

## Heritage Statement in Support of Householder Planning Application

**Property Address:** 2 Windsor Road, Levenshulme, M19 2EB

**Conservation Area:** Rushford Park Conservation Area

**Date:** 3<sup>rd</sup> November 2025

### Rushford Park Conservation Area and Context

This Conservation and Heritage Statement has been prepared by NC Architecture to accompany a planning application for proposed works at 2 Windsor Road, Manchester, Levenshulme.

The property lies partially within the Rushford Park Conservation Area, designated by Manchester City Council for its special architectural and historic interest. The purpose of this statement is to assess the potential impact of the proposed development on the character and appearance of the conservation area and to demonstrate how the design preserves or enhances its significance.

### Site Context

2 Windsor Road is a residential property located outside but bordering the south-western edge of the Rushford Park Conservation Area. The surrounding area is characterised by late Victorian and Edwardian housing, arranged along tree-lined streets with generous front gardens and consistent building lines.

These spatial qualities — along with mature planting, traditional materials, and period detailing — contribute to the area's semi-rural suburban character, a defining feature of the conservation area's appeal.

The property itself is of traditional brick construction with a slate roof, typical of the local period housing stock. Its siting and architectural form contribute positively to the visual cohesion of Windsor Road and to the setting of the conservation area.



*Figure 1 – Rushford Park Conservation Area*

### Conservation Area Significance

The Rushford Park Conservation Area reflects the historic evolution of Manchester, Levenshulme from rural farmland to a planned 19th-century suburb.

Its significance arises from:

- The historic development pattern originating from the Rushford House estate (late Georgian) and Hawthorn Cottage farmland (early 19th century).
- The distinctive street layout with deep front gardens and wide avenues.
- The architectural consistency of late-Victorian and Edwardian housing, using red brick, slate, and decorative stone or timber details.
- The landscape character created by abundant mature trees and greenery.
- Its archaeological context, being close to the line of the early medieval Nico Ditch earthwork.

Together, these elements give Rushford Park a strong sense of historic continuity and semi-rural charm, which the conservation area designation seeks to protect.

### Heritage Significance of the Site

While 2 Windsor Road is not a listed building and sits just outside the conservation area boundary, it is representative of the housing typology that defines the conservation area's residential character. Its traditional scale, proportions, materials, and relationship with the street all contribute to the collective value of the area



*Figure 2 – Rushford Park Conservation Area with Site Plan Overlay*

## Description of Works

The proposal involves the construction of a three-storey extension to the east elevation to provide an open-plan kitchen and dining area as well as additional bedrooms.

The extension will be built in materials that match the existing dwelling — red brick walls and a slate roof — ensuring architectural consistency and visual harmony with the host building.

The massing and proportions have been designed to respect the existing building's scale and character while improving the internal accommodation and functionality of the home. The overall design maintains the established rhythm and pattern of development along Windsor Road.

## Rationale and Design Approach

The proposed extension seeks to enhance the functionality of the existing dwelling while ensuring that the architectural integrity of the property and the wider conservation area are preserved.

- The scale and massing of the proposal have been carefully considered to ensure that the new elements remain proportionate and subordinate to the main building.
- The design approach respects the original building's form, with a sympathetic integration between old and new.
- Materials and detailing are chosen to complement the existing property, using traditional red brick and slate to ensure visual coherence with the host dwelling and neighbouring buildings.
- The proposal avoids unnecessary alteration to the principal elevation, retaining the established front garden and boundary treatment that contribute to the character of the street.

Overall, the design represents a sensitive and contextual response, balancing modern family requirements with the historic and architectural setting of the Rushford Park Conservation Area.



*Figure 3 – Proposed Front Elevation*

## Conclusion

This statement demonstrates that the proposed development at 2 Windsor Road, Manchester, Levenshulme:

- Respects the scale, form, and materials of the host building and surrounding properties.
- Maintains the landscape character and spatial qualities that define the Rushford Park Conservation Area.
- Preserves the historic appearance and architectural coherence of the local streetscape.

The proposal therefore preserves the character and appearance of the Rushford Park Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and relevant policies of the Manchester Core Strategy.

Accordingly, the development is considered acceptable in heritage and design terms.

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