HERITAGE STATEMENT PREPARED FOR 66 WHITELOW ROAD

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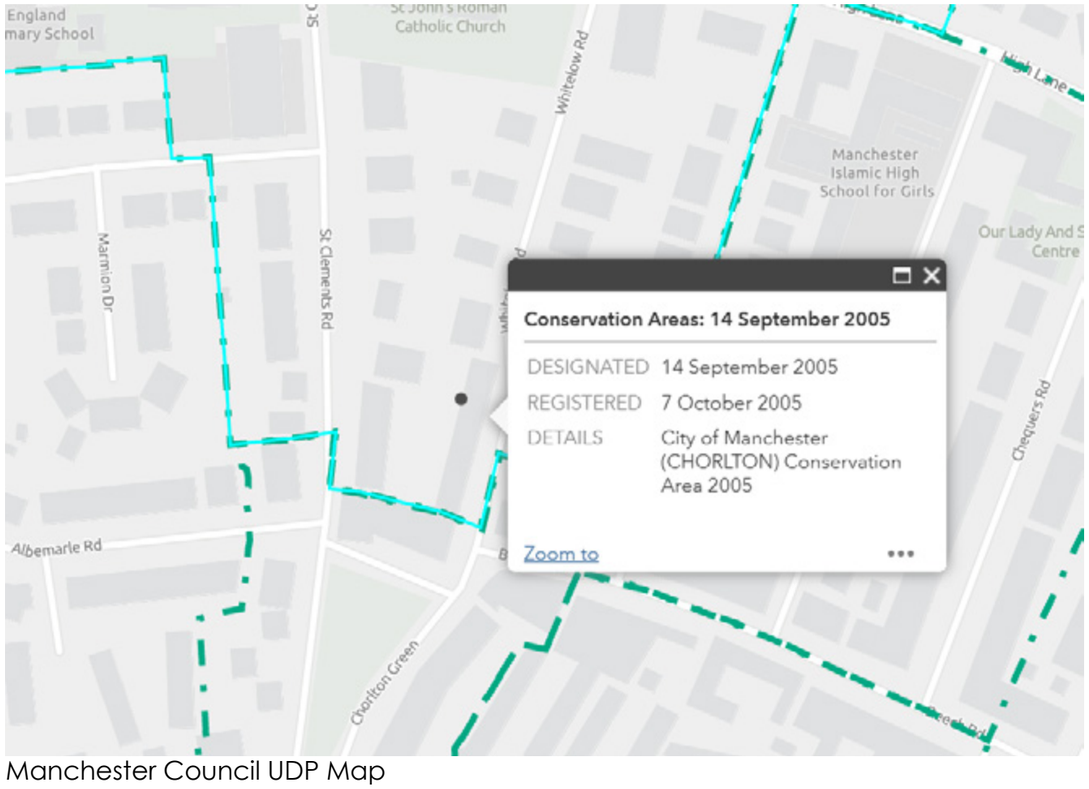
Existing Front Elevation

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1. INTRODUCTION

This Heritage Statement has been prepared to accompany a householder planning application seeking permission for alterations and the construction of a rear extension at 66 Whitelow Road, Chorlton-cum-Hardy, Manchester. The application relates to improvements and extensions to the existing dwelling and has been prepared in recognition of the site's location within a designated conservation area.

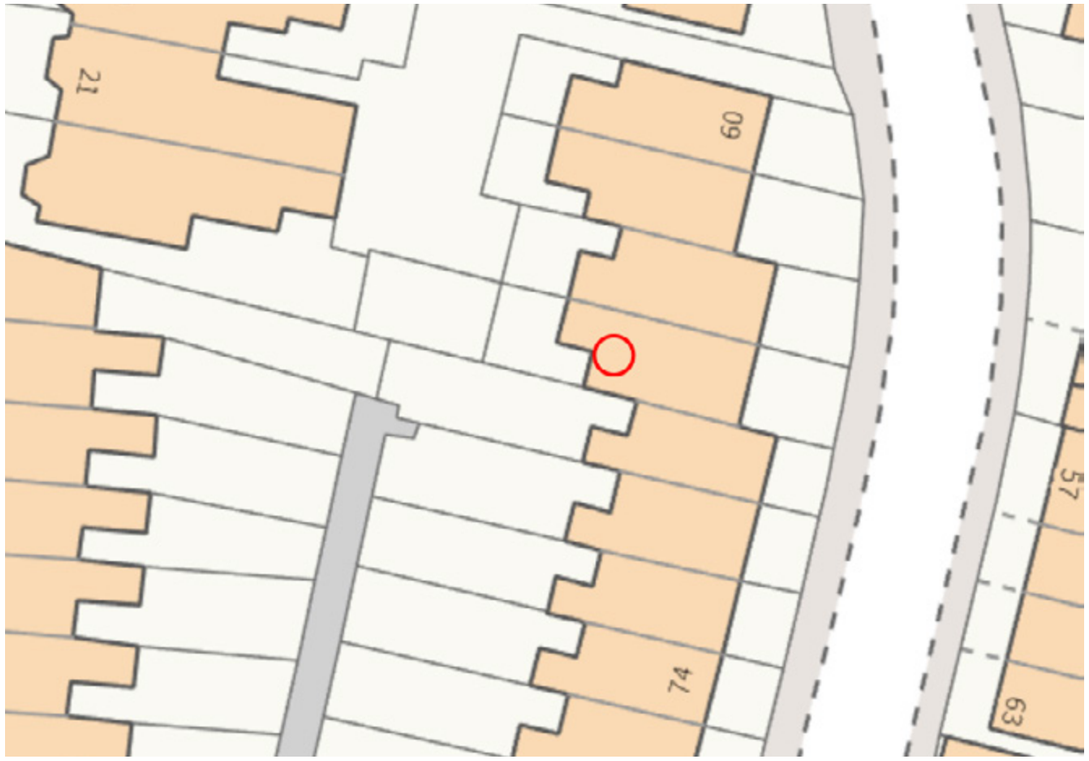
The property lies within the Chorlton Green Conservation Area, as designated by Manchester City Council. As such, the proposals must be assessed in the context of the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.



Manchester Council UDP Map



Google Earth Ariel View



Location Plan (NTS)

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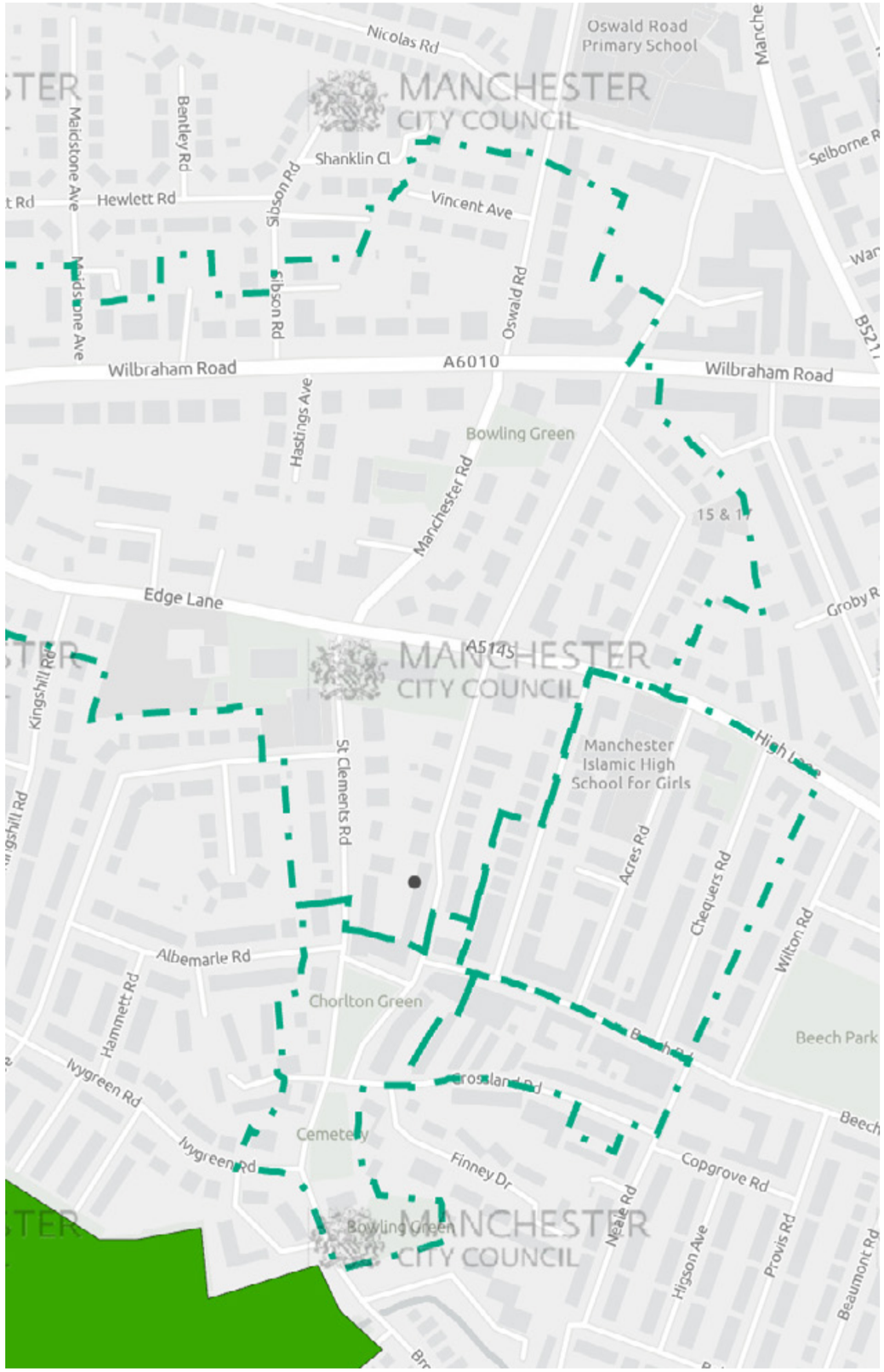
2. CONSERVATION AREA CONTEXT

The Chorlton Green Conservation Area is a well-preserved example of a late nineteenth- and early twentieth-century residential suburb in Chorlton-cum-Hardy, Manchester. It is predominantly characterised by rows of red brick terraced housing, often built in Manchester red or orange brick, with pitched slate or tiled roofs and prominent chimney stacks that define the roofscape. The terraces frequently incorporate modest decorative brickwork, stone lintels and cills, and proportioned window openings, reflecting the typical design conventions of the Victorian and Edwardian periods.

The Conservation Area's significance is closely linked to its uniformity and cohesion. Regular building lines, consistent plot widths, and repeating architectural elements create a visually harmonious streetscape. Traditional materials and detailing have survived extensively, enhancing the area's authenticity and reinforcing its historic village character. The regular rhythm of façades, rooflines, and chimney stacks contributes strongly to the area's sense of place, while modest front gardens and boundary treatments maintain the human scale and street-level interest.

Whitelow Road represents a notable example of this late Victorian development, retaining a coherent terrace form and architectural detailing that contributes positively to the wider character of the Conservation Area. Its terraces reflect the historic layout, with properties aligned along the street to create a continuous and unified frontage, and rooflines punctuated by chimneys that reinforce the skyline rhythm typical of this period.

Beyond the built form, the Conservation Area also benefits from its historic village setting, with Chorlton Green providing a focal point for the community. The combination of architectural uniformity, traditional materials, and village-scale street patterns underpins the area's heritage significance and informs planning and conservation priorities.



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3. SIGNIFICANCE OF THE HOST PROPERTY

66 Whitelow Road is a mid-terrace dwelling constructed in the late nineteenth century, situated within the Chorlton Green Conservation Area in Chorlton-cum-Hardy, Manchester. The property forms part of a cohesive terrace that exemplifies the architectural and historic character of the area, reinforcing the visual rhythm, scale, and materiality that define this section of the street.

The building is constructed in traditional Manchester red brick laid in stretcher bond, a common technique for residential development in the period. The principal elevation incorporates brick detailing, stone cills, and lintels that articulate the window openings, providing a subtle decorative element while aligning with the uniform appearance of the terrace. The regular building line and consistent plot width of 66 Whitelow Road contribute to the street's rhythmic composition, emphasising the cohesion that is central to the Conservation Area's significance.

The property retains a pitched roof, finished in slate or tile, with chimney stacks positioned along party walls, maintaining the continuity of the roofscape. Rainwater goods are traditionally aligned to reinforce the vertical rhythm of the façade. Windows are vertically proportioned, reflecting Victorian design principles. While some original timber sliding sash windows survive, others have been replaced with uPVC units over time, illustrating incremental changes typical within the terrace. The modest front garden and boundary treatment correspond to neighbouring dwellings, maintaining a coherent streetscape at street level.

To the rear, the property incorporates a traditional Victorian outrigger, constructed in matching brickwork. The rear garden remains enclosed and private, consistent with historic plot arrangements and the prevailing character of terraces within the Conservation Area.

Overall, 66 Whitelow Road exemplifies the late Victorian residential style that characterises Chorlton-cum-Hardy. Its materials, architectural detailing, and alignment with the terrace reinforce the established heritage character, making a positive contribution to the Conservation Area. While rear elevations across the area are generally of lesser heritage significance and often display incremental adaptation, they remain consistent with historic plot patterns and domestic use.



Existing Front Elevation



Existing Rear Elevation



Location Plan (NTS)

4. EXISTING CHARACTER OF EXTENSIONS

Within Whitelow Road and surrounding streets in the Conservation Area, there is a well-established pattern of domestic rear extensions and alterations. Many properties have been extended at ground floor level, typically projecting between approximately two and four metres beyond the original rear wall. Enlarged rear openings with contemporary glazing are common, as are lean-to and flat roof rear additions. Rooflights are frequently inserted within rear roof slopes, and a number of properties feature dormer additions. Internal chimney breasts have also often been removed or altered as part of internal reconfiguration.

These extensions and alterations are generally subordinate to the original buildings. They do not exceed the main ridge height and are typically constructed using matching or sympathetic brickwork. Due to their rearward location, they are largely screened from public vantage points and therefore have limited impact on the wider streetscape.

The proposed development aligns with this established pattern of incremental domestic evolution that characterises the Conservation Area.



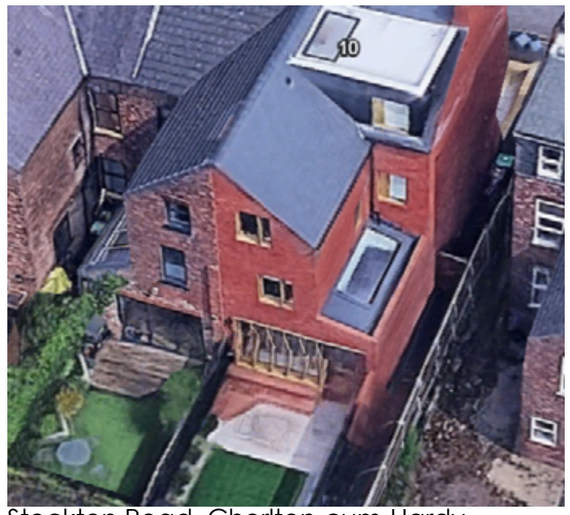
Chequers Road Chorlton-cum-Hardy



Neale Road, Chorlton-cum-Hardy



Stockton Road, Chorlton-cum-Hardy



Stockton Road, Chorlton-cum-Hardy

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5. DESCRIPTION OF PROPOSED DEVELOPMENT AND CONSERVATION IMPACT

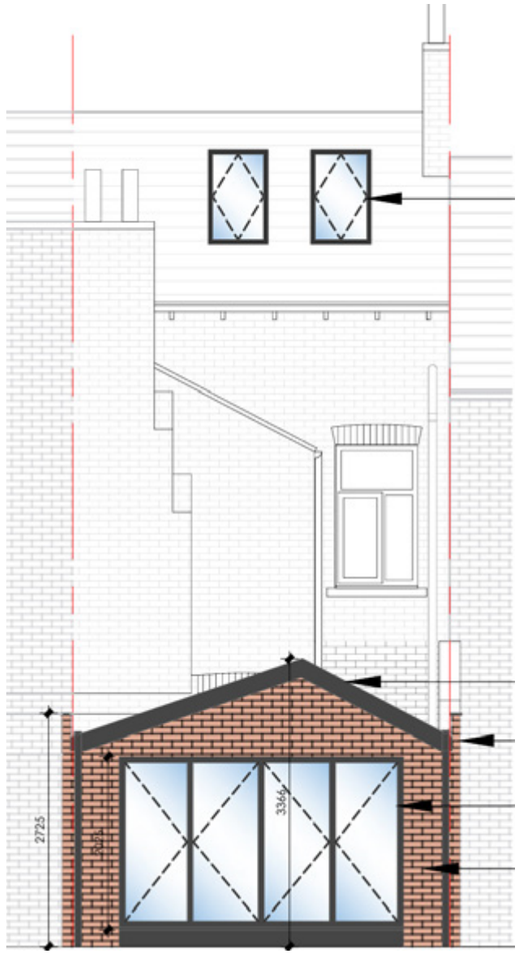
The proposed development seeks to enhance the functionality, spatial efficiency, and overall living standards of the property through a comprehensive internal reconfiguration across the basement, ground, first, and loft levels. These internal works include carefully considered structural alterations, such as the installation of steel beams to support floor loads and the partial removal of internal chimney breast elements where necessary. All interventions have been designed to minimise disruption to the existing fabric while accommodating the requirements of modern living.

Externally, the proposals focus on improving the rear of the property while maintaining the integrity of the principal elevation. Rooflights within the rear roof slope will be replaced to increase natural daylight in the loft and upper-level spaces, and the existing rear glazing will be replaced with contemporary anthracite grey bi-fold doors. All new brickwork and roof tiles are specified to match the existing materials, ensuring consistency with the original building fabric. The property will also undergo thermal upgrades to improve insulation and energy efficiency, in full accordance with current Building Regulations, while safeguarding the long-term conservation of the structure.

Importantly, the proposals retain the existing ridge height and preserve the proportions and visual character of the principal front façade. The established rhythm of the terrace, including chimney articulation and eaves line, remains unaltered, ensuring that the streetscape and architectural integrity of the terrace are maintained. By keeping the principal elevation unchanged and concentrating interventions on the rear and internal spaces, the scheme achieves a careful balance between modernisation and heritage sensitivity.

The rear elevations within the Conservation Area illustrate a layered history of domestic alteration, reflecting the incremental evolution of the terrace over time. The proposed works are designed to respect this historic pattern. Any rear extensions remain single-storey and no additional storeys are proposed, ensuring that the development remains subordinate to the main building and does not alter the overall massing. All materials are carefully matched to the existing fabric to maintain visual continuity, and the rear works are largely screened from public views, minimising their impact on the streetscape and the Conservation Area's character.

Given the limited visibility of these alterations from public vantage points and the established pattern of similar-sized rear extensions within the immediate area, the proposed works are considered both subordinate and proportionate. Consequently, the impact of the development on the character and appearance of the Conservation Area is assessed as minimal. Overall, the scheme preserves and reinforces the historic character and visual integrity of the terrace, fully satisfying the statutory duty to conserve or enhance the significance of the Conservation Area.



