

17-137/DHS

51 Prestwich Park Road South Prestwich



Design, Access & Heritage Statement

Prepared by

Green Square Architecture Ltd



Introduction

This statement should be read in conjunction with the drawing information also submitted with this application.

The application is for a new single storey detached garage to the rear of the dwelling at 51 Prestwich Park Road.

Site Location and Context



The site lies on the corner of St Ann's Road and Prestwich Park Road South in Prestwich Park, North Manchester, within St Mary's Church Conservation Area.

The Conservation Area contains a number of areas of distinct architectural form and are united by St Mary's Park and Church. The residential parts are typified by tree lined streets with substantial properties in large grounds mostly dating from the mid-19 century. The combination of large private grounds and public open spaces results in a lush and heavily tree-lined appearance of the Conservation Area. Architecturally, the area has a variety of style and size of properties within it, many of which are large and well preserved late Georgian semi detached imposing villas.



View from junction of St Ann's Rd with Prestwich Park Road South, No 51 located to the left



View on St Ann's Road towards the junction with Prestwich Park Road South, No 51 to the right (indicating previously closed vehicular entrance)

Site Description

No 51 Prestwich Park Road South, formerly known as Lady Margaret's House, occupies a corner plot of 1000m² at the junction of St Ann's Road and Prestwich Park Road South. It is the righthand part of a large semi detached late Georgian property. The lefthand semi, No 49, has previously been renovated and extended. The dwelling has a local listing as a non designated heritage asset.

The site is rectangular, with a substantial level difference between the ground floor and the perimeter boundary. The house sits, elevated on a podium, accessed by steps from the garden areas.

It is surrounded by an early 20th C recently extended detached 1 ½ storey dwelling across the road on Prestwich Park Road South, a 3 storey detached property of similar Georgian origin and a 2 storey recently renovated late 20th C across the road on St Ann's Road and fairly recent 3 storey mews dwellings (outside the conservation boundary) to the rear.

Previous Planning Applications

There was a previously approved on 51 Prestwich Park Rad South (Lady Margaret House) – approval no. 62390.

This application was for the relocation of driveway & pedestrian access, demolition of rear outriggers, proposed new single storey rear ground and basement extension and first floor outrigger, minor alterations to existing windows, removal of existing roof dormers, addition of new roof lights.

This application was approved March 2018.

Design and Access Proposals

The application is for a new single storey detached garage to the rear of the dwelling at 51 Prestwich Park Road. This includes the re-instatement of the previous vehicular access along St Ann's Rd (amended to a pedestrian access during the works carried out under approval no. 62390).

Existing and proposed drawings accompany the application.

The applicant would like to reinstate the previous vehicular access, re-expose the previous hard driveway (covered as part of the previous works) and provide secure vehicular parking via the construction of a new single storey detached garage. This will include new gates to the reinstated opening.



Photo of previous hardstanding driveway (to be re-exposed)

Use

The purpose of the proposal is to provide secure vehicular parking to the property.

Amount/ layout

The new single storey detached garage. Refer to drawings for position and size.

Scale

The new addition is single storey within the rear garden so will be in keeping in terms of scale/massing.

Appearance

The single storey garage is of brickwork construction with a traditionally tiled slate roof. Eaves and ridge heights have been kept to a minimum in order to remain subservient to the main house. Any new windows will be high quality to match the existing house.

Access

The existing main pedestrian and vehicular access on Prestwich Park Road South will be retained. The previous vehicular access will be reinstated in order to serve the new garage, this will include new gates to the reinstated opening.

Impact on Conservation Area

National and local planning policies give guidance for development in conservation areas. Specifically, a document was published in July 2016 named 'Planning Guidelines for the Old Market Place.

All guidance recommends that consideration be given to the desirability of preserving or enhancing the character of the Conservation Areas. It requires that any new development reflect the historic architecture of the conservation areas in terms of design, materials, scale and massing.

In summary, the new garage will provide much needed secure vehicular parking via the construction of a new traditionally built single storey structure positioned to the rear of the dwelling and sunken into the garden.

New works will be constructed of high quality materials so will stand the test of time.

The proposals are in keeping with the other building appearance within the Conservation area.

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