

Heritage Statement

This Heritage Statement accompanies the Application for the Erection of a single storey rear extension and a loft conversion, at 164 Bury Old Road, which lies on the border of the Crumpsall Lane Conservation Area.

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

164 Bury Old Road, M7 4QY

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	☐

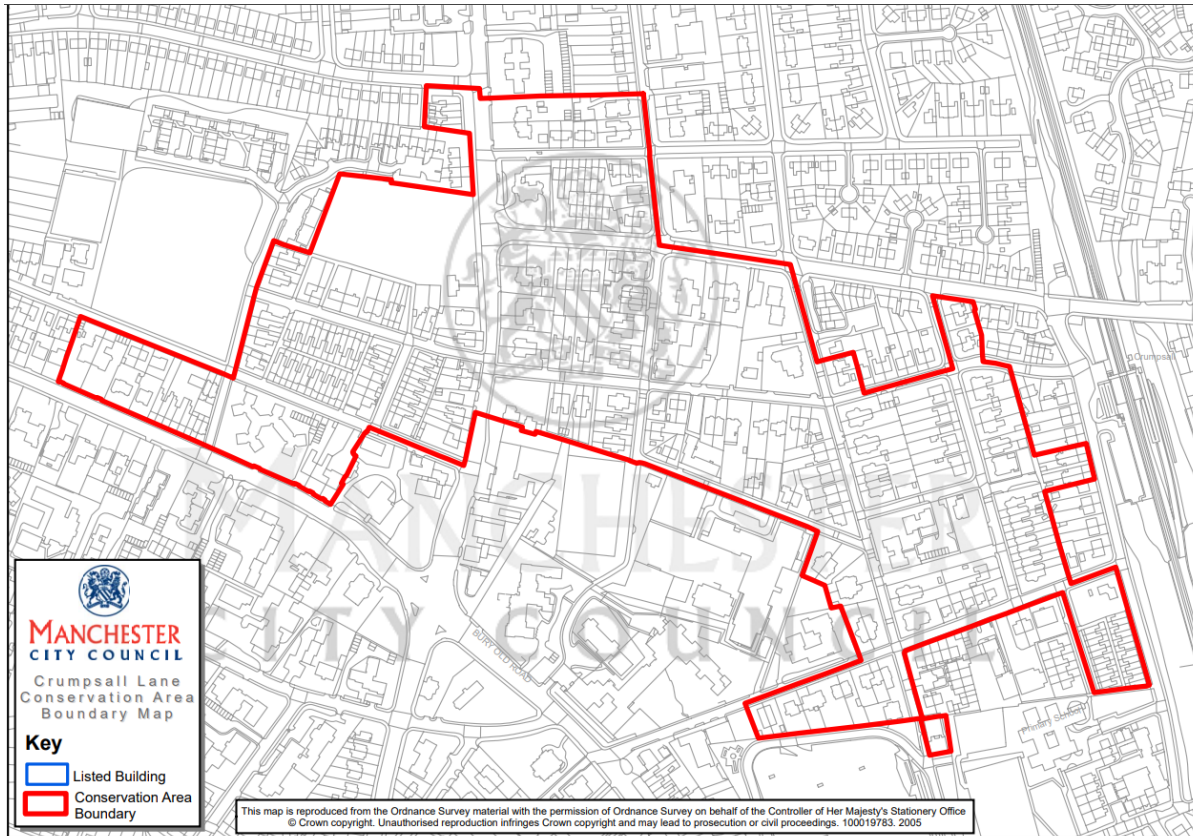
3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

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

4. The significance of the heritage asset(s)

The site is located at 164 Bury Old Road, M7 4QY, and is a detached property. The property is a 2-storey building.

The site is located within The Crumpsall Lane Conservation Area.



The Crumpsall Lane Conservation Area, located in North Manchester, is a designated zone of special architectural and historic interest. It was established to protect the unique character of what was once a rural village that became a prestigious residential suburb during the 19th century.

