Heritage Statement: 1 Blackburn Gardens

1. The Asset 1 Blackburn Gardens is a late-20th-century (c. 1987) end-terrace dwelling located within the local Conservation Area.

The boundary wall in question is a standard brick-and-mortar structure of modern construction, consistent with the 1980s development of the site.

2. The Proposal The proposal involves the demolition of a 2.0-metre section of the existing 1.8-metre high boundary wall and an adjacent private steel gate. This removal is to facilitate the construction of a single-storey rear extension.

3. Impact on the Conservation Area The wall section to be removed is a modern addition and does not possess significant architectural or historical merit that contributes to the unique character of the Conservation Area. Its removal is localised and minimal in scale.

4. Mitigation and Justification The demolished section will be replaced by the flank wall of a new, high-performance **EnerPHit (Passivhaus)** extension. To maintain the visual harmony of the street scene:

- The new wall will be finished in facing brick and mortar to match the existing dwelling exactly.
- The height will be maintained at a scale (2.97 m) sympathetic to the original house.
- The replacement structure provides a more permanent, secure, and thermally efficient boundary than the existing garden wall, supporting Manchester’s climate and sustainability goals.