



Heritage and Planning Statement / Project 0238 / Rev A

March 2026

Proposed Dormer Extension for:

50 Old Lansdowne Road, Didsbury, Manchester, M20 2WU

Albert Park Conservation Area

The design proposal has been carried out by a qualified architect with over 20 years' experience

"The proposed alterations have been carefully designed to preserve the architectural character and significance of the host property while allowing the building to evolve to meet modern living requirements. The scheme adopts a subservient and respectful approach to the existing structure, ensuring that the original form, proportions and materials of the Victorian building remain the dominant architectural elements.

New interventions are deliberately modest in scale and clearly secondary to the host building, allowing the historic character of the property and the wider conservation area to remain legible."

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50 Old Lansdowne Road, Didsbury, Manchester - Front Elevation



50 Old Lansdowne Road, Didsbury, Manchester – Roofscape context



50 Old Lansdowne Road, Didsbury, Manchester – Rear Elevation

1: Introduction

This Heritage and Planning Statement has been prepared in support of a planning application for proposed alterations and extensions at 50 Old Lansdowne Road, Didsbury, Manchester.

The property lies within the Albert Park Conservation Area, a designated heritage asset recognised for its cohesive Victorian residential character and architectural significance.

The purpose of this document is to:

- Identify the heritage asset affected by the proposals
- Assess the significance of the site and its surroundings
- Evaluate the potential impact of the proposed development
- Demonstrate that the proposals comply with national and local planning policy relating to the historic environment.

This statement has been prepared in accordance with:

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework (NPPF) – Section 16: Conserving and Enhancing the Historic Environment
- The Manchester Core Strategy
- Relevant heritage and conservation guidance.

2: Site Location

The application site comprises 50 Old Lansdowne Road, a Victorian residential property located within the Albert Park Conservation Area in Didsbury.

The surrounding area is characterised by substantial late-Victorian and Edwardian residential properties set within generous plots. Buildings within the conservation area typically feature:

- Red brick construction
- Slate pitched roofs
- Bay windows
- Traditional chimneys and roof forms
- Mature landscaping and garden settings

The property forms part of a coherent residential streetscape that contributes positively to the character and appearance of the conservation area.

The building retains its primary architectural form and continues to reflect the historic development pattern of the area.

The property contributes positively to the character of the Conservation Area but is **not statutorily listed**.

Its significance therefore arises primarily through its contribution to the wider historic streetscape.

3: Historic Development of the Area

3.1 Development of Didsbury

Didsbury expanded rapidly during the second half of the nineteenth century as Manchester's population increased during the industrial period.

The construction of suburban railway lines and improved transport infrastructure allowed affluent residents to relocate from the industrial centre to quieter suburban locations.

Large residential areas were developed during this period including West Didsbury and the Albert Park area.

3.2 Albert Park Conservation Area

The **Albert Park Conservation Area** is recognised for its cohesive collection of Victorian residential buildings constructed primarily between the **1860s and 1880s**.

Key characteristics include:

- large semi-detached and detached houses
- decorative red brick architecture
- Strong roofscape character (slate)
- bay windows and stone detailing
- mature landscaping and garden settings.

The conservation area derives its significance from the combination of architectural quality, historical development patterns, and the consistency of built form and materials.

Properties such as 50 Old Lansdowne Road make a positive contribution to this character through their traditional proportions, materials, and architectural detailing.

4: Description of the Existing Property

The host building is a Victorian residential property constructed in red brick with traditional architectural detailing.

Typical architectural characteristics include:

- brick masonry walls in stretcher bond
- stone cills and lintels
- vertically proportioned window openings
- pitched slate roof
- bay window features to the principal elevation.

The building appears to have undergone alterations over time including the construction of a rear glass extension.

Such changes are common throughout the Conservation Area as properties have evolved to meet modern residential needs.

5: Planning Policy Context

5.1 Planning Context

The proposals have been assessed against the relevant policies of the development plan and national planning guidance relating to heritage assets.

At the national level, Section 16 of the National Planning Policy Framework requires that great weight is given to the conservation of heritage assets. Development affecting a conservation area should preserve or enhance its character or appearance.

At the local level, the proposals have been assessed against the policies of the Manchester City Council Core Strategy including:

- Policy EN1 – Design Principles
- Policy EN3 – Heritage

These policies require development to respond positively to its historic context and ensure that proposals within conservation areas preserve or enhance their character and appearance.

5.1 Section 72(1)

Under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when determining planning applications.

The National Planning Policy Framework (NPPF) sets out the government's planning policies for the conservation of the historic environment.

Key relevant principles include:

- Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- Great weight should be given to the conservation of designated heritage assets.
- Development proposals should preserve or enhance the significance of conservation areas.

Local planning policy within the Manchester Core Strategy similarly seeks to protect and enhance the historic environment while allowing appropriate and sensitive development.

5.2 National Planning Policy Framework

Section 16 of the **National Planning Policy Framework** establishes the national policy framework for conserving the historic environment.

Key principles include:

Paragraph 199

Great weight should be given to the conservation of heritage assets.

Paragraph 200

Any harm to the significance of a heritage asset must be clearly justified.

Paragraph 202

Where development leads to less than substantial harm, this should be weighed against public benefits.

Paragraph 206

Local planning authorities should seek opportunities for new development within conservation areas to enhance or better reveal their significance.

The proposed scheme has been designed to preserve the architectural character of the host property and the wider Conservation Area.

Impact on Heritage Significance

In accordance with the requirements of the National Planning Policy Framework, the impact of the proposals on the significance of the heritage asset has been assessed.

The proposed development will result in no harm to the significance of the host building or the Albert Park Conservation Area.

The new design elements preserve the historic form, scale and architectural character of the building while enabling its continued viable use as a family dwelling.

5.3 Manchester Core Strategy

The Manchester Core Strategy contains several policies relevant to the proposals.

Policy SP1 Spatial Principles

Development should contribute to sustainable neighbourhoods and high-quality urban design.

Policy DM1 Development Management

Development must demonstrate high standards of design and respond appropriately to its context.

Policy EN3 Heritage

Development affecting heritage assets should preserve or enhance their significance and setting.

The proposal accords with these policies by ensuring that the scale, form and appearance of the extensions remain sympathetic to the existing building.

5.4 Manchester Conservation Area Guidance

Manchester City Council's Conservation Areas Supplementary Planning Document states that development should:

- preserve the special architectural character of the area
- respect historic building forms and scale
- use appropriate materials
- avoid visually dominant extensions.

The proposed scheme has been developed with these principles in mind.

6: Assessment of Heritage Significance

The site lies within the Albert Park Conservation Area which is characterised by substantial late-Victorian houses, steep roof forms and modest to generous garden settings.

The conservation area appraisal identifies the consistent scale, brick construction, and articulated roofscapes of these properties as key elements contributing to the area's significance.

The significance of the property can be assessed using the methodology set out in **Historic England Conservation Principles**.

Four categories of heritage value are identified.

1. Evidential Value

The property reflects late nineteenth century residential development typical of the suburban expansion of Manchester.

The building fabric provides evidence of Victorian construction techniques and domestic architecture.

2. Historical Value

The building illustrates the historic development of Didsbury as a desirable residential suburb for Manchester's professional and commercial classes during the Victorian period.

3. Aesthetic Value

The architectural character of the building contributes to the visual quality of the Conservation Area through:

- traditional brick construction

- decorative detailing
- consistent roof forms
- established building lines.

4. Communal Value

The Conservation Area has a strong communal value as a well-preserved historic residential neighbourhood.

The building contributes to the collective identity of the area.

The proposed works retain these defining characteristics and therefore preserve the architectural integrity of the host building and the wider conservation area.

7: Description of Proposed Development

The application proposes one main intervention:

1. Dormer Extension

The proposed dormer extension has been carefully designed to remain visually subservient to the existing roof form.

It is at the rear of the property and has been set below the ridge line and is stepped back from the rear elevation, thus not interfering with the original character of the roof profile on the main principle elevation.

8: Heritage Impact Assessment

An assessment of the potential impact of the proposals on the character and significance of the conservation area has been undertaken. The primary considerations include the scale, visibility, and architectural relationship of the proposed addition to the host building and surrounding area.

Element	Impact on Building	Impact on Conservation Area	Level of Harm
Dormer extension	Subordinate addition to roof	Limited visibility from public realm	None

Overall, the proposals result in **no harm to the significance of the Conservation Area**.

9: Planning Balance

The NPPF requires that any harm to heritage assets be weighed against public benefits.

In this case the proposal results in **no heritage harm**.

The scheme provides several benefits including:

- improved residential accommodation
- continued viable use of the building
- long-term conservation of the property.

The proposal therefore represents sustainable development consistent with national and local planning policy.

10: Local Planning Precedents

Alterations and extensions to Victorian residential properties within the Albert Park Conservation Area are common where designed sensitively.

Roof alterations have been approved at numerous nearby properties, reflecting the evolving nature of the area.

Such precedents demonstrate that well-designed residential alterations can be accommodated without harming the historic character of the Conservation Area.

11: Conservation Area Character Analysis

11.1 Urban Form

The Albert Park Conservation Area is characterised by a structured Victorian suburban layout consisting of parallel residential streets developed during the late nineteenth century. The street pattern is regular and forms a coherent grid which contributes to the legibility and character of the area.

Old Lansdowne Road forms part of this historic residential pattern and is defined by substantial residential plots containing large semi-detached and detached properties set back from the street behind small front gardens.

The prevailing characteristics of the streetscape include:

- consistent building lines
- substantial Victorian houses set within generous plots
- mature street trees and planting
- clear separation between public and private space.

These elements combine to create a distinctive suburban character typical of the Victorian expansion of Manchester.

12.2 Architectural Character

The architectural character of the Conservation Area is largely derived from late Victorian residential architecture.

Typical features include:

- red brick masonry construction
- slate pitched roofs
- stone window cills and lintels
- projecting bay windows
- decorative brick detailing
- vertically proportioned window openings.

Buildings are typically two or three storeys in height and are arranged in semi-detached pairs or large detached villas.

Although the buildings display individual architectural detailing, there is a consistent material palette and scale that provides a strong sense of cohesion throughout the Conservation Area.

12.3 Streetscape Contribution of the Site

The property at 50 Old Lansdowne Road contributes positively to the character of the Conservation Area through its:

- scale and form which are consistent with neighbouring buildings
- traditional red brick construction
- pitched slate roof
- established building line along the street.

The principal elevation facing the street forms part of a continuous historic streetscape that is characteristic of the area.

The rear of the property is less publicly visible and has historically been subject to incremental alterations and extensions across neighbouring properties.

13: Design Approach and Heritage Response

13.1 Design Philosophy

The design approach has been informed by an understanding of the architectural characteristics of the host building and the wider Conservation Area.

The key design principles guiding the proposal include:

- retaining the dominant form and proportions of the original building
- ensuring new elements remain visually subordinate
- locating the most substantial additions to the rear elevation
- using materials that complement the historic fabric.

This approach aligns with guidance set out within the Manchester Conservation Areas Supplementary Planning Document, which encourages development that respects the architectural hierarchy of historic buildings.

13.2 Dormer Extension Design

The proposed dormer is located on the rear roof slope of the property.

This position ensures that the dormer is not visible from the primary public views along Old Lansdowne Road, thereby limiting its impact on the streetscape and the character of the conservation area.

The dormer has been designed to remain subordinate to the existing roof form, maintaining the dominant roof profile that contributes to the architectural character of the property. It has intentionally been designed to be modest in scale and positioned to ensure the original roof form remains the dominant architectural feature. The proposed flat roof will be finished with materials to match the existing roof, ensuring a cohesive and sympathetic appearance.

Rear dormer extensions are a common feature within the wider residential context, and therefore the proposal does not introduce an unfamiliar architectural element within the conservation area.

13.3 Surrounding Dormer Context – Albert Park Conservation Area (Manchester City Council)

A review of surrounding properties within the Albert Park Conservation Area confirms that dormer extensions are present on front, side and rear roof slopes. In a number of cases, these incorporate non-traditional forms and materials, indicating that the roofscape has evolved over time.

However, guidance from Manchester City Council emphasises that development within conservation areas should preserve or enhance the character of the area, with particular attention to form, scale and materials, and a strong preference for retaining traditional detailing and roofing materials such as natural slate.

In response, the proposed dormer has been deliberately designed to adopt a more sensitive approach. The use of materials to match the existing natural slate roof ensures a cohesive appearance, allowing the dormer to integrate more comfortably within the host roofscape. This approach aligns with the Council's guidance to maintain harmony in materiality and to respect the established architectural character of the area.

The dormer has also been designed to remain subordinate to the existing dwelling, ensuring it does not appear overly dominant or visually intrusive within the wider street scene. Overall, the proposal seeks to balance the presence of existing dormer precedents with a design-led response that preserves and enhances the character and appearance of the conservation area.

