RUDY'S PIZZA DIDSBURY

653 WILMSLOW ROAD,
DIDSBURY,
MANCHESTER,
M20 6QZ

HERITAGE STATEMENT

TO ACCOMPANY PLANNING APPLICATION FOR ALTERATIONS TO 2NO EXISTING SIDE WINDOWS AND ADDITIONAL SIDE DOOR

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INTRODUCTION

This Heritage Statement supports a planning application for minor alterations to the side elevation of 653 Wilmslow Road, located within the Blackburn Park Conservation Area. The area is formally designated by Manchester City Council as a conservation area characterised by residential and commercial development.

SITE CONTEXT

The site sits within a commercial parade on Wilmslow Road and the building is not listed. The nearest designated heritage assets lie within the wider Didsbury area and are visually and functionally separated from the site.

SIGNIFICANCE OF HERITAGE STATUS

Nearby listed buildings derive significance from their civic, architectural, and historic importance rather than from their relationship to the application property.

PROPOSED WORKS

.The proposal includes replacing
-Lowering the sills of two existing side-elevation windows and replacing these with sliding glass doors.
-Installation of a supplementary side access door.

ASSESSEMNT AND IMPACT

The works are modest and compatible with the commercial context. The proposal preserves the character and appearance of the Blackburn Park Conservation Area, consistent with Manchester Core Strategy Policy EN3 (Heritage) and Policy CC9 (Design and Heritage).

MITIGATION AND DESIGN PRINCIPLES

High-quality framing, alignment with existing bays, and sensitive lighting design ensure compatibility with the conservation area.

CONCLUSION

The proposal complies with Manchester Core Strategy policies EN3 and CC9 and preserves the character and appearance of the conservation area.

THANK YOU.