



HERITAGE STATEMENT / HERITAGE IMPACT ASSESSMENT

Site: Land to the Rear of 5 Demesne Road, Whalley Range, Manchester, M16 8HG

Proposal: Erection of Single-Storey Detached Bungalow (as per submitted drawings)

Client: Mr Farhad Ghadimi

Date: 22 /10/25

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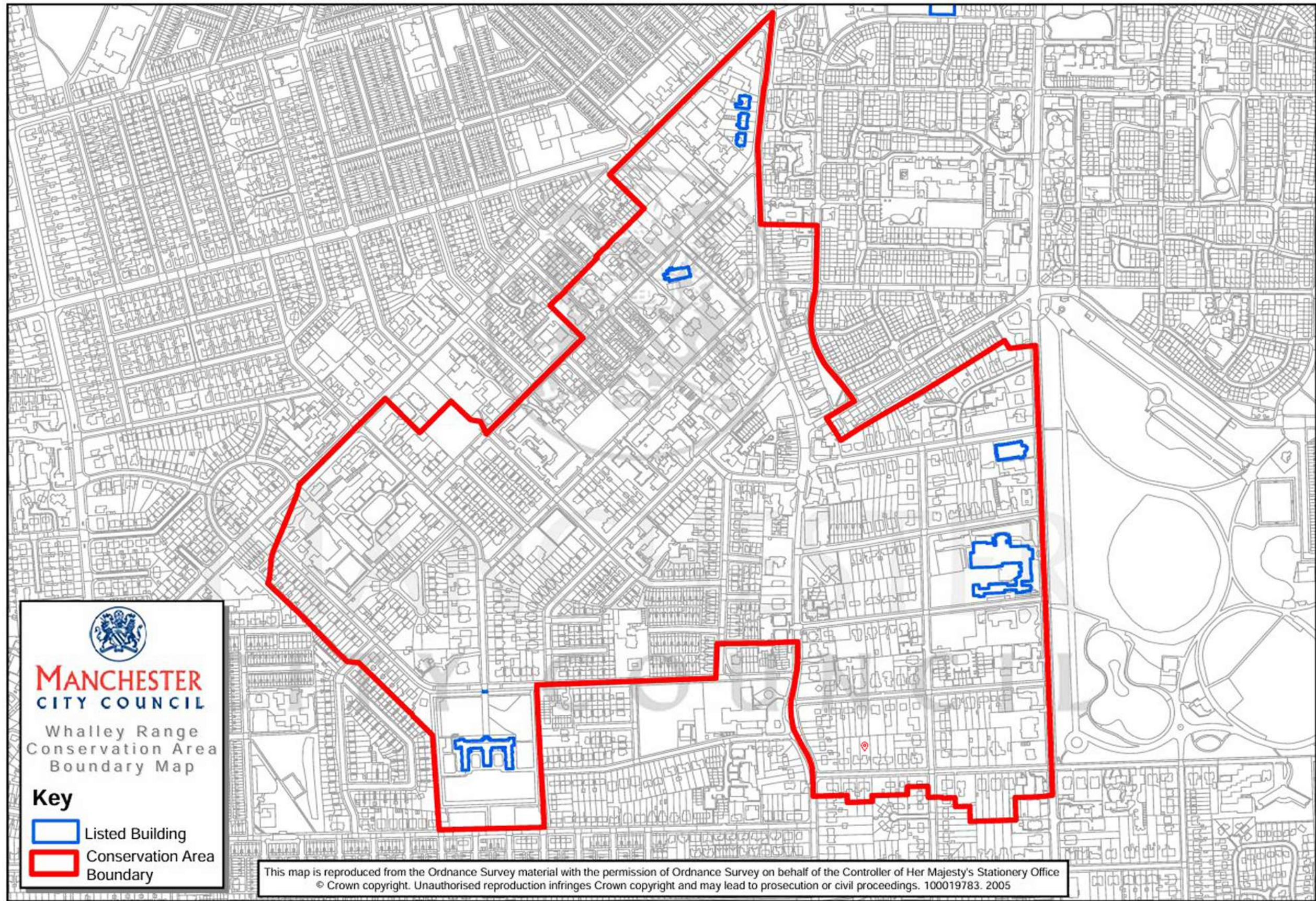
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1. Introduction

This Heritage Statement has been prepared in support of the above planning application. It responds directly to Manchester City Council's validation request (letter dated 22 October 2025) and addresses the specific point raised: the need for a Heritage Statement that references relevant planning policy and heritage guidance and that properly assesses the significance of the Conservation Area and the impact of the proposed development. This statement follows the approach in the National Planning Policy Framework (Section 16 — Conserving and enhancing the historic environment), Historic England guidance (Good Practice Advice: GPA2 — Managing Significance in Decision-Taking in the Historic Environment), and Manchester Core Strategy policy EN3 (Heritage).



View from the Road



Google Maps 3D Aerial view from the buildings

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2.1. Context

The site is located within the Whalley Range Conservation Area. Manchester City Council’s published Conservation Area Appraisal identifies Whalley Range as a residential area of late-Victorian and early-20th-century suburban character, with red-brick housing, pitched roofs, mature gardens and tree-lined streets. The local appraisal highlights the importance of building materials, roof forms, plot sizes and the tree character to the area’s significance. The heritage significance of the area is derived from cohesive red-brick suburban architecture, traditional roof forms, mature gardens, and consistent plot rhythm. The site itself (rear garden of 5 Demesne Road) contributes to the green setting but is not a designated heritage asset in its own right.