For a heritage statement, you can focus on the following key themes and historical details:

Historical Significance and Evolution

The area's heritage is rooted in its transition from "Curmisale" (a 13th-century term for a "crooked piece of land") to an affluent Victorian residential enclave.

- **Early Origins:** The township was originally rural and part of the medieval Blackley deer park, maintaining a secluded character well into the 19th century.
- **Victorian Expansion:** As Manchester industrialized, Crumpsall became a favored location for wealthy mill owners and merchants seeking to escape the city's pollution.
- **Crumpsall Hall Connections:** The area is historically linked to the Chetham family. While the original birthplace of Sir Humphrey Chetham (founder of Chetham's Library) was nearby, a later Crumpsall Hall occupied the site where Crumpsall Park Click to open side panel for more information now stands.

Architectural Character

The conservation area is defined by its high-quality Victorian and Edwardian domestic architecture, often featuring grand scales and specific material palettes.

- **Building Styles:** The character is dominated by "solid and substantial" villas and large detached residences. Architectural styles range from Manorial to domestic Gothic.

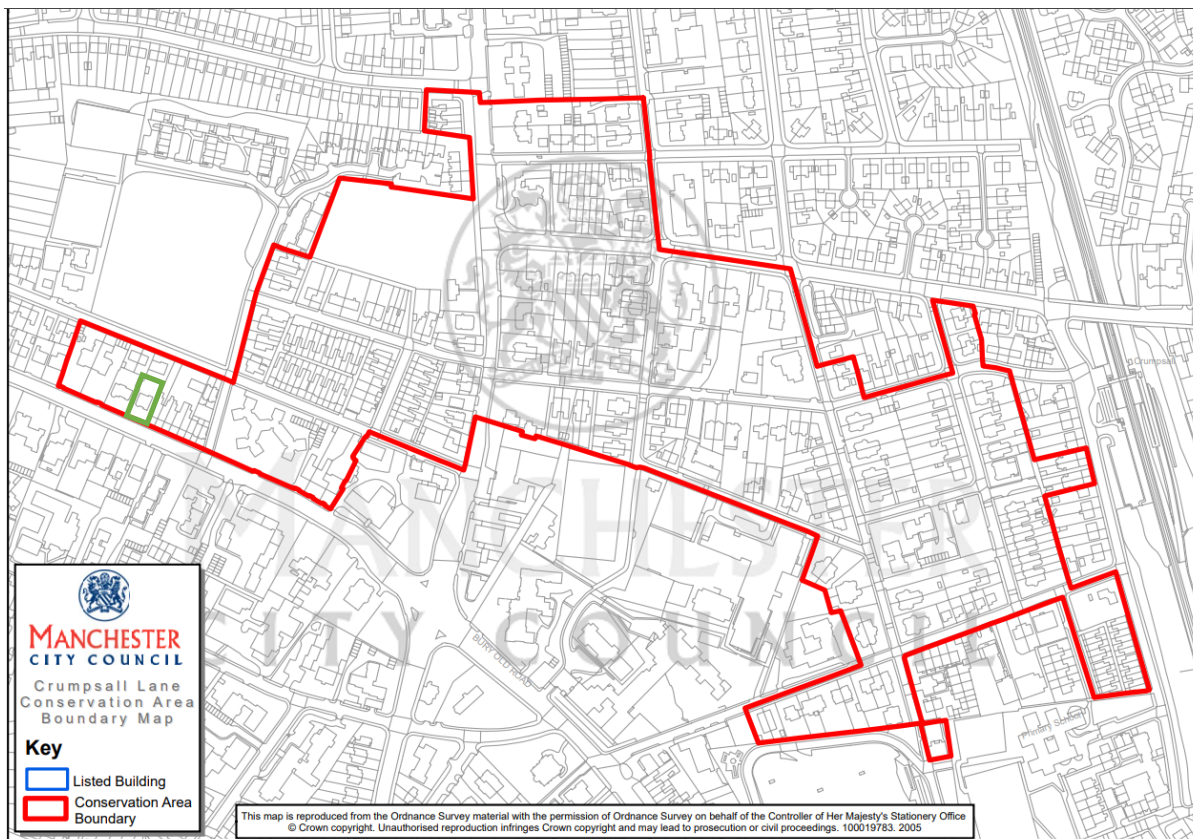
- **Prominent Materials:** A key characteristic is the use of common brickwork paired with Yorkshire stone dressings. In some notable buildings, black mortar was used to create a "subdued pinky line" in the joints, a technique specifically chosen to withstand Manchester's atmospheric conditions while avoiding the "staring red" of standard bricks.
- **Miltonville (Key Building):** Built on Crumpsall Lane, this house exemplifies the area's heritage. It features an arcaded porch, oriel windows, and timber-ribbed ceilings, showcasing the "honesty of work" and lack of meretricious ornament typical of the period's best local architecture.

