HERITAGE STATEMENT

7 Holmwood Road
Manchester
M20 3JY

June 2026

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1 INTRODUCTION

This Heritage Statement has been prepared in support of the planning application for a single storey rear extension and loft conversion at 7 Holmwood Road, Manchester, M20 3JY, which lies within the Ballbrook conservation area 1991.

This statement should be read in conjunction with the submitted drawings.

Figure 1 shows an aerial view of the site. Figure 2 show the site location plan.



Figure 1: Aerial View of Site



Produced on 08 December 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 384578 391983,384678 391983,384678 392083,384578 392083,384578 391983
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Figure 2: Site Location Plan

2 BALLBROOK BROOK CONSERVATION AREA

The Ballbrook conservation area is situated approximately four miles south of Manchester city centre. It was designated a conservation area in 1991.

Ballbrook is predominantly residential in nature. The conservation area extends to just over ten hectares and is bounded by Wilmslow Road to the east, Lapwing Lane to the south-west, Palatine Road to the north-west and Sandileigh Avenue to the north.

The history of the area it described on the Manchester City Council's (MCC) website as follows:

> *Ball Brook, which provides the area's name, was a small watercourse crossing the area from south east to north west, and this in part formed the boundary between Didsbury and Withington.*
>
> *Withington House and Brook House, later named Ballbrook House, were situated on Wilmslow Road, which was then a turnpike road which crossed Ball Brook via Ball Bridge. Lapwing Hall was on the south side of Lapwing Lane and directly on the line of Palatine Road, which was opened in 1862 and was also, for a short time, a turnpike road.*
>
> *Large houses were then built along Palatine Road. Two of these properties, Sandileigh on the north side of the brook and Moorfield on the south side, had grounds covering all the Didsbury side of the conservation area and some in Withington, including a lodge on Palatine Road.*
>
> *From 1897 to 1902, the frontages to Wilmslow Road and Lapwing Lane were developed with mostly three-storey Victorian villas, the majority of which can still be seen today.*
>
> *Withington and Didsbury were two of five townships to be annexed by Manchester in 1904, consequently Ball Brook lost its significance as a boundary. The brook was then culverted prior to the next phase of development.*
>
> *The core of the area, comprising Sandileigh Avenue, Danesmoor Road, Holmwood Road, Lyndhurst Road, St. Aldwyn's Road and Redclyffe Road, consists of Edwardian housing built between 1910 and 1914, mostly by developers Booth & Britten, who employed the architect George Westcott. The same team also created the terrace of shops with a cast-iron and glass canopy on Lapwing Lane in 1913.*
>
> *The bank, post office and telephone exchange group of buildings fronting Lapwing Lane, Palatine Road and Ballbrook Avenue are post-war developments. The flats named Balholm Court and Holmwood Court are later developments built on the site of No. 640 Wilmslow Road and in the garden of No. 8 Ballbrook Avenue respectively. Danesmoor Court, now used as a Job Centre, occupies the site of a former garage and petrol filling station on Palatine Road.*

The character of the buildings within the Ballbrook conservation area is described on the 'Ballbrook and its buildings today' section of the MCC's website as follows:

> *When constructed, between 1910 and 1914, the Edwardian part of the conservation area was known as the Radcliffe Estate. This group of houses remains virtually intact and displays the townscape qualities of an Edwardian suburban housing estate.*
>
> *The tree-lined avenues are fronted by garden walls, mostly in smooth red brick with recessed panels between the piers. The houses, mostly two-storey, are also largely smooth red brick, many with rendered or pebble-dash panels at first floor level, and some with half-timbered gables.*
>
> *Punctuated with projecting bays, oriel windows and porches, the front elevations of the houses are varied and interesting. It is apparent that stained glass was extensively used, as much of the original glass is still in evidence. It is often seen here in the form of top lights, with clear glass below, sometimes divided by lead cames.*

