Heritage Statement

Proposed Alterations to Front Elevation

194-196 Burton Road

West Didsbury

Manchester

M20 1LH

Date: 9th April 2026

Client: Omid Poya

Report prepared by Stephen Griffiths
Friday, 10 April 2026

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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 30 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

The purpose of the report is to establish the impact of the proposed awning and railing details changing the front elevation's impact on the Albert Park Conservation Area.

1.3 Sources & Information Relied Upon

Manchester City Council Albert Park Conservation Area Plan

The Manchester City Shop Front and Signage Design Guide

The Albert Park Conservation Area Management Plan

Proposed Elevations Drawings by Create It Studio Architects

A1648 (02) AP004 Proposed Elevation

A1648 (02) AP002 Proposed Floor Plans

A1648 (02) AP001 Proposed Site Plan

2 Proposals

2.1 The Proposal

Brief History

The area was developed as a row of buildings on Barlow Moor Lane, possibly farm workers cottages but developed in the mid 1900's. So mainly during the Victorian period. Burton Road was developed together with a number of built-up Edwardian properties and became incorporated in the city of Manchester in 1904.

Albert Park and Its Buildings Today

Burton Road has been created as a shopping centre and is a very active area with typical of the period including relatively small, terraced type buildings to the larger buildings on the opposite side of the road.

Control of Development

The property owners in the area are engaged to retain the original character and detail of the houses, and the view is that the development follows the line of other developments within the conservation area where the active eateries and other shops have awnings and canopies as can be seen from the photographs attached.

Improvements and Enhancement

Artificial materials such as upvc for windows and concrete for walls are not to be encouraged. On the existing buildings they should follow the pattern of originals that they replace. Boundary treatments should match those original and any wrought iron works should be of original style rather than modern concrete.

Proposals

It is intended to install a retractable canopy to the front elevation together with railings onto the adopted highway, and also creating a powder coated bi-folder door similar to that to the current right hand side elevation.

3 Assessment of Heritage Sites and Impact

In Appendix A are the tables which have been used to assess the impact.

Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of "heritage values" against which a site's heritage significance should be assessed.

Evidential Value
Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

We do not anticipate any evidential value on this site and the proposals do not affect any works that would expose them.

Historical Value
Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person's personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

The building has relatively minor qualities historically, and it has been extended to the front which has somewhat depleted its architectural merits.

Aesthetic Value
Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the "patina of age" may overlie the values of conscious design and may enhance or detract from them.

The property has little in terms of aesthetic value.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

There is an element of communal value being on the main street.

Summary of Significance of Heritage Asset

In conclusion therefore, we would consider that the building has a low value.

Magnitude of Impact

Because the proposals do not particularly affect the building which has been fairly extensively altered, we feel that the effect is neutral.

Significance of the Effect

By combining the cultural heritage value and the magnitude of impact we consider the outcome to be neutral.

4 Local Plan Policy – Manchester Local Development Framework Core Strategy Development Plan Adopted 11th July 2012

This is not technically part of the city centre and therefore not all these policies would be applicable.

Therefore, we consider the Policy EN1 would apply in terms of character areas. This proposal obviously is technically within the city centre although it is outside the actual main city, and we consider that the changes in the proposals do not really affect the Albert Conservation Area.

Save Unitarian Plan for Manchester Save UDP Policies

Policy DC18.1 Conservation Area

This proposal is not really any change in the conservation area, the only really significant change is that of any changes to the bi-folder doors matching to those that already exist on the right hand side elevation.

The Places for Everyone Plan – Joint Development Plan Policy for 9 Out of the 10 Boroughs which make up Greater Manchester Adopted on the 23rd March 2024.

We consider that the proposals are not contrary to the NPPF.

5 National Planning Policy Framework

5.1 207

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

We have carried out a site visit to appraise the general street scene in consideration of the conservation area being in total a heritage asset.

5.2 210

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

We consider the proposals do not change the character of the conservation area.

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The proposals for the retractable canopy are in keeping with those of other retail users in the Burton Road Development.

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.3 215

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

There is no harm to the conservation area by this proposal.