Spatial and Landscape Features

The "grain" of the conservation area is as important as the buildings themselves.

- **Mature Greenery:** The area is noted for its "tastefully laid out" grounds and thick planting. Mature trees are a vital part of the street scene and are often protected by the conservation status.
- **Streetscape and Boundary:** Traditional boundary treatments, such as low walls and gateposts, contribute significantly to the area's visual amenity. Modern developments are generally required to be "subservient" to these original historic forms to maintain the character of the street scene.

The **LOCATION OF THE APPLICATION SITE** within the Conservation Area is shown on the Map below, indicated in **GREEN**:



5. The proposed works

The proposal is for a “single storey rear extension and loft conversion”.

The rear extension is proposed to be single-storey with a Sukka Roof. The brickwork of the rear extension will match the existing brickwork, and the glazing will match the existing glazing, of the property.

The loft conversion will be hip to gable on both sides, with front and rear dormers. The dormer material will match the existing roof tiles, in colour, texture and style.



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 the property retains.

Additionally, there is a set of new-build houses, 180 metres to the right of the property, pictured below, which have created their own architectural style, character and features, within the street scene, which are independent of the rest of the street.



6. Impact on significance

The application site sits on the immediate boundary of the Crumpsall Lane Conservation Area. While the primary significance of this heritage asset is derived from its grand Victorian street scenes and the architectural "rhythm" of the Bury Old Road corridor, the applicant acknowledges the Council's position to treat the site as an integral part of this protected character area. Consequently, the proposal has been designed with a high degree of sensitivity to the area's historic fabric.

To ensure the proposal does not overwhelm the host building (a key concern for Manchester and Salford planners), the extension has been designed to be architecturally subservient. The height and footprint are proportionate to the original plot, maintaining a significant portion of the rear garden—a key feature of the "villa" character of Crumpsall Lane. Materials will be selected to match the existing Yorkshire stone dressings and weathered brickwork, ensuring a seamless integration.

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 development at 164 Bury Old Road has been designed with careful consideration for its location within the Crumpsall Lane Conservation Area. By identifying the historical significance of the area—transitioning from a rural township to a prestigious Victorian residential suburb—the design ensures that the special architectural interest of the neighbourhood is preserved.

The summary of the impact and design intent is as follows:

- **Architectural Harmony:** The single-storey rear extension and loft conversion utilize materials, including brickwork and roof tiles, that match the existing property in colour, texture, and style.
- **Subservient Design:** To maintain the "villa" character typical of the conservation area, the extension is designed to be architecturally subservient in height and footprint, preserving a significant portion of the rear garden.
- **Integration with Heritage Fabric:** The proposal respects the existing street scene, which already includes a variety of architectural styles, ensuring the new works integrate seamlessly with the weathered brickwork and stone dressings of the host building.

In conclusion, the proposal represents a sensitive addition to the property that sustains the character and appearance of the Crumpsall Lane Conservation Area while providing modern functional improvements to the home.