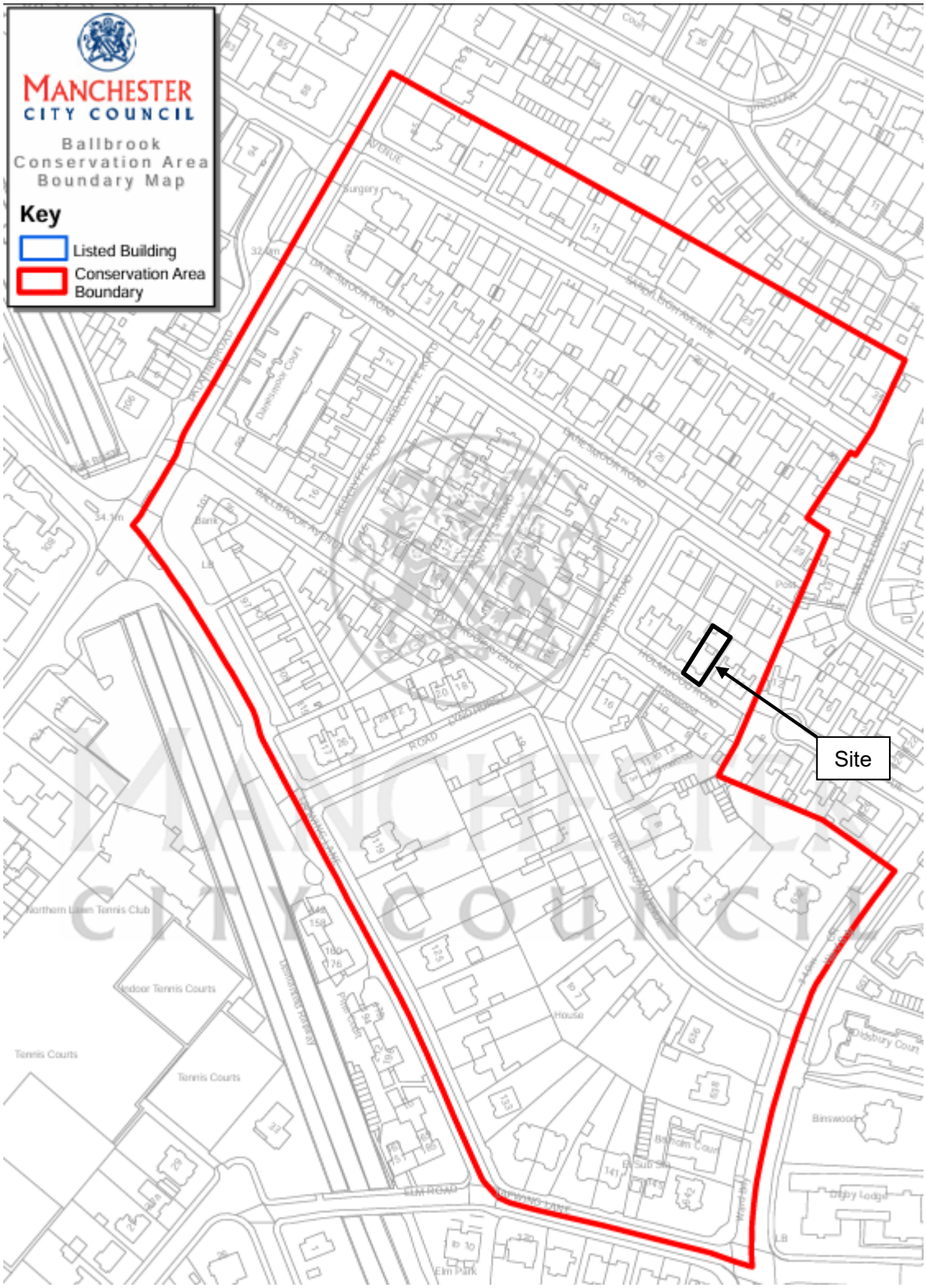


Figure 3: Map of Ballbrook Conservation Area (reproduced from MCC's website)

3 HERITAGE SIGNIFICANCE

The conservation area is a Heritage Asset, and its particular significance is the design of the public realm, and the style of the properties along the street. No individual property is singled out, but rather the wholeness of the streetscape and the setting of the houses, front gardens, garden walls, trees and hedges form the defining character of the conservation area.

The 'Control of development' section of the MCC's website indicates that:

> *Development control in Ballbrook is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities. Property owners in the area are encouraged to retain the original character and detail of their houses. This should include the details, colour and materials of window frames, doors and other elements of the buildings.*

7 Holmwood Road is located close to the east boundary of the conservation area. It is one of six properties that line the northern side of Holmwood Road. The front of the property is shown in Figure 4 and comprises a smooth red brick garden wall and pedestrian entrance gate. The building itself has smooth red brick façade on the ground floor with pebble dashed panels at first floor level. There are two bay windows at ground floor level, one of which extends up to the first floor level. The rear of the property is shown in Figure 5 and comprises two single storey outrigger buildings, one of which currently contains the kitchen and the other an outside storage building. The outside storage building is to be removed and rebuilt as part of the proposed works. The property backs on to the rear side of the properties located on Danesmoor Road.

The properties on the opposite side of Holmwood Road are shown in Figure 6 and comprise a storey block of flats that make up the Holmwood Court development. These flats are a later development than the original Edwardian style properties, built in the garden of 8 Ballbrook Avenue.

7 Holmwood Road is in keeping with the character of the conservation area and makes a positive overall contribution to the area.



Figure 4: Front of Property



Figure 5: Rear of the Property



Figure 6: Properties Opposite 7 Holmwood Road

4 THE PROPOSAL

The proposal comprises a single storey rear extension with a loft conversion. The rear extension ties into the existing kitchen and extends across the full width of the rear of the house. The roof of the rear extension will be pitched and contain three roof lights to provide additional light to the rear of the property. There is a new window proposed at the rear along with a new bi-fold door providing access to the rear of the property. The proposed rear elevation is shown in Figure 7

The loft conversion will be achieved keeping the existing pitched roof as is, with the addition of roof lights to create the habitable space. The change to the front elevation of the property is minimal.



Figure 7: Proposed Rear Elevation

5 IMPACT ASSESSMENT

The majority of the proposed works comprise the rear extension which does not interfere with the front elevation of the house. It is proposed to construct the extension using red smooth brick laid in stretcher bond with bucket handle pointing to match existing brickwork at the rear. Materials proposed for the new roof at the rear are to match the existing outrigger structure that forms the kitchen so as not to be detrimental to the overall visual sense of the property. The proposed development is in line and matches the development to the adjoining property at 5 Holmwood Road, which essentially creates a mirror development.

The impact of the proposed development to the front of the house which is visible from the road is limited to the new rooflights that form part of the loft conversion. The proposals are in line and match the development to the adjoining property at 5 Holmwood Road. To minimise the visual impact, conservation rooflights are proposed to give a reduced profile / protrusion. All other aspects of the front elevation will remain as is.

Overall, the impact of the proposed development is considered minimal. The proposals match the acrchitectural quality of the existing features of the property and are in line with other similar developments within the Ballbrook conservation area.

6 JUSTIFICATION SUMMARY

The proposal fully respects and maintains the historical integrity and significance of the existing building and its setting in the street.

The proposal is a small development in line with other similar developments that have been carried out on neighboring properties. The proposals aim to maintain the architectural and visual qualities of the property. There is no harm or loss of significance to the conservation area as a result of the proposed development.