Flat roof Dormers precedents in the Albert Park Conservation Area.



14: Materials Strategy

The selection of materials plays an important role in ensuring that new development integrates successfully within historic contexts.

The proposed works will utilise materials that complement the existing building.

Materials include:

- slate roof coverings to the Dormer
- high-quality aluminium window frames to the dormer
- glazing

Materials will be selected to complement the existing building, with brickwork, glazing and detailing chosen to harmonise with the historic fabric while remaining visually subordinate.

15: Visibility and Views

The visibility of the proposed development from the public realm has been carefully considered.

Key observations include:

- the dormer extension will be located on the rear roof slope and will not significantly alter the principal elevation
- the principal streetscape elevation remains unchanged.

As a result, the public experience of the Conservation Area will remain unaffected.

16: Planning Policy Compliance Table

Paragraph 199 of the National Planning Policy Framework states that great weight should be given to the conservation of heritage assets.

The proposals have been carefully designed to ensure that the significance of the Albert Park Conservation Area is preserved.

Key considerations include:

- The retention of the building's primary architectural features
- The limited scale of the proposed interventions
- The positioning of the new elements predominantly to the rear of the property
- Minimal visibility from the public realm

As a result, the proposals preserve the character and appearance of the conservation area.

The development therefore results in no harm to the significance of the designated heritage asset as defined within the NPPF.

The following table demonstrates how the proposed development complies with the relevant national and local planning policies.

Policy	Policy Requirement	Compliance
National Planning Policy Framework – Section 16	Development affecting heritage assets should conserve their significance and give great weight to their protection.	The proposals preserve the character and appearance of the Albert Park Conservation Area. Alterations are limited primarily to the rear of the property, and the principal elevation remains unchanged.
NPPF Paragraph 199	Great weight should be given to the conservation of heritage assets.	The design approach has prioritised the retention of the existing building form and architectural character.
NPPF Paragraph 200	Harm to heritage assets must be clearly justified.	The Heritage Statement confirms that the proposals result in no harm to the Conservation Area.
Manchester Core Strategy Policy SP1	Development should contribute to sustainable neighbourhoods and high-quality design.	The proposal improves the usability of an existing residential property while maintaining the established character of the area.
Manchester Core Strategy Policy DM1	Development must demonstrate high standards of design and respond positively to local context.	The design respects the scale, form and materials of the host building and surrounding properties.

Policy	Policy Requirement	Compliance
Manchester Core Strategy Policy EN3	Development affecting heritage assets must preserve or enhance their significance.	The proposals preserve the architectural character of the building and the wider Conservation Area.
Manchester Conservation Areas SPD	Extensions should remain subordinate to the original building and respect historic form and materials.	The dormer is located to the rear roof slope and remains visually subordinate to the host property.

This table clearly demonstrates that the proposed development is consistent with both national and local planning policy.

17: Heritage Impact Matrix

The impact of the proposed development on the significance of the building and the Albert Park Conservation Area can be summarised as follows.

Proposal Element	Visibility	Impact on Heritage Asset	Overall Assessment
Dormer extension	Limited visibility from the public realm due to rear roof slope location	Minor alteration to roof form but subordinate to existing building	Neutral impact

The matrix demonstrates that the proposals will not harm the significance of the Conservation Area.

18: Planning Stability

In assessing the proposal, it is considered that the development represents a sensitive and proportionate response to the existing building and its historic setting within the Albert Park Conservation Area.

The proposed alterations have been carefully designed to remain subservient to the host building, preserving its architectural character and the established streetscape.

As the proposal results in no harm to the significance of the heritage asset or the wider conservation area, the development is fully consistent with the heritage objectives of the National Planning Policy Framework and the design and heritage policies of Manchester City Council.

19: Overall Planning Conclusion

The proposed development represents a sensitive and carefully considered set of alterations that respect the architectural significance of the property and its setting within the Albert Park Conservation Area.

The proposed development is considered to preserve the character and appearance of the surrounding area and therefore complies with Policy EN3 of the Core Strategy and the heritage objectives of the National Planning Policy Framework.

Overall, the proposals are considered to preserve the character and appearance of the Albert Park Conservation Area and comply with Policy EN3 of the Core Strategy and the heritage objectives of the National Planning Policy Framework.

The scheme therefore represents sustainable development and planning permission should be granted.