2.2. History

Whalley Range is one of Manchester's earliest planned suburbs, established in the mid-19th century as a prestigious residential estate for the city's prosperous middle class. The area was conceived by Samuel Brooks, a prominent Manchester banker and landowner, who began developing the estate in the 1840s. His vision was for a "garden suburb" laid out on a formal grid, with wide, tree-lined avenues, large detached and semi-detached villas set within generous plots, and a landscape character distinct from the industrial city centre.

Development along Demesne Road took place predominantly between the 1860s and 1890s, when high-quality villas of brick and stone construction were erected. These homes typically display Victorian and early Edwardian architectural features such as decorative brickwork, bay windows, slate roofs, ornate bargeboards, and classical detailing around doors and windows. The use of mature planting and boundary walls contributed to the sense of privacy and status that defined the suburb.

Through the late 19th and early 20th centuries, Whalley Range became well established as a desirable residential district noted for its spacious layout and cohesive townscape. Although some later infill and conversions have occurred, the area has retained much of its original character.

No. 5 Demesne Road is typical of this development period, reflecting the architectural vocabulary and scale associated with the original Whalley Range estate. The building and its setting contribute positively to the wider conservation area, exemplifying the suburban ideals of space, greenery, and architectural refinement that underpin its heritage significance.

2.3. Archeology

Whalley Range does not form part of a known archaeological zone of high potential, and there are no scheduled monuments within or adjacent to the site. Prior to its 19th-century development, the land comprised open fields and farmland forming part of the historic township of Chorlton-cum-Hardy.

Archaeological interest within the area is therefore limited to the post-medieval and Victorian periods, associated with the suburban expansion of Manchester. The main heritage value of 5 Demesne Road lies in its architectural and townscape significance, rather than in buried archaeological remains. Any below-ground potential is expected to be minimal and of low sensitivity.

Accordingly, heritage considerations for this site should focus on the preservation and enhancement of the architectural character, materials, and landscape setting that contribute to the Whalley Range Conservation Area.

2.3. Buildingd and Materials

The built form within Whalley Range is predominantly residential, composed of large detached and semi-detached villas set within generous landscaped plots. The area exhibits a high degree of architectural cohesion, reflecting its planned mid-19th-century origins as a prestigious suburban estate.

Buildings along Demesne Road are typically two or three storeys in height, constructed primarily from red or buff brick, often complemented by stone dressings, string courses, and decorative lintels. Roofs are commonly natural slate with timber bargeboards and brick chimney stacks, contributing to a consistent roofscape. Architectural features such as projecting bays, arched openings, sash windows, and ornamental joinery reinforce the Victorian and Edwardian character of the area.

Later infill or extensions have generally adopted sympathetic materials and proportions, ensuring that the predominant visual character remains intact. Hard boundaries, such as brick walls or stone copings, define front plots, often softened by mature trees and planting. Together, these elements create a coherent and harmonious palette of traditional materials that strongly contribute to the distinctive character of the Whalley Range Conservation Area.

2.4. Topography and Townscape

The topography of Whalley Range is generally flat and even, reflecting its origins as former agricultural land before mid-19th-century suburban development. This gentle landscape allowed for a formal grid layout of broad, tree-lined streets and generous garden plots.

Demesne Road is one of the principal residential avenues within the Whalley Range Conservation Area. It is characterised by its spacious plots, mature trees, and setback villas that create a strong sense of rhythm and openness. The consistent building line, boundary walls, and landscaped front gardens contribute significantly to the area’s suburban character and visual harmony.

The surrounding townscape is defined by Victorian and Edwardian villas, predominantly two or three storeys in height, constructed from red or buff brick with slate roofs and decorative architectural detailing. These dwellings exhibit features such as bay windows, ornate bargeboards, stone lintels, and tall chimneys, reflecting the aspirational design of the mid- to late-19th-century development.

Later infill and conversions have occurred but remain generally sympathetic in scale and materials. The presence of mature trees and greenery within private gardens and along the roadside continues to be a key element of Whalley Range’s character, providing a distinctive leafy quality that defines the townscape and setting of 5 Demesne Road.

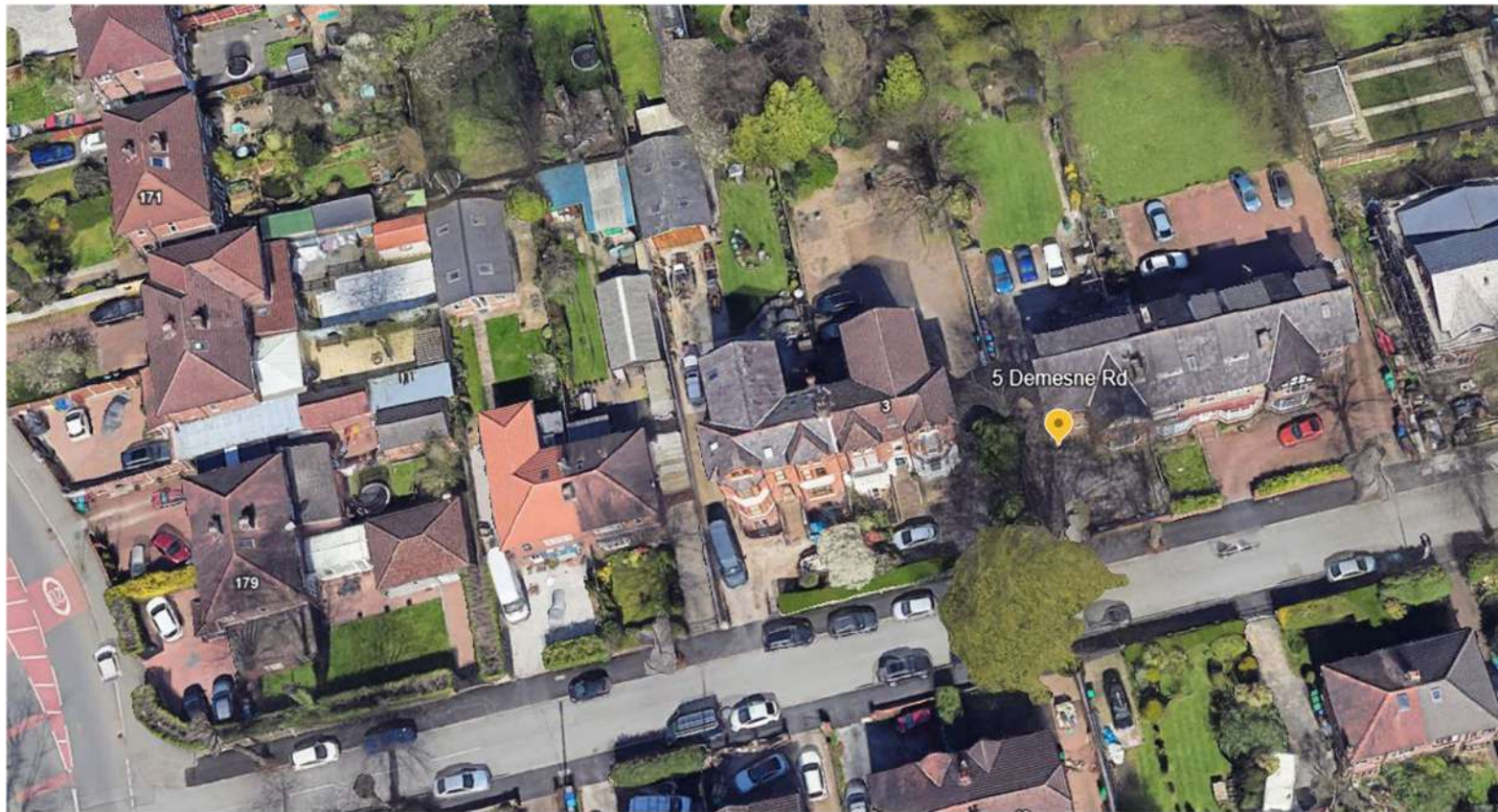
2.5. Green Elements

The Whalley Range Conservation Area is distinguished by its mature landscape and abundance of greenery, which are fundamental to its character and appearance. Tree-lined avenues, generous garden plots, and established planting give the area a distinctly verdant and spacious quality that sets it apart from denser urban districts of Manchester.

Demesne Road exemplifies these characteristics. The street is defined by wide verges, mature street trees, and large private gardens enclosed by brick boundary walls or hedging. Lawns, shrubs, and specimen trees contribute to the visual rhythm and sense of enclosure along the street. This mature vegetation softens the built form and creates a cohesive and tranquil suburban environment.

Within individual plots, including street view that of No. 5 Demesne Road, the retention of mature trees and established landscaping plays an important role in preserving the area’s leafy setting. The green infrastructure not only enhances visual amenity but also supports local biodiversity and contributes to sustainable drainage and air quality.

The overall green character of Whalley Range is therefore an essential component of its heritage significance, underpinning the 19th-century vision of a planned, healthy, and attractive residential suburb.



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3. Site Assessment

The application site comprises No. 5 Demesne Road, a two-storey detached Victorian villa located within the Whalley Range Conservation Area in south Manchester. The property sits on the eastern side of Demesne Road, within a generous rectangular plot, and is set back behind a low red-brick boundary wall with a short front garden and driveway. The house is in residential use and is representative of the late-19th to early-20th-century suburban development that characterises the conservation area.

The dwelling is built of red brick throughout, with decorative timber framing and white painted panels to the front gable. The roof is covered with dark slate or slate-effect tiles, and windows are set in brick openings with simple soldier courses and brick lintels. The absence of stone dressings reflects the architectural restraint typical of this part of Whalley Range. The overall composition, proportions, and materials remain consistent with neighbouring properties along Demesne Road, contributing positively to the area’s coherent streetscape.

The rear garden of No. 5 is extensive and mainly laid to lawn, containing three mature trees located near the rear corner boundary. Established planting provides partial screening between neighbouring gardens. The left-hand boundary, as viewed from the property, comprises a timber fence for approximately 10 metres from the front driveway, beyond which it transitions into a red-brick wall approximately 1.2 metres in height extending to the rear end of the plot. The rear boundary is defined by a metal mesh fence, allowing filtered views through vegetation, while the right-hand boundary features concrete posts with timber fence panels.

