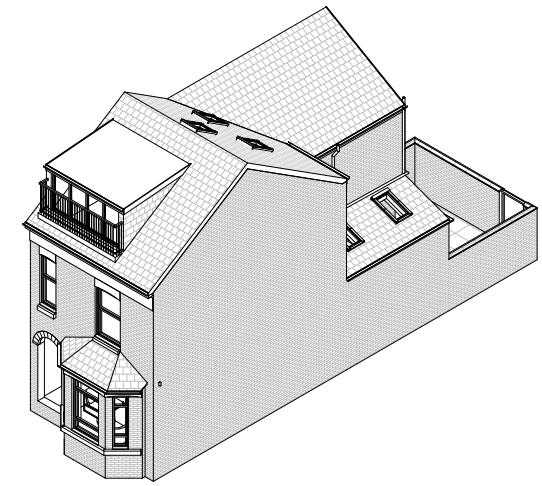
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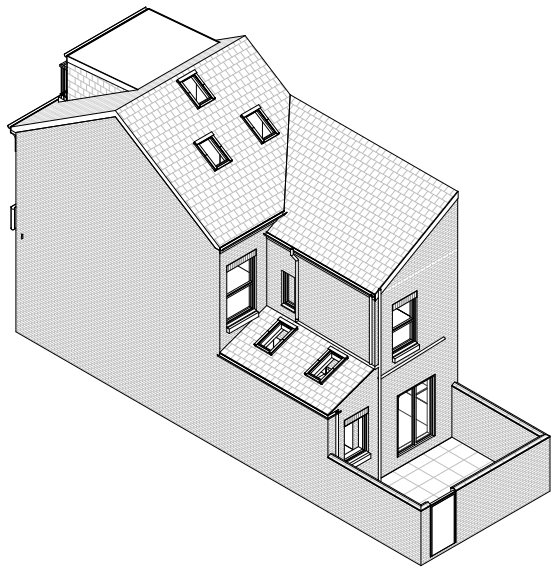
Heritage Statement

2 Warwick Avenue, Didsbury, M20 2LL

Revision A
May 2026

Prepared by: Premdyl Shadan
Approved by: Daniel Kelso





Proposed front & rear 3D views of 2 Warwick Avenue

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This Heritage Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension and renovation of **2 Warwick Avenue, Didsbury, M20 2LL** on behalf of Peter Boyle.

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Heritage Statement

2 Warwick Avenue, Didsbury, M20 2LL

1. Introduction

This Heritage Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension and renovation of 2 Warwick Avenue, Didsbury, M20 2LL on behalf of Peter Boyle.

The purpose of this Heritage Statement is to assess the significance of the property within the Albert Park Conservation Area, affected by the proposed development and to evaluate the potential impact of the scheme on that significance. While the home is not statutorily protected, the conservation area is acknowledged for its historical significance due to its Victorian architectural character, and this statement seeks to demonstrate a proportionate and informed response to its conservation through thoughtful and sensitive design.

Assessment Methodology

The aim of conservation, is to sensitively manage change to ensure that the heritage significance of a building or place is sustained, and where possible, better revealed or enhanced. Conservation areas are recognised as having heritage value - often through their architectural, historical, or communal importance to a local area. Significance can be lost through insensitive alterations or partial demolition, but it can also be enhanced through well-informed and considered change which supports the continued use and longevity of the building, maintaining its character and heritage interest for future generations.

This Heritage Statement consists primarily of a desktop study using the historic mapping, planning records, and publicly accessible resources including historic Ordnance Survey maps. As the subject of this report is a property within a conservation area, the assessment has been undertaken with reference to paragraph 203 of the *National Planning Policy Framework* (NPPF, 2023) alongside relevant local planning policies and supplementary planning guidance adopted by Manchester Council.

2. Site Description

The site is located within Didsbury, with the property known as 2 Warwick Avenue, Didsbury, M20 2LL. The site has a total area of approx.105 sqm and comprises an end of terrace 3-storey (plus a cellar) dwelling with a driveway to the front and a rear patio to the rear. The site is accessed off Warwick Avenue, a residential street just branching out from the busy high street of Burton Road. The front of the property is well-viewed from the pavement with low brick walls/ timber fencing on either side view. The rear is surrounded on all sides by brick walls, separating it from the surrounding dwelling and

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alley.

The site is located within a designated conservation area and is not subject to statutory listing. Albert Park Conservation Area was established in 1988 to preserve its distinctive Victorian character. The area primarily consists of terraced and semi-detached houses, with a unified design language emphasising red brick construction, slate roofs, and bay windows.



