

Heritage Statement

Site Address: 224A Burton Road, Manchester M20 2LW

Applicant: Mr Mohamed Ali

Agent: Muse Architects

Application Reference: 144130/FO/2025

Date: October 2025

Proposal

Change of use of office associated with residential property to **café (Class E)**, including **insertion of new shopfront and signage area**.

Site Context & Significance

224A Burton Road lies within the **Albert Park Conservation Area** in West Didsbury, an area characterised by late-Victorian and Edwardian two-storey buildings in red brick with slate roofs and detailed shopfronts. The terrace forms part of a cohesive historic streetscape of small-scale commercial premises contributing to the area's mixed-use, pedestrian-friendly character.

The Conservation Area's significance derives from its consistent scale, traditional materials, and active frontages that maintain local vitality and architectural integrity.

Description of Works

The proposal includes changing the use of the existing vacant office to a small café (Class E), with the installation of a new powder-coated aluminium shopfront and a modest signage area. The design retains the existing proportions, opening, and alignment with adjoining units, with colours and finishes chosen to be sympathetic to the surrounding historic fabric.

Impact Assessment

The proposal is modest, reversible, and will not result in the loss of any historic fabric. The new shopfront respects the established rhythm and materials of neighbouring properties and will enhance the appearance of the frontage. The café use will reactivate a currently vacant unit, contributing positively to the character and vibrancy of Burton Road.

Overall, the proposal will **preserve and modestly enhance** the special architectural and historic interest of the Albert Park Conservation Area.

Conclusion

The works are sympathetic to the historic setting and comply with:

- *Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990*
- *NPPF (2023), Section 16: Conserving and Enhancing the Historic Environment*
- *Manchester Core Strategy Policies EN3 and DM1*

The proposal is therefore considered to **preserve and enhance** the character and appearance of the Albert Park Conservation Area.