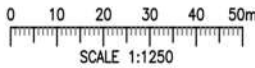
The site’s topography is generally level, and the garden is well enclosed and screened from public view by boundary treatments and mature vegetation. consistent with the leafy and spacious character of Whalley Range.

The proposed development—a modest single-storey bungalow within the rear garden—would remain fully contained within the domestic curtilage and would not necessitate the removal of any significant trees or landscape features.

Overall, the site forms part of the established residential fabric of Whalley Range and illustrates the area’s original vision of detached and semi-detached villas in landscaped plots. The well-maintained condition of the dwelling and garden, along with the consistent use of red brick and mature planting, contributes to the distinctive suburban character and heritage value of Demesne Road.



DETAILED SITE LOCATION
(Scale 1:1250)



SITE PHOTOGRAPH

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Front Elevation

The principal frontage of No. 5 Demesne Road faces towards the street and is constructed entirely of red brick laid in Flemish bond. The elevation is defined by a projecting gable bay featuring half-timbered detailing to the upper section and a pitched roof finished in natural slate or a similar material. The windows comprise a mixture of traditional-style casements and modern white uPVC replacements, set within simple brick reveals and lintels.

The front boundary is marked by a low red-brick wall with brick piers, consistent with the characteristic boundary treatments found along Demesne Road within the Whalley Range Conservation Area.

Although the building's front elevation is visually prominent within the streetscape, the main entrance door is situated on the left-hand side elevation, accessed from the driveway that extends alongside the property.





Side Elevation



The side elevation accommodates the principal entrance to the dwelling, accessed via a modest timber entrance door positioned beneath a small projecting canopy. This elevation incorporates two window openings: a white uPVC casement window at first-floor level and a traditional timber-framed window at second-floor each providing natural light to the corresponding internal spaces. A rooflight (skylight) is also present on this elevation, set within the roof slope to serve the loft accommodation.

The driveway extends along the length of this elevation, providing vehicular access to the rear garden and facilitating off-street parking provision within the site.

Architecturally, this elevation presents a simple and functional composition that complements the red-brick construction and material palette of the principal frontage. Its restrained detailing and coherent form contribute to the overall architectural integrity and visual consistency of the building within its setting.

Rear Elevation

The rear elevation is constructed in red brickwork matching that of the principal façade, maintaining material continuity across the building envelope. The composition of this elevation is plain and functionally driven, characterised by a regular arrangement of openings. At first-floor level, three white uPVC casement windows provide daylight and ventilation to the internal accommodation, while three traditional timber-framed windows at second-floor level serve the upper rooms, contributing a degree of visual variety within the otherwise restrained façade treatment.

At roof level, a pair of white uPVC dormer windows forms part of a later loft conversion extending across the rear roof slope. These dormer additions are modest in scale and remain visually subordinate to the principal roof form, consistent with the pattern of domestic rear extensions and roof adaptations commonly observed within the Whalley Range Conservation Area.

The rear curtilage comprises a predominantly lawned garden area with a small gravelled section providing on-site car parking provision. The overall arrangement preserves the domestic character of the rear setting and its functional relationship with the dwelling.



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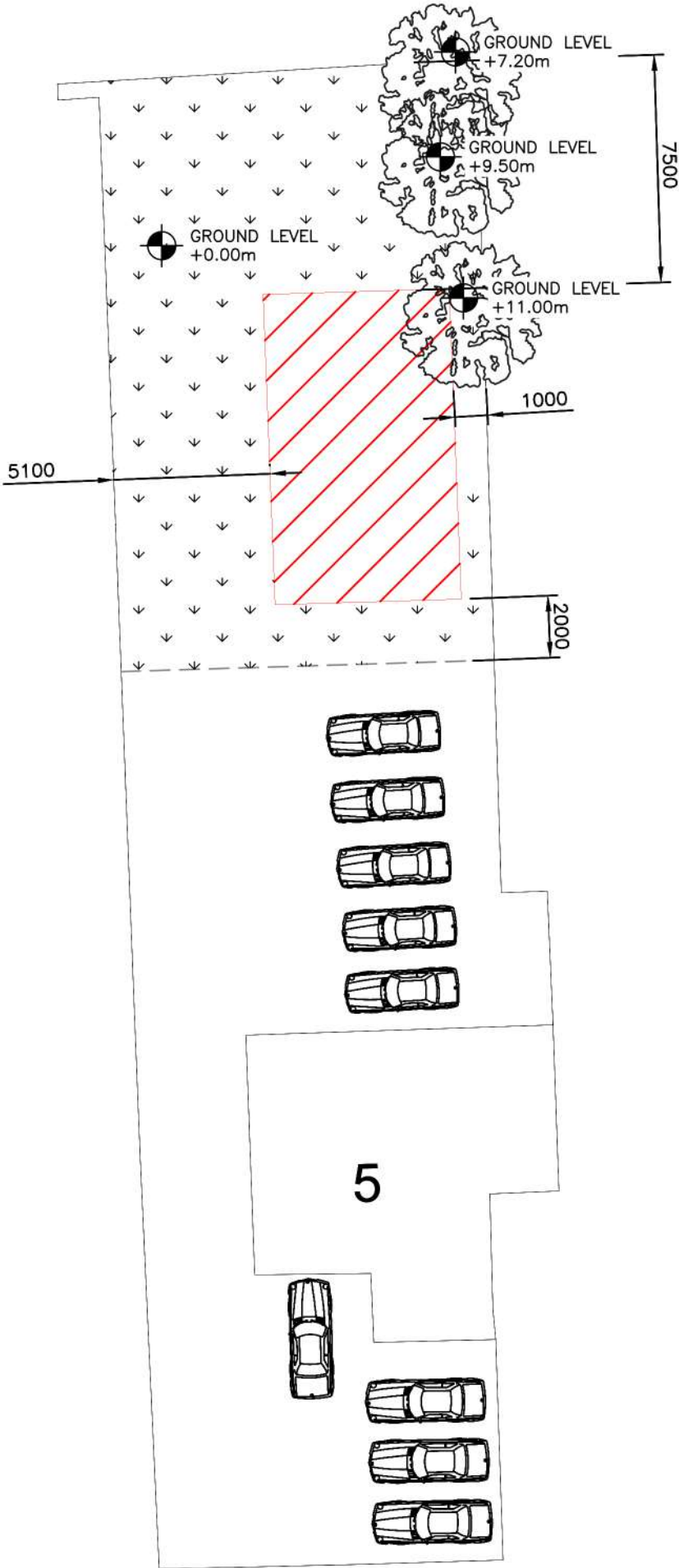
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4. Heritage Impact Assessment & Mitigation Strategies