Policy Map Manchester Council - No specific local policies relevant besides within Conservation Area

3. Contextual Analysis

The site is located within the West Didsbury area of Didsbury, with frontage onto Warwick Avenue. West Didsbury has a rich history; originally common farmland, this land was developed into a middle-class residential area following the arrival of the cotton trading in the 19th century. The development of West Didsbury and surrounding areas was heavily influenced by the arrival of the railways (such as the Midland Railway, now the [Metrolink]) in 1880, which enabled easy commuting for residents. Didsbury was officially absorbed into the city of Manchester in 1904, turning from a semi-rural village into a popular residential suburb.



Historical OS Map - 1890



Historical OS Map - 1920



Historical OS Map - 1950

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Listed buildings and scheduled monuments:

- 139, Barlow Moor Road - Grade II Listed Building (no. 1197801), approx 320m from the site.
- Oak Bank - Grade II Listed Building (no. 1279558), approx 480m from the site.
- Synagogue - Grade II Listed Building (no.1246274), approx 640m from the site.
- Former Mercantile Bank of Lanchashire - Grade II Listed Building (no.1200800), approx 640m from the site.





Front elevation photos of 2 Warwick Avenue

This property is a late-Victorian end of terrace house featuring a red-brick façade laid in stretcher bond. The architecture is characterized by its functional yet classic proportions, with smooth stone lintels and sills providing a clean contrast to the masonry.

The main entrance is set within a recessed masonry arch with the front door finished in a contemporary pale lilac or pink tone with a decorative glass insert. The ground

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floor features a single canted bay window to the right of the entrance, topped with a sloped slate roof. The upper floors contain large, rectangular windows with stone surrounds; the windows themselves appear to be white-framed casement or sash.

The building rises to three storeys, including a converted attic space. This is marked by a prominent, wide flat-roofed dormer window that spans a significant portion of the roofline, accompanied by a tall brick chimney stack on the right gable end.

The house is an end-of-row with a narrow paved alleyway running along the right side. The front area is fully paved with stone flags for off-street parking or utility access.





Rear elevation photos of 2 Warwick Avenue

The rear elevation of the property reveals a functional, multi-tonal Victorian outrigger typical of homes of this era. Unlike the formal front façade, this section is purely utilitarian, showcasing a history of domestic repairs and modern updates The walls are constructed from weathered red-toned bricks. The brickwork shows a layered history with various stages of repointing and "ghosting" where old fixtures may have once been.

A prominent feature of this elevation is the extensive network of black PVC drainage and soil pipes. These run both vertically and horizontally across the brickwork, including a large horizontal run that traverses the middle of the outrigger.

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There is a mix of window styles. The upper floors retain traditional timber-framed sash windows, while the ground floor has been updated with white-framed casement/ picture windows, including a door that provides access out onto the side return.

The property features a narrow paved courtyard/side return, finished with large, weathered flagstones. This area is enclosed by a high, original brick boundary wall topped with stone coping that divides the property to the alleyway.



Interior photos of 2 Warwick Avenue

The interior of the property presents a compelling blend of Victorian character and contemporary renovation. While original proportions remain, the styling leans toward a modern take on period features. For example, the principal reception room retains its deep period coving and features a large bay window fitted with modern white plantation shutters. The traditional aesthetic is complemented by cast-iron radiators and exposed, sanded floorboards. The primary bedrooms continue the theme of period elegance, one featuring decorative wall panelling finished in a muted mauve and a sash-style window with integrated shutters.

Leaning into the more modern-practical aesthetic, the kitchen has been updated with a functional U-shaped shaker-style design in light grey with flooring that is finished in large-format grey tiles. The top floor has been converted into a bright, expansive living or sleeping space. It is characterized by its sloped ceilings, a large four-pane dormer window overlooking the neighbourhood, and additional Velux-style skylights that maximize natural light.

4. Proposed Development

The proposed development seeks full planning permission for the rear extension and internal renovation of the property to support the continued use and longevity of the building, maintaining its character and heritage interest for many generations to come. Most of the major work is proposed to the rear of the ground floor, with the addition of an infill extension to provide space accommodating a large open-plan kitchen / dining / secondary lounge. The proposal has been designed to suit the needs of family

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living, with communal gathering spaces and hidden storage areas. Extending to the rear means beautiful reception can remain untouched and retained largely as it is.

Ground Floor: The proposed works involve a comprehensive modern reconfiguration of the rear of the property, focused on a single-storey extension and the modification of the existing outrigger. A new rear extension is proposed to create a large, light-filled living area. This space features multiple skylights to maximize top-down natural light. The transition between the original house and the new extension is defined by internal Crittall-style doors that provide a contemporary industrial aesthetic while maintaining visual connectivity and light flow between the kitchen and living zones. The extension opens directly onto a new rear patio, through a new external door.

The existing rear outrigger is incorporated into the new floor plan, facilitating a more seamless flow from the front reception room to the new rear living space.

First Floor: No major works are proposed to this floor.

