



Heritage Impact Assessment

75 Carlton Road
Whalley Range
Manchester
M16 8BZ

On Behalf of Client

Ms Rebecca Sutton

Prepared By

GTA north Limited
March 2025

1. Introduction

Introduction

This Heritage Impact Assessment has been prepared by Guy Taylor Associates on behalf of our client Ms Rebecca Sutton to support a planning application for the proposed development of a part single storey and part two storey rear extension.

2. Planning History

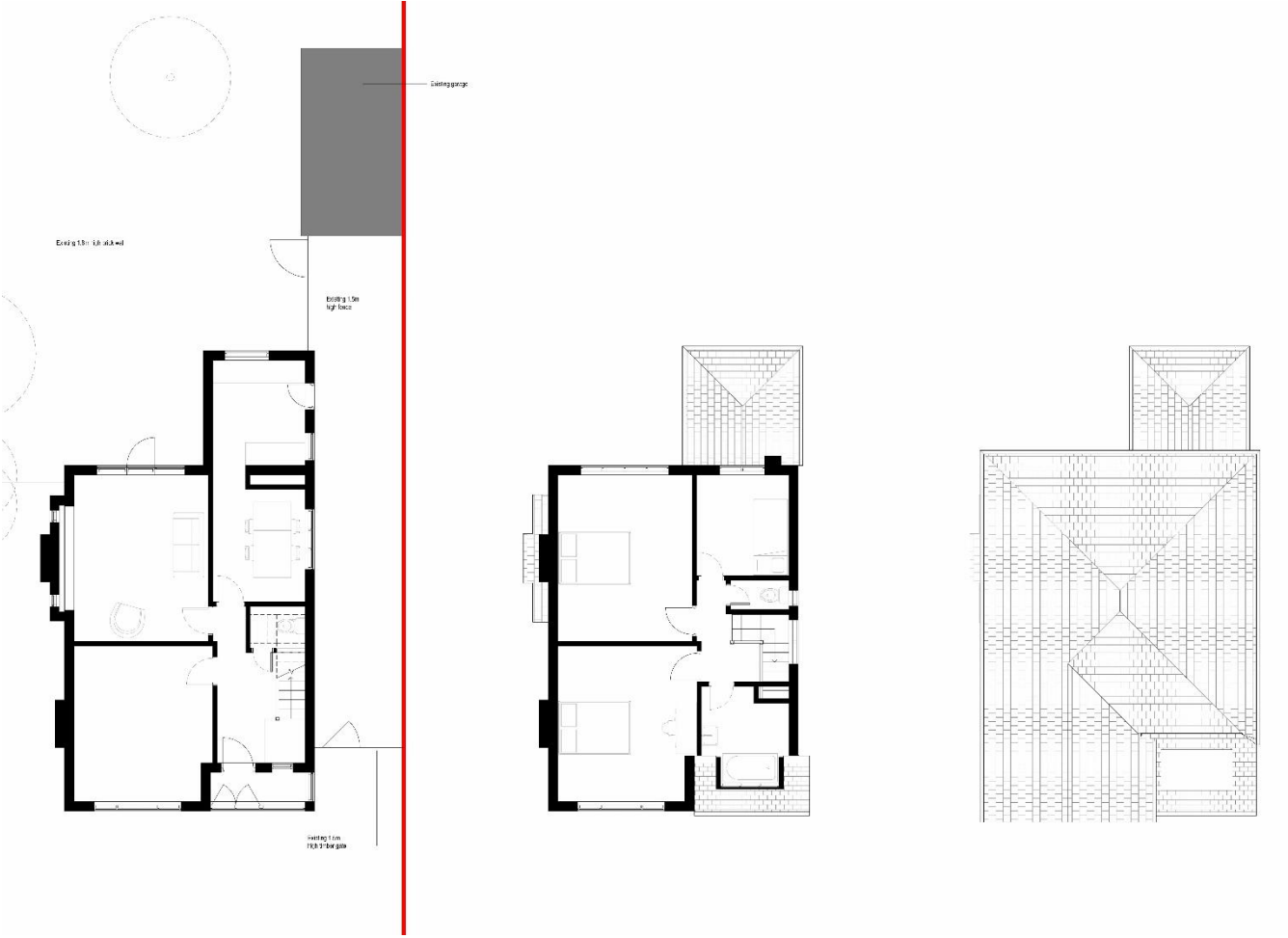
75 Carlton Road
138334/TCA/2023
Work to trees
29/11/2023 – APPROVED