The proposed development comprises the construction of a new single-storey studio dwelling located within the rear garden of No. 5 Demesne Road, Whalley Range. The building is modest in scale and height, designed to sit comfortably within the existing plot without competing with the main house. Its form, scale, and materials have been selected to complement the surrounding residential character while remaining visually recessive from all public viewpoints.

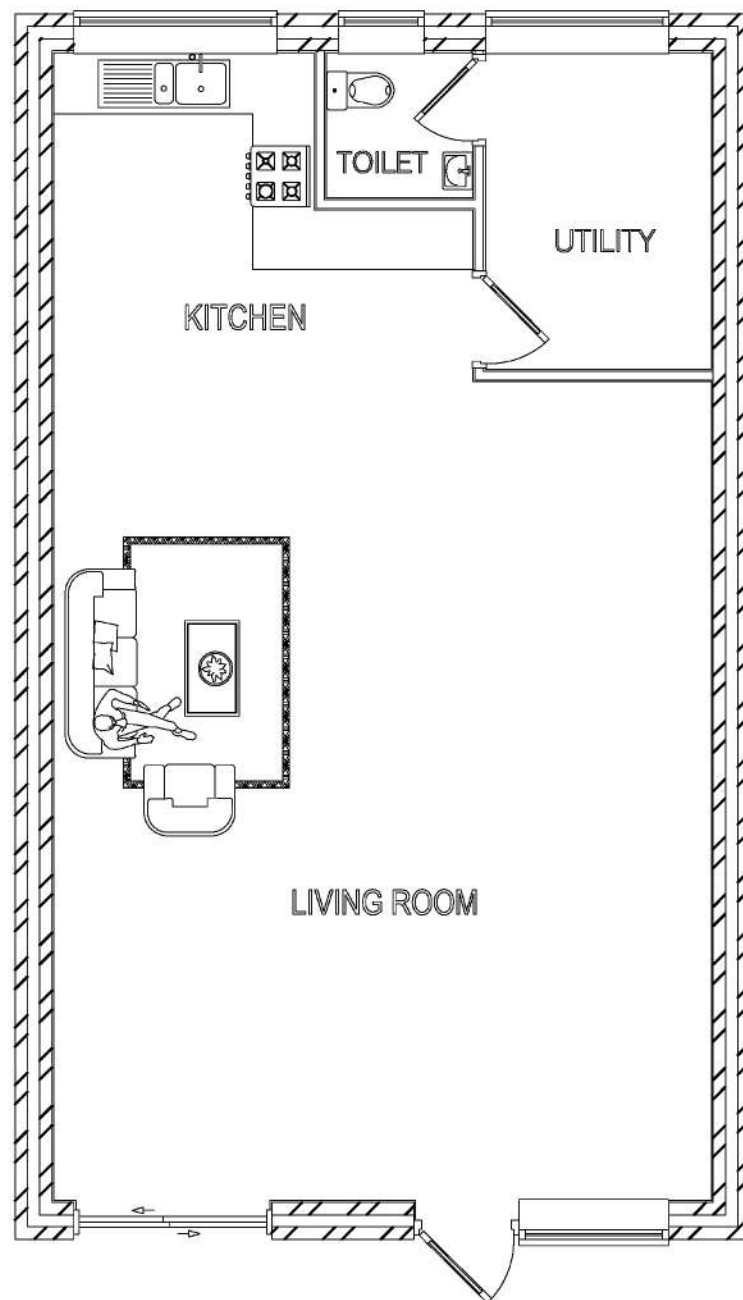
No alterations are proposed to the principal house, its front elevation, or any elements visible from Demesne Road. The works are entirely contained within the private curtilage and are therefore considered a minor, low-impact change. The proposal does not affect any listed buildings or directly alter the defining architectural or landscape features of the Whalley Range Conservation Area.