Proposed Rear Elevation

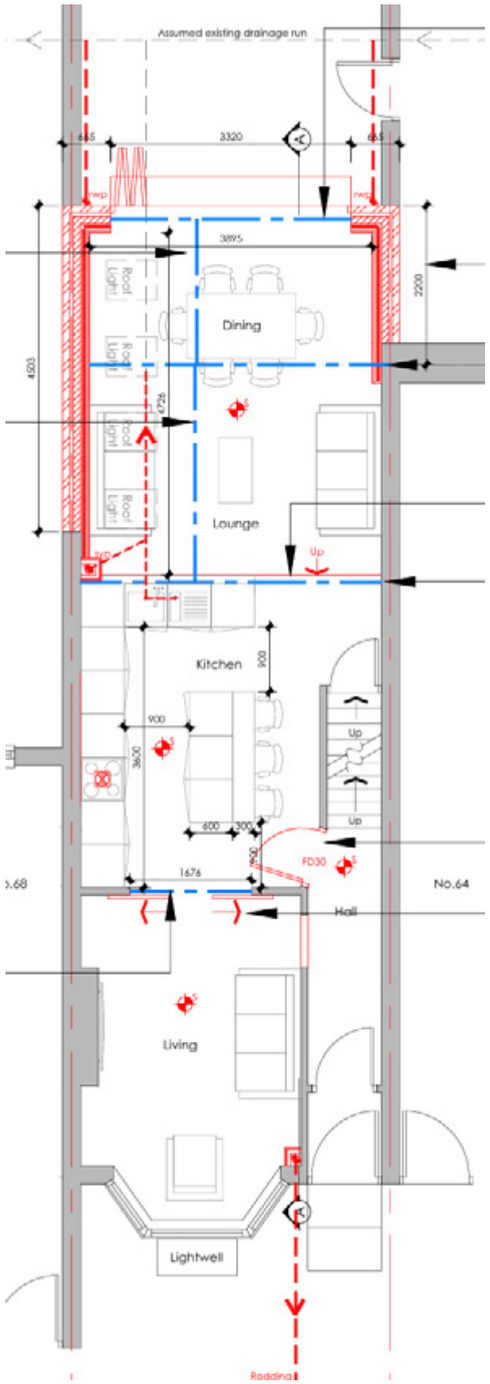
6. CONCLUSION

The proposed development has been carefully considered in the context of national and local planning policy, with particular regard to the statutory and policy requirements for heritage assets. Under the National Planning Policy Framework (NPPF), paragraph 205 requires that great weight be given to the conservation of heritage assets, while paragraph 208 states that any harm to such assets must be clearly justified. In this case, the proposals have been designed to result in no substantial harm and do not erode the character of the Conservation Area. The terrace rhythm is retained, and the building's fabric is enhanced through sustainability improvements, including thermal upgrades, which support the long-term viability of the property.

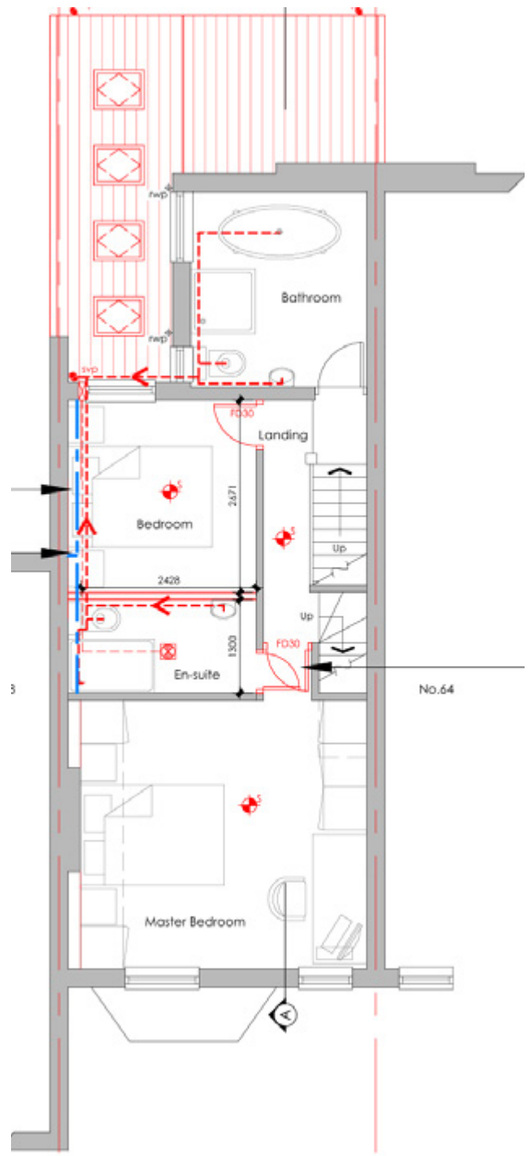
The proposals demonstrate respect for local distinctiveness by maintaining the established scale, massing, and appearance of the terrace, while using materials and detailing that are sympathetic to the historic fabric of the area. Rear extensions remain subordinate in scale and proportion to the main building.

In balancing the planning and heritage considerations, it is clear that the proposed development preserves the character and appearance of the Chorlton Green Conservation Area. The rear works are subordinate and largely screened from public view, ensuring that the visual coherence of the terrace and the wider streetscape is maintained. The interventions enhance the building's long-term sustainability without compromising its historic significance, resulting in no harm to the designated heritage asset.

Overall, the proposals fully accord with both national and local heritage policies and satisfy the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of the Conservation Area. By maintaining appropriate scale, massing, and materials, while preserving the established architectural rhythm of the terrace, the development represents a sensitive and proportionate approach that supports the continued use and conservation of the heritage asset.



Proposed Ground Floor Plan



Proposed First Floor Plan

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HERITAGE STATEMENT