3. Existing Building

Site plan



Existing floor plan



Existing floor plan – Ground floor

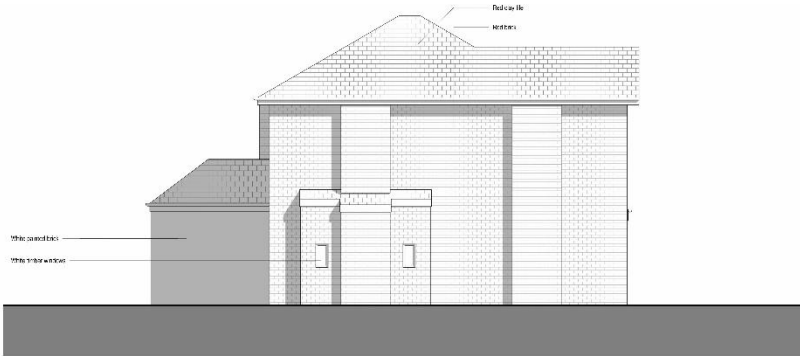
Existing floor plan – First floor

Existing floor plan – Roof

Existing elevations



EXISTING ELEVATIONS - SOUTH EAST
1:50



EXISTING ELEVATIONS - NORTH EAST
1:50



EXISTING ELEVATIONS - NORTH WEST
1:50



EXISTING ELEVATIONS - SOUTH WEST
1:50



Photos of existing building

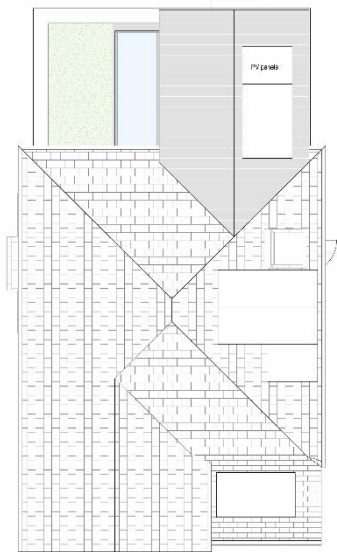


4. Proposal

Proposed floor plan - ground and first floor



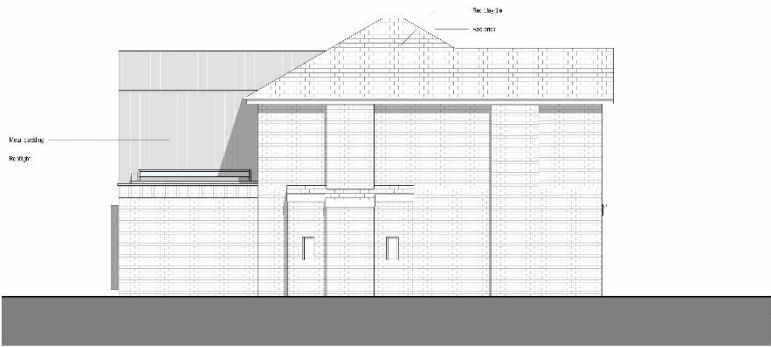
Proposed floor plan – roof



Proposed elevations



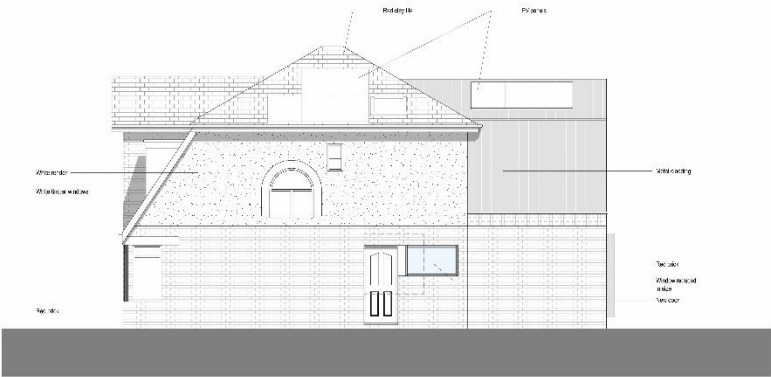
PROPOSED ELEVATIONS - SOUTH EAST
1:10



PROPOSED ELEVATIONS - NORTH EAST
1:10



PROPOSED ELEVATIONS - NORTH WEST



PROPOSED ELEVATIONS - SOUTH WEST

0 1 2 3

5. Heritage Statement

The existing detached dwelling is small in scale in comparison to the general surrounding properties of taller Victorian properties (no. 81 for example), the new build 3 storey apartments opposite (no.75), Zandra House immediately to the left which is also 3 storeys, and the modern 3 storey homes recently constructed alongside Zandra House (no.55-63). With the exception of no.77 & 79 the surrounding buildings are greater in depth as well as height. The increase depth proposed for no.79 is modest considering the surrounding scale and also the depth of the garden which is extensive.

The application dwelling is similar in style to No.77&79 and the proposal fully preserves the existing street facing elevation, the rear addition will be largely unseen as it respects the existing roof and side wall planes. Further to this the rear first floor projection is clad in dark metal cladding so it appears recessive to the existing building and the timeline is respected. Dark metal cladding is seen widely in roofs and is a common approach for high level additions to buildings in conservation areas including listed buildings. This can be seen throughout Manchester including nearby examples of roof dormers within the Whalley Range Conservation Area.

Red brick on the lower level is inkeeping with the existing and a familiar approach to ground floor extensions and again there will be many examples of this in the Whalley Range Conservation Area, the subtle distinction is the more modern form and brick detailing so that the extension can be appreciated as a later addition and the original building can be clearly read.

The first floor addition at the rear is a gable projection approximately half the width of the house footprint. In our experience this is a proportion which has been accepted on other properties in Manchester Conservation Areas, it is also reflective of the existing front elevation which has a gable of similar proportions and is well balanced for the house.

The extensions are not overbearing on any neighbours and considering the heavy screening of trees, walls, garages, surrounding properties the extensions will be unseen from any key views in the Conservation Area.

The immediate area around the property has a mix of architecture with different house types, modern and traditional build. Our view is that the proposals fit comfortably without any negative impacts.

The proposals provide essential additional space and amenity to a house that is small in scale for the road and this is done without any harm to the Conservation Area.

Photos of existing buildings in the surrounding area

Apartments opposite



Larger Victorian Houses



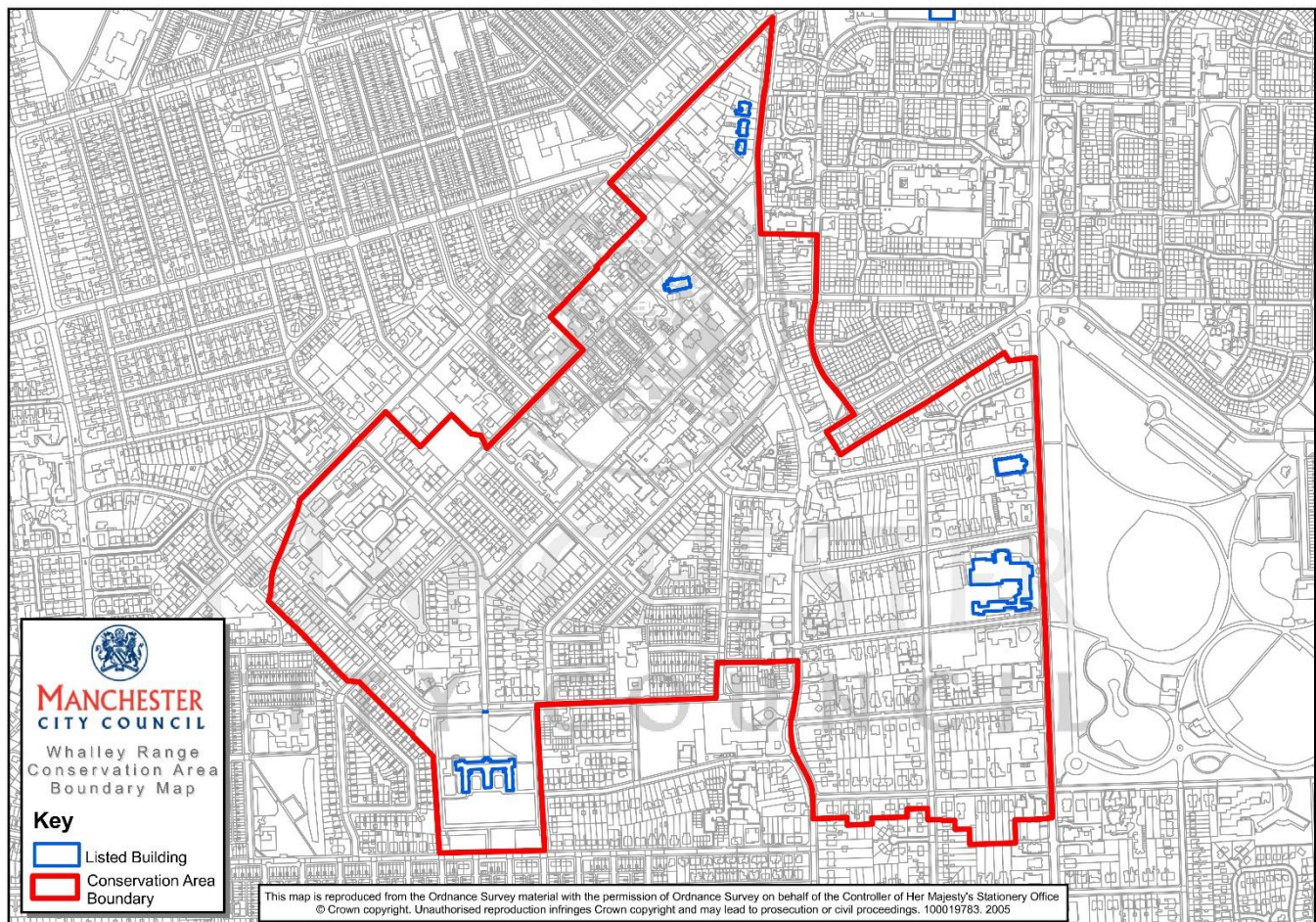
Zandra House



New Build Homes (no. 55- 63)



Conservation Area Map – Whalley Range



Guy Taylor Associates
Swan Buildings, 20 Swan Street, Manchester, M4 5JW

Guy Taylor Associates is a trading name of GTA North Limited. Company number: 09450467
Registered Office: Swan Buildings, 20 Swan Street, Manchester, M4 5JW