



Heritage Assessment – Crumpsal Lane Conservation Area

Ref: DA24057 - 6 Melton Road

Date: 28th April 2025

Proposal: Ground floor side and rear extension.

1. Introduction

This This Heritage Statement is submitted in support of the planning application for a single-storey side and rear extension to 6 Melton Road, a semi-detached residential property located within the Crumpsall Lane Conservation Area. The level of detail provided is commensurate with the scale and nature of the development, as required by paragraph 194 of the National Planning Policy Framework (NPPF).

2. Assessment of Significance

The Crumpsall Lane Conservation Area is designated for its special architectural and historic interest, primarily reflecting the area's late Victorian and Edwardian suburban residential development. Key elements contributing to the character and significance of the Conservation Area include:

- Traditional residential buildings of red brick with pitched roofs.
- Consistency of building scale, massing, and building lines.
- Architectural detailing including sash windows, bay fronts, and decorative brickwork.
- Historic boundary treatments such as brick walls and hedges.
- The overall historic suburban layout with private front gardens and tree-lined streets.

The Conservation Area tells the story of Manchester's suburban expansion during the late 19th and early 20th centuries, representing a period of development that remains visually and historically coherent.

3. Impact of Proposed Development

The proposal involves a single-storey side and rear extension. The design has been carefully developed to ensure it remains subordinate to the existing building and respects the wider Conservation Area:



- The extension is to be constructed in materials matching the original building, specifically red brick to harmonize with the existing structure. The extension will have a flat roof design, which ensures a modest and unobtrusive addition to the property.
- The proposed development is to the side and rear of the property, with minimal visibility from the principal public street (Melton Road).
- The scale and massing of the extension are modest and do not overwhelm the host building.
- Original architectural features at the front elevation are retained, ensuring the visual rhythm of the Conservation Area remains unaffected.
- No historic boundary walls or trees will be removed or altered as part of the works.
- Due to its positioning at the rear and side, and its single-storey nature, the proposed extension will not be readily visible from the public street scene, thereby preserving the visual character of the Conservation Area.

It is also noted that similar ground floor rear and side extensions are a common feature among residential properties within the Crumpsall Lane Conservation Area. Many nearby houses have carried out comparable alterations, and therefore the nature and scale of the proposed works are consistent with the existing pattern of residential development in the area.

4. Conclusion

The proposed extension is sensitively designed to preserve the character and appearance of the Crumpsall Lane Conservation Area. It uses sympathetic materials, maintains the visual continuity of the street scene, and avoids any harm to the area's historic significance. As such, the development is in accordance with the National Planning Policy Framework (NPPF), Manchester's Local Plan Policy EN3 (Heritage), and the objectives of conserving and enhancing the historic environment.

It is respectfully requested that the application be validated and considered favourably.