

Heritage Statement

This statement has been done in the preparation of heritage statements required to support planning and listed building consent applications.

About this heritage statement

This heritage statement identifies all heritage assets and their settings which may be affected. It is therefore being produced early in the design process and demonstrates how an understanding of a heritage asset's significance has informed proposals. The following is included:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of Impact

1. Site Address

8-10 Melton Road, Manchester, M8 4HG

2. The application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☐
Within a conservation area	☒
A scheduled ancient monument	☐
Within the Westminster World Heritage Site ¹	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within an archaeological priority area ²	☐
A non-designated heritage asset	☐

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

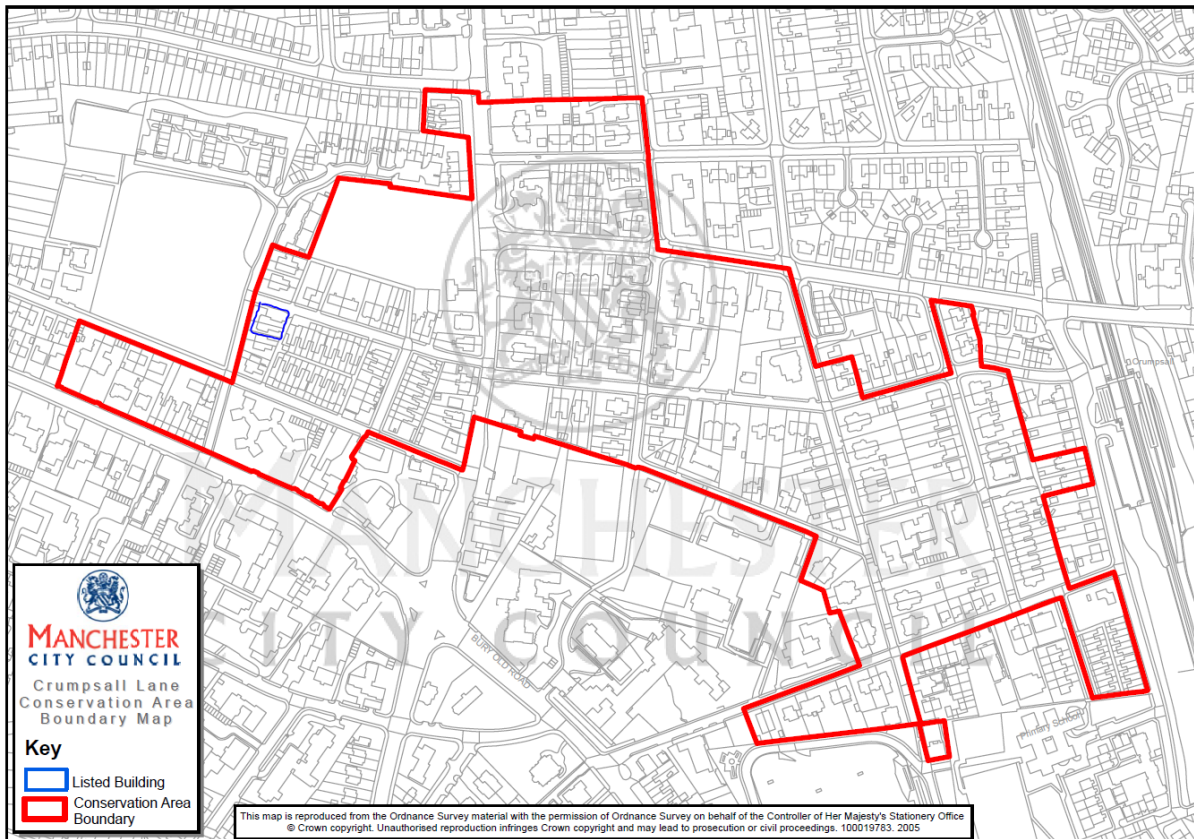
The location of the site is within Crumpsall Lane Conservation Area.

4. The **significance** of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

The site is located at 8-10 Melton Road, Manchester, M8 4HG, and is one house on the side of the junction of Melton Road and Moxley Road. The buildings themselves are 3-storeys.

The site is located within Crumpsall Lane conservation area.



The Crumpsall Lane Conservation Area is broadly centred on the area around Crumpsall Lane and Bennet Road. The conservation area is partly bounded to the south by Bury Old Road, with Middleton Road running north-south through the centre of the conservation area. These are two key vehicular routes, connecting Manchester City Centre in the south with Bury and Rochdale as well as other suburban areas in north Manchester. The conservation area does not include any listed buildings or an obvious centre / focal point (eg. a prominent public building or garden). Instead its character is largely derived from its grouping of large Victorian Villas. Such properties were typically built by merchants and other successful businessmen during Manchester's Industrial heyday who wished to relocate from the pollution, general grime and unsanitary conditions associated with the City Centre. Other similar areas are present around Manchester including Victoria Park in Rusholme to the south, and Ellesmere Park to the northwest.

5. The proposed works

The works we are planning to do to the heritage asset.

The proposal is Erection of single storey side extension to provide additional living accommodation, as per/ drawings attached.

We are utilizing materials that not only match but also complement those already present on site.



A view of the site from Google Earth



A view of the front of the site, shows that there are no prominent architectural features that land themselves in the local area.

6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

Given that the proposal serves as a complement to the existing building and constitutes a small-scale intervention, any resulting changes in the perception of the building are expected to be minimal. Importantly, these alterations are anticipated to have no adverse effects on the Crumpsall Lane Conservation Area.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

N/A

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

Please see drawings attached.

9. Conclusion

Summary of the heritage statement.

The proposed erection of a single-storey side extension aims to provide additional living accommodation to the building, granny annex for grandparents to live in. It is anticipated that this intervention will not lead to any adverse effects on the Crumpsall Lane Conservation Area.

The proposal contributes positively to the heritage value of the Crumpsall Lane Conservation Area by suggesting materials to match the existing building. (red brick and windows as per drawings)

In conclusion, the proposed scheme epitomizes sensitivity to its surroundings, meticulously designed to honour the character and aesthetics of the area. The proposal seamlessly integrates into its environment. Furthermore, the scale and massing of the property are carefully considered to blend with the surroundings and contribute positively to the street scenes. Overall, the proposed scheme is a testament to its commitment to enhancing the site's appearance while remaining mindful of its surrounding character and context.

In summary, the proposed development is expected to have a minimal impact on the heritage value of the area due to the limited scope of the works. Therefore, planning permission should be granted.