

Updated Heritage Statement

Land to the Rear of 5 Demesne Road, Manchester, M16 8HG

This Heritage Statement has been prepared in support of the planning application (Ref: 143922/FO/2025) for the proposed erection of a single-storey bungalow on land to the rear of 5 Demesne Road, Manchester, M16 8HG. The site lies within a designated Conservation Area, and this statement has been updated to address the Council 's request for reference to relevant planning policy and heritage legislation.

Relevant Planning Policy and Legislation

This proposal has been considered in accordance with the National Planning Policy Framework (NPPF), particularly Section 16: Conserving and enhancing the historic environment. The NPPF requires that development proposals affecting heritage assets preserve or enhance their significance.

Additionally, the proposal has been reviewed against the Manchester Core Strategy Policy EN3 – Heritage. Policy EN3 seeks to ensure that development within Conservation Areas sustains and enhances the historic character of the surrounding environment, with particular regard to scale, form, materials, and overall townscape quality.

Site Description

The application site is located to the rear of 5 Demesne Road, within a predominantly residential area characterised by traditional red-brick properties with pitched roofs. The surrounding built form contributes to the cohesive visual identity of the Conservation Area, reflecting early 20th-century suburban architecture typical of this part of Manchester.

Proposed Development

The proposal is for a single-storey detached bungalow designed to respect the scale and appearance of nearby dwellings. The building will be constructed using red brick for external walls, with white PVC windows and a pitched tiled roof matching the existing surrounding properties. The design approach ensures compatibility with the established character of the Conservation Area while providing a modest, well-proportioned addition to the site.

Assessment of Heritage Impact

The proposed development has been carefully designed to integrate sensitively within the existing townscape. Its scale, form, and materials have been selected to maintain visual harmony with the surrounding properties. No loss of key views or significant landscape features will occur, and the development will not detract from the architectural or historic value of the area. On the contrary, the proposal will enhance the site by introducing a well-detailed, sympathetic structure that complements the Conservation Area.

Conclusion

This Heritage Statement demonstrates that the proposed bungalow will preserve and enhance the character

and appearance of the Conservation Area, in full accordance with the objectives of the National Planning Policy Framework (Section 16) and Manchester Core Strategy Policy EN3. The proposed materials, scale, and design reflect the local context and contribute positively to the area ' s architectural quality.

Accordingly, it is considered that the proposal satisfies all relevant heritage and design policies, and the application should now be validated and progressed.