4.1 Nature of the Proposed Change

Internally, the proposed studio dwelling will comprise an open-plan living space with integrated kitchen and bathroom facilities. While no separate bedroom is proposed, the unit has been designed as a self-contained residential dwelling, suitable for single-occupancy accommodation. The building will operate as an independent dwelling consistent with the residential character of the surrounding area.

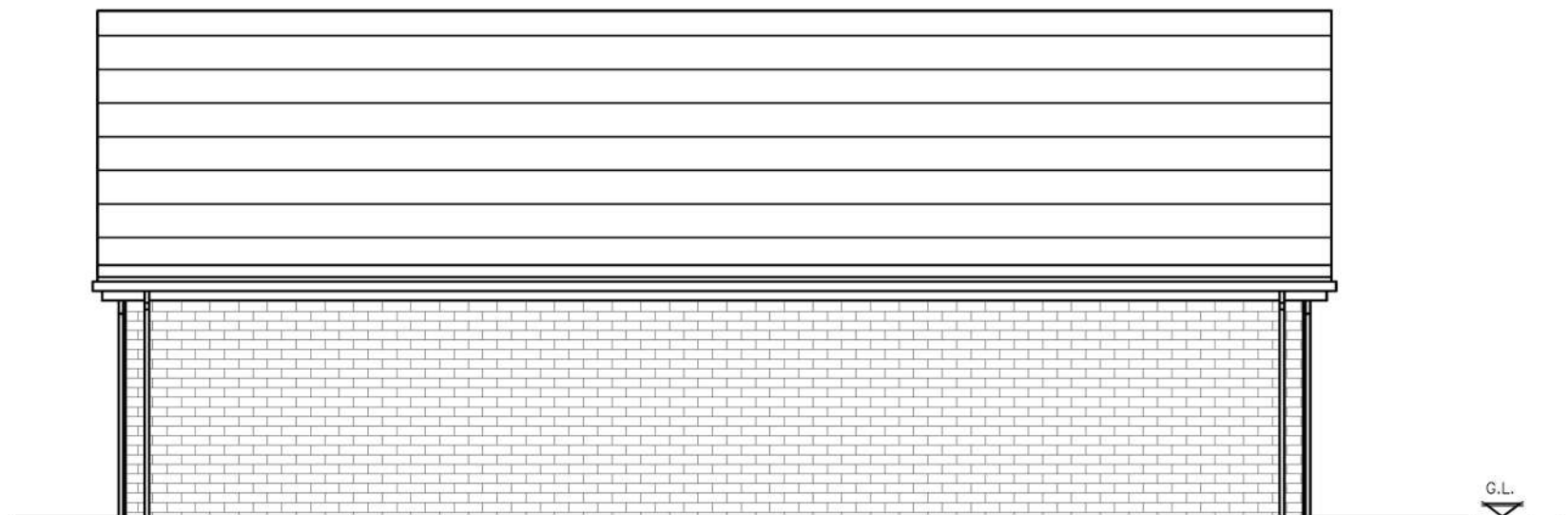
The external materials of the bungalow— including red brickwork, roof tiles, and white uPVC windows and doors—will match those of the existing house, ensuring a coherent appearance and reinforcing the visual continuity of the site within its conservation context.



GROUND FLOOR PLAN

TOP LEVEL +4.3m AGL

GROUND FLOOR +0.15m AGL



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Following Historic England GPA2: Managing Significance in Decision-Taking in the Historic Environment, the proposal's effect on the key heritage features of the Conservation Area has been assessed against the following aspects:

Public Streetscape and Views:

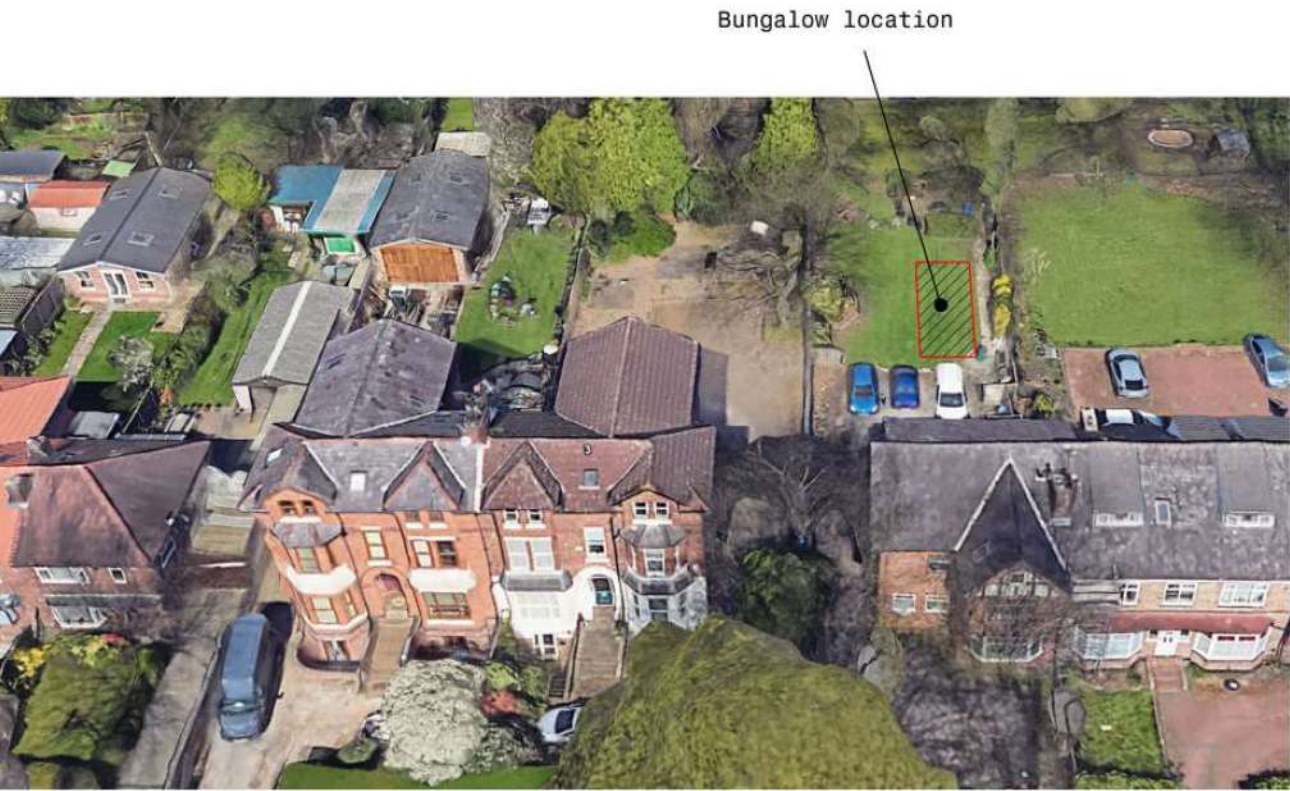
There will be no change to the streetscape character or public views from Demesne Road. The proposed bungalow is positioned to the rear of the plot and is not visible from the public highway due to the existing house, boundary walls, and mature vegetation. The visual appearance of the Conservation Area therefore remains unaffected, resulting in no harm to its character or appearance.

Architectural Character and Setting:

The existing house at No. 5 Demesne Road retains its traditional red-brick façade, pitched roof, and period detailing that contribute positively to the Conservation Area. These defining features are preserved in full, with the proposed development located at sufficient distance to ensure the main dwelling remains the dominant heritage feature within the site. The new structure will be clearly read as a discreet, modern garden building, maintaining the legibility of the historic plot layout.

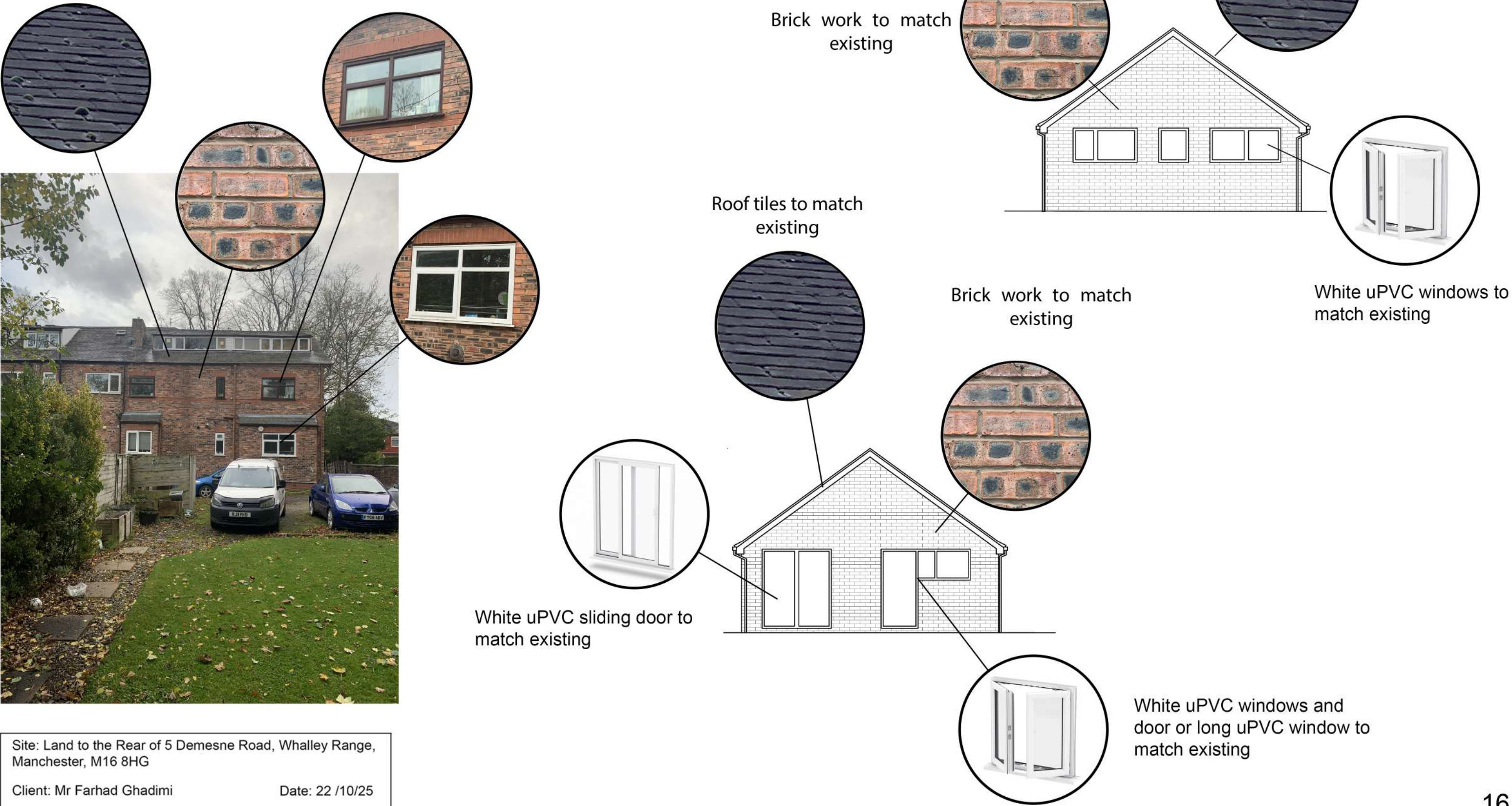
Landscape and Green Character:

The proposal respects the mature landscape that defines Whalley Range. Existing trees and garden planting will be retained wherever possible, particularly along the boundaries, to preserve the verdant character of the area. Any new landscaping will use native species to reinforce biodiversity and integrate the development seamlessly into the garden setting.



4.2. Materials

External materials will be sympathetic to the existing property and the wider conservation area, utilising red brickwork to complement the host dwelling, together with a dark tiled or slate-effect roof. Window and door frames will be in a neutral tone (such as white or anthracite grey) to maintain visual consistency. These material choices will ensure the new building integrates harmoniously with its surroundings and does not detract from the historic setting.



4.3 Mitigation Strategies

To ensure the proposal remains sensitive to its heritage and landscape setting, the following mitigation measures are incorporated:

The scale, height, and footprint of the bungalow are designed to remain subordinate to the main house.

Matching materials — red brick, roof tiles, and white uPVC joinery — will ensure visual harmony with the host property and the surrounding Conservation Area.

Existing boundary treatments (red-brick wall, timber fencing, and metal mesh sections) will be retained or repaired to maintain the established enclosure pattern.

Soft landscaping, including lawn areas and shrubs, will be introduced around the new building to blend it with the natural garden context.

External lighting will be minimal, down-directed, and designed to avoid light spill or visual intrusion into neighbouring gardens or the wider Conservation Area.

Feature	Description	Impact	Mitigation
Garden Layout	Rear garden where new bungalow will be positioned	Minimal change – located away from public view	Retain existing trees and boundaries
Main House	Existing red-brick, two-storey dwelling	No physical alteration	Fully retained and preserved
Materials	Red brick and roof tiles	No harm – matches host property	Use of matching materials ensures continuity

4.4 Benefits

The proposed provides a small, self-contained residential unit containing a living area, open kitchen, utility and WC. It forms an independent single-storey dwelling that remains modest in scale and sensitive to the conservation area.

Preservation of Character:

The development maintains all key elements that define the property’s setting — including the red-brick boundary walls, mature trees, and overall spacious garden layout that contribute to the leafy suburban character of the Conservation Area.

Enhancement of the Site’s Use:

The proposed provides a small, self-contained residential unit containing a living area, open kitchen, utility room and WC. It forms an independent single-storey dwelling that is modest in scale and sensitive to the conservation area, thereby optimizing land use while respecting the heritage context

Design Consistency:

Matching materials — red brickwork, roof tiles, and white uPVC openings — ensure visual harmony with the host dwelling and surrounding historic architecture. The design adopts simple, well-proportioned forms consistent with the area’s traditional character.

Environmental and Community Value:

By retaining trees and soft landscaping, the proposal sustains the green environment typical of Whalley Range. The modest addition enhances residential amenity without affecting neighbours or the public realm, contributing to the continued vitality and careful stewardship of the Conservation Area.

Overall, the proposal represents a balanced and sympathetic intervention, achieving the dual aims of preserving heritage significance and allowing modest, sustainable enhancement within an established garden plot.

5. Conclusion

The proposed development at No. 5 Demesne Road has been carefully designed to respect the character, setting, and architectural integrity of the main building and the wider Whalley Range Conservation Area. The scheme adopts a sensitive approach that ensures all new additions are subordinate in scale, complementary in materials, and harmonious in design with the existing red-brick structure.

Through the use of matching materials, appropriate proportions, and traditional detailing, the proposal maintains the visual coherence of the property while providing improved internal functionality. The layout—comprising a living room, open kitchen, utility area, and toilet—has been thoughtfully arranged to enhance day-to-day use without altering the historic front elevation or the established streetscape.

The development will not result in any harm to the significance of the Conservation Area, as the new elements are positioned discreetly to the rear and side, with no impact on public views from Demesne Road. Instead, the works will deliver clear benefits: improving the quality, efficiency, and comfort of the property; reinforcing the area’s architectural rhythm; and supporting the long-term sustainable use of this historic building.

In conclusion, the proposal represents a well-considered and proportionate form of development that preserves and enhances both the character of the main building and the wider heritage setting. It achieves an appropriate balance between conservation and adaptation, ensuring that No. 5 Demesne Road continues to contribute positively to the special interest and appearance of the Whalley Range Conservation Area.

