

HERITAGE STATEMENT & DAS

5 SINGLETON ROAD, HEATON MOOR, STOCKPORT, SK4 4PW

Introduction

5 Singleton Road is a single storey, detached dwelling located in Heaton Moor, off Peel Moat Road. The surrounding area is predominantly characterised by large, two-storey detached and semi detached properties of various architectural styles, resulting in a varied street scene. The dwellings sit in typical suburban plots enjoying off road parking with front and rear gardens.

The property sits in the Heaton Moor conservation area, although the property is not locally listed. Trees in the conservation area are protected and as such the extension work has been designed to have no impact on any significant trees.

Heaton moor conservation area was first designated in 1974. The special character of the conservation area comes predominantly from the affluent residential development of the late Victorian and Edwardian periods, the area also includes sub-areas of special character reflecting the historic periods and multi-functional nature of its development.

Street trees are important elements in framing views and vistas throughout the area as are boundary features. Also significant are views in the vicinity of Heaton Moor Park and along the roads which border the railway line.

The Discussion

Householder extensions and alterations are acceptable in principle subject to there being no undue harm to the character and appearance of the property through unsympathetic design or unacceptable harm to the amenity of neighbouring properties and residential areas.

Subsequently, the design and material selection has been adopted within the project to ensure that no policy conflicts will exist that could preclude the development from achieving necessary compliance.

Policy states proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness. Policy states that “development proposals should ensure a retained sense of place and management of design quality”. Policy further details the design matters that should be considered, including height, scale, form and grouping of development, choice of materials, external design features, massing of development and impact upon the street scene. Policy states that “proposals to alter or extend buildings should respect the existing architectural features of the building”.

5 Singleton Road is a detached single storey dwelling located on the bend of Singleton Road. Due to the plot being on the outside of the bend the dwelling benefits from a large wedge shaped plot. The dwellings in this location vary in style, mass, form and design with some having detached garages and others have integral garages, of various sizes. Thus, there is ‘no one size or style fits all’ local design character, so proposals should be considered on their own merits subject to identified variables. In this regard the modest proposed single storey rear extension which is not visible from the road will not have a negative impact on the conservation area.

The flat roof single storey design of the kitchen, is set behind the dwelling to safeguard the more traditional front aesthetic, with no views of this element from the road. The flat roof reduces massing and scale while also protecting the prominence of the extant house. The proposal will remain un-conspicuous when viewed from the road and the wider conservation area.

Policy states that development should ensure an appropriate level of privacy for new and existing residential properties. The proposal will not have any impact on immediate neighbours due to positioning of the proposed extension and the existing heavy tree cover.

The development retains a high volume of private amenity space. Therefore sufficient garden/amenity space would be retained. The proposals will not result in unacceptable harm to the residential amenity of adjacent neighbours in terms of overlooking, loss of privacy or overshadowing and as such complies with the principles of local and national policies.

Conclusion

Though the proposed extension would add mass to the dwelling, the existing building and plot are of a sufficient size to accommodate an addition such as this without it appearing disproportionately large, overly prominent or diminishing the sense of spaciousness. All of the proposed extension is of a single storey nature so as to ensure it would appear in keeping with the main dwelling.

With its matching brickwork and glazing features, the proposed extension would sympathetically complement the existing dwelling. While the design would give the extension some contemporary undertones, this would not appear out of place with the appearance of the existing dwelling and would not detract from its extant form. Furthermore, views of the extension would be restricted to the site itself.

The design as proposed, respects and complements the existing built form and would not appear visually jarring. Consequently, overall, the proposed extension would be a sympathetic addition to the property which would retain and conserve the grandeur and spacious character of the area, while complementing the conservation area.