



Planning Services
Manchester City Council
Manchester
M60 2LA

17th December 2025

Dear Sir / Madam,

**Listed Building Consent for the overlaying of the existing roof at Appleby Lodge,
Wilmslow Road, Manchester, M14 6HZ**

Heritage Statement

Introduction

This covering letter has been prepared on behalf of Realty Management in support of a Listed Building Consent (LBC) application for the overlaying of the existing roof at the aforementioned address.

This covering letter has been prepared and submitted along side a full suite of drawings and relevant specification documents.

Appleby Lodge is a Grade II listed building located south of Manchester City Centre. Listed in 2003, the site is recognised for its architectural and historical significance as a whole building. This proposal relates to the roof behind the parapet and therefore has minimal significance and cannot be seen from public views.

Planning History

After undertaking a thorough search of Manchester City Councils public access, there are no previous applications relevant to this LBC.

Development Proposal

The proposal would see the installation of armourplan P roof waterproofing systems overlayed onto the existing roof through a geotextile separation layer and a 1.2mm thick PVC membrane mechanically fixed through the roof with washers and screws fixed into the existing timber deck. From the outside the fixings will not be visible, the roof will look like a grey coloured flat roof.

The proposed works have been developed with careful consideration of the building's special interest, with the primary aim of securing its long-term preservation while avoiding unnecessary harm to historic fabric. The roof overlay is proposed in response to the deterioration of the existing roof covering, which is resulting in water ingress and poses a risk to the continued integrity of the building if left unaddressed.

The proposed overlay represents a minimal and reversible intervention, allowing the existing roof structure and materials to remain in situ while improving the weatherproofing and overall performance.

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Policy Context and Assessment

National Planning Policy Framework

Paragraph 202 of the NPPF states heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

Paragraph 207 of the NPPF relates to proposals affecting heritage assets and states as a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. The section of this letter titled 'Heritage Assessment' will address this policy.

Paragraph 212 of the NPPF states great weight should be given to the assets conservation when considering the impact of a proposed development on the significance of a designated heritage asset. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF states Any harm to the significance of a designated heritage asset should require clear and convincing justification. Substantial harm of grade II listed buildings should be exceptional.

Paragraph 215 of the NPPF states where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

Manchester's Local Development Framework Core Strategy Development Plan (2012)

Policy EN3 – relates to heritage and states the council will encourage development that complements and takes advantage of the distinct historic and heritage features of its district and neighbourhoods.

New development must be designed to support the council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings.

Paragraph 12.21 states historical sites of heritage value should be both safeguarded for the future and enhanced for their own heritage merits and as part of wider heritage regeneration proposals.

Heritage Assessment

Appleby Lodge is a Grade II Listed Building of architectural and historic interest. The listing description identifies, amongst other elements a "flat roof behind brick parapet", which forms part of the buildings historic character and contributes to its overall significance. This accords with Paragraph 207 of the NPPF as it sets out the relevant historic record.

The proposed works comprise the overlaying of the existing flat roof with an Armourplan P roof waterproofing system, installed over a geotextile separation layer and incorporating a 1.2mm thick PVC membrane. The works are designed to address the failure of the existing waterproofing and to prevent ongoing water ingress, which poses a risk to the long-term preservation of the building if left unaddressed. This accords with Policy EN3 and Paragraph 12.21 of the Manchester Core Strategy by safeguarding and enhancing the building for the future, ensuring its preservation.

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The flat roof is concealed behind the existing brick parapet and does not contribute prominently to the buildings external appearance or wider setting. Its significance therefore derives primarily from its historic function and form, rather than from visual prominence or decorative detailing.

The proposed overlay has been selected as a conservation-led and proportionate improvement. The installation of the waterproofing system does not require the removal of the existing roof structure and avoids disturbance to the historic parapet walls. The works are largely reversible, ensuring the historic character is retained in situ wherever possible.

The additional build-up associated with the overlay is limited and does not result in any change to the external appearance of the building as the roof remains hidden behind the parapet and therefore not affect the character or appearance of the listed building from any public viewpoints.

In accordance with paragraph 212 of the NPPF, great weight has been given to the conservation of the listed buildings significance. Any impact arising from the works is considered to result in the lowest end of less than substantial harm, to the significance of the heritage asset.

In line with paragraph 215 of the NPPF, any less than substantial harm is outweighed by the public benefits of the proposal. These include the long-term protection of the building, avoidance of future repairs, and securing the buildings continued use and optimum viable condition. The proposed approach reduces the risk of water ingress and consequential damage, thereby contributing positively to the buildings ongoing conservation.

Conclusion

Overall, the proposed roof overlay works are considered to preserve the special architectural and historic interest of Appleby Lodge. The proposal represents a sensitive, justified and proportionate solution that accords with the NPPF and relevant local Policy EN3 of the Manchester Core Strategy, through supporting the sustainable conservation of the Grade II listed building.

I trust the information enclosed is sufficient for the purposes of positively determining this application and look forward to hearing from you once this has been validated. Should you require anything further, please do not hesitate to contact me.

Yours sincerely

A. Windress

Andrew Windress MA MRTPI
Director

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