Heritage Statement (Revised for Validation Purposes)

556 Wilbraham Road, Chorlton

Wilbraham Road / Edge Lane Conservation Area, Manchester

Proposed Single-Storey Rear Extension and Alterations to Cellar Access

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1. Purpose of Statement

This Heritage Statement has been prepared to support a householder application for a single-storey rear extension and associated alterations to external cellar access at 556 Wilbraham Road, Manchester.

It assesses the significance of the host property and its contribution to the Wilbraham Road / Edge Lane Conservation Area, and considers the impact of the proposed development on that significance.

The level of assessment is proportionate to the scale of the proposed works, which are confined to the rear of the property and do not affect the principal elevation or public realm.

2. Heritage Designation and Context

The site lies within the Wilbraham Road / Edge Lane Conservation Area, designated by Manchester City Council.

The property is a Victorian/early Edwardian terraced dwelling forming part of a continuous residential streetscape along Wilbraham Road. It is not listed but is considered to contribute positively to the character of the conservation area through its scale, materials, and consistency with surrounding properties.

3. Significance of the Host Property

The heritage significance of 556 Wilbraham Road is derived primarily from:

- Its contribution to the uniform Victorian/Edwardian terraced streetscape of Wilbraham Road;
- The architectural character of its principal elevation, including red brick construction, traditional fenestration, and roof form;
- Its relationship to the wider rhythm, scale, and grain of development within the conservation area.

The rear elevation and rear garden area are of lower heritage significance, as they are:

- Not visible from the public realm;
- Altered historically through incremental domestic extensions typical of the area;
- Secondary to the principal street-facing facade in terms of architectural and townscape value.



556 Wilbraham Road existing front view



556 Wilbraham Road existing rear view



556 Wilbraham Road existing rear view






Examples of properties on Wilbraham Road within the conservation area

4. Contribution to the Conservation Area

The Wilbraham Road / Edge Lane Conservation Area derives its significance from:

- Strong linear Victorian and Edwardian residential development;
- Consistent use of red brick and slate roofing materials;
- Regular rhythm of terraced and semi-detached properties;
- Strong, coherent streetscape when viewed from Wilbraham Road.

The conservation area's character is principally experienced from the public realm along Wilbraham Road. Rear elevations and private garden areas make a limited contribution to this experience.

5. Proposed Development

The proposal comprises:

- A single-storey rear extension;
- Reconfiguration of external cellar access steps.

The extension is located entirely to the rear of the property and is not visible from Wilbraham Road or any public vantage point.

The design comprises a brick base with a lightweight painted timber superstructure, forming an orangery-style addition.

6. Impact on Heritage Significance

6.1 Impact on Principal Elevation and Streetscape

There is no impact on the principal elevation or the streetscape. The proposal is fully contained to the rear and has no visibility from the public realm.

Impact: Neutral

6.2 Impact on Conservation Area Character

As the works are not visible from public viewpoints, there is no material impact on the character or appearance of the conservation area as experienced from Wilbraham Road.

Impact: Neutral

6.3 Impact on Rear Elevation

The proposal will result in alteration to the rear elevation through the addition of a single-storey extension. The scale is modest and consistent with typical domestic rear extensions within the area. Materials have been selected to complement the host building.

Impact: Neutral

6.4 Impact on Cellar Access

The relocation and reconfiguration of external cellar access is a minor functional alteration with no heritage impact.

Impact: Neutral

6.5 Relevant Planning History

It is also noted that planning permission was granted by Manchester City Council under application reference 127925/FH/2020 (decision dated 6 November 2020) for a single-storey rear extension at the adjoining property, 558 Wilbraham Road.

That proposal comprised a contemporary flat-roofed rear extension of broadly comparable scale and proportions to the extension now proposed at No. 556, together with the enclosure of the existing external basement access. The approved extension incorporated a brick external finish with contemporary glazing and rooflight design.

Whilst each application must be determined on its own merits, the approval demonstrates that the Council has previously accepted that a modest single-storey rear extension of comparable scale, together with alterations to external basement access, can preserve the character and appearance of this part of the Wilbraham Road / Edge Lane Conservation Area.

7. Conclusion

The proposed development is confined entirely to the rear of 556 Wilbraham Road and does not affect the principal elevation or the public experience of the conservation area.

The rear of the property is of limited heritage significance, and the proposal represents a modest and sympathetic domestic alteration consistent with the established pattern of rear extensions within the conservation area.

It is therefore concluded that the proposal preserves the character and appearance of the Wilbraham Road / Edge Lane Conservation Area in accordance with local and national planning policy.

Prepared on behalf of the Applicant

Application Site: 556 Wilbraham Road, Chorlton, Manchester M21 9LB

Conservation Area: Wilbraham Road / Edge Lane Conservation Area

Local Planning Authority: Manchester City Council

Date: July 2026