6 Conclusion

We consider that the retractable canopy and the bi-folder doors and the small fencing is in keeping with the remaining development within the commercial vibrant area of Burton Road.

Whilst we accept that the conservation area does have qualities, there are very few listed buildings. This proposal does not affect the setting of any of those buildings.

7 Appendix A – Photographs

Photograph 1



Retail units opposite subject property on Burton Road with retractable canopies.

Photograph 2



Current front elevation showing left hand side as a single door to be created into bi-folder doors.

Photograph 3



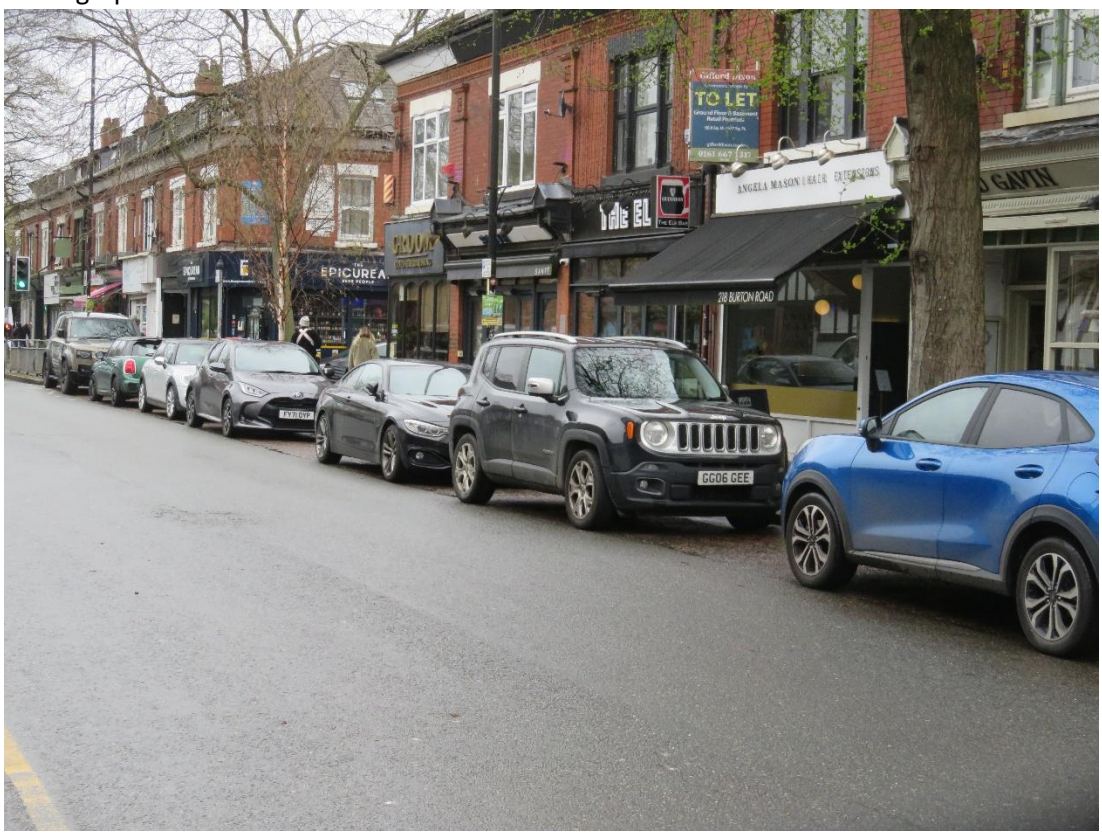
Subject property right hand side elevation already with bi-folder doors.

Photograph 4



Front elevation with flat roof extension.

Photograph 5



Typical street scene with various retractable canopies.

8 Appendix B – Cultural Heritage Impact Tables

8.1 Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

8.2 Table 3.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical. factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association

	Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are severely compromised or have little or no historical interest.

8.3 Magnitude of Impact

Magnitude of Impact	**Typical Criteria Descriptors**
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damage and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)

	Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)

8.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible/No Change
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral