



9th April 2025

Ryebank Fields, Chorlton - Heritage Statement Addendum Note

Introduction

The following Heritage Statement Addendum Note has been prepared by Heritage Architecture Ltd. in relation to the Site known as Ryebank Fields, located in the Chorlton area of Manchester. The Site does not contain any statutorily or locally listed buildings, nor is it located within a conservation area; however, it is located adjacent to the boundary of the Longford Conservation Area.

Heritage Architecture Ltd. produced a Heritage Statement (dated February 2025) assessing the heritage impact of the redevelopment of the Site to create a residential development comprising 120 dwellings of up to two-storeys (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works (the 'Proposed Development', full planning description in ref: 142223/FO/2025).

The purpose of this Addendum Note is to clarify that the proposed building heights across the Proposed Development will, in some instances, rise up to three-storeys in height, and to confirm that this increase in height does not affect the conclusions of the heritage impact assessment contained within the February 2025 Heritage Statement, which concluded that there would be an overall **neutral effect** on the setting, character, and appearance of the Longford Conservation Area.

Background

Heritage Architecture Ltd. produced a Heritage Statement (dated February 2025), which appraised identified features of the surrounding historic built environment within the context of the Site and provided a description of their significance and setting in order to understand the capacity for change and the potential impact of the Proposed Development.

The Heritage Impact Assessment section of the February 2025 Heritage Statement assessed the potential impact of the Proposed Development on surrounding heritage assets, comprising the addition of 120 residential units of no more than two storeys with green landscaping and parking, the layout of the built form being set back from the boundary with Longford Park and incorporating a space of designed green space with planting.

The Heritage Statement concluded that, due to the boundary of the Site and Longford Park being currently lined with mature tree planting, a raised bank and overgrown shrubs, which obscure the Site from views within the Conservation Area, the Proposed Development would preserve a wide buffer of mature planting along the western boundary of the Site, enabling the semi-rural character

of the boundary to be maintained and allowing the proposed new houses to be concealed behind this mature foliage and unseen from the Conservation Area.

Conclusion

As concluded within the February 2025 Heritage Statement, due to the distance and minimal intervisibility between the Site and the Conservation Area, the presence of the dense and mature planting, the retained buffer area of planted land between the two as part of the Proposed Development, and the low-rise heights (2-3-storey's) and orientation of the building across the Site, that the original heritage impact assessment conclusion remains, and that **the character and appearance of the Conservation Area is not considered to be impacted by the proposed redevelopment of the Site.**

Consequently, it is considered that the Proposed Development remains to yield an overall **neutral effect** on the setting, character, and appearance of the Longford Conservation Area.