Second Floor (Attic): No major works are proposed to this floor.

Elevations: The proposal does not seek to make any alterations or changes to the front or side elevations of the existing property. The proposed materiality of the extension has been carefully selected to integrate with the existing dwelling, while introducing contemporary elements that complement the original design. Brick detailing in soldier course bands is proposed to run above new openings whilst stone cills are used to frame windows, designed to mirror the detail on the original house. Pitched rooflines are designed to blend in with the existing slate tiles.

5. Heritage Assessment

In order to assess the impact the proposed development will have on the importance and setting within the conservation area, it is necessary to first consider the proposal's significance. Significance is defined within the NPPF and derives from both the heritage asset's physical presence, but also from its setting. It is considered as the equation of the cultural, social, and/or natural heritage values that make up the importance of a building or place to both present society, and future generations.

The purpose of conservation area designation is to preserve or enhance those elements which contribute positively to its special architectural or historic interest. Conservation Areas are therefore sensitive to change, and the significance of individual buildings, spaces, trees, views, and other townscape features must be considered in terms of the contribution they make to the significance of the area as a whole. Well-considered and sympathetic development can reveal and enhance

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significance, while poorly designed or intrusive change may erode the character and appearance that justify designation.

Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces. (Taken from Historic Environment)

Assessment Methodology

As the proposed development is not listed nor does not promote the loss of a building, the proposal can be treated as not harm to the conservation area.

6. Assessment of Significance and Contribution to Setting

Manchester Council has identified the site with the Albert Park Conservation Area on account of the following:

- *Five nearly parallel roads - Burton Road, Northern Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road - form the basic structure of an area of housing constructed principally during the late Victorian period.*

Warwick Avenue is a predominantly residential street characterised by attractive late-Victorian housing which contributes positively to the wider character of the area. The street is formed principally of substantial semi-detached/ terrace dwellings set within similar sized plots, front drives and shared rear gardens, creating a verdant suburban character typical of the historic development of Didsbury during the nineteenth century.

The properties along Warwick Avenue are generally two storeys in height, with roof dormer that provide a third floor within the converted attics. There are consistent roof lines, setbacks from the pavement, and varied yet complementary architectural detailing. The prevailing architectural character is domestic and traditional in form, with many buildings displaying features such as projecting bay windows, tall chimney

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stacks, timber sash or casement windows, and recessed entrance porches.

Materials are characteristic of the late-Victorian period, including red brick with painted stone cills, decorative arched brick detailing around the entrance porch and painted timber joinery. Roofs are predominantly pitched and finished in slate, contributing to a cohesive and attractive roofscape. Boundary treatments, including low brick walls to the front and high brick walls with capping stones to the rear reinforce the established residential character and provide a strong sense of enclosure and continuity within the street scene.

Collectively, these features contribute positively to the architectural and historic character of Warwick Avenue and its wider setting.

7. Impact of the Proposed Development upon Significance

The following assessment considers the impact of the proposals, whether beneficial or harmful to the conservation area against the criteria set out by Manchester Council in their appraisal.

It is envisaged that small scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and colour of materials.

- The proposed ground floor extension is mostly limited to the rear elevation where little architectural detail exists and seeks to rework areas of the house with the least amount of original character and architectural detail, this includes the outrigger (which is now the kitchen).

- The internal works to create an open-plan kitchen / lounge / dining area do not affect any of the original period features of the house. The existing kitchen to be removed as part of this renovation are not original and therefore do not provide any historical significance.

- The existing entrance hallway, downstairs reception room, and central staircase to upper floors is not going to be affected by the proposed works.

Artificial materials such as UPVC for windows or concrete for walls will not be encouraged, and the painting of brick and stone elements is considered to be inappropriate and conducive to rapid deterioration.

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Walls are generally red or orange-red brick with dressings in stone, moulded brick or a contrasting colour of brick.

Roofs on Albert Park houses are predominantly of slate and this should be used as a replacement.

- The proposed materiality of the extension has been carefully selected to integrate with the existing dwelling. Brick detailing in soldier course, stone window cills, timber windows and a pitched slate roof, mirror the aesthetic seen on the original house.

Where boundary treatments are being renewed, walls, preferably matching the originals, should be constructed in stone or brick with stone copings. Advice should be sought from the South Area Team to establish whether or not planning permission is required for such work. Existing examples are approximately one metre high although further height may be achieved by adding an evergreen hedge.

- The proposed rear extension is single-storey and similar in materiality to the existing building and the boundary wall. The extension intends to have the external wall recessed from the existing boundary treatment, thereby maintaining the established building line and reinforcing the continuity of enclosure along the site boundary. The use of complementary brickwork will ensure that the proposal integrates appropriately with the character of the host property and surrounding area.

8. Mitigation and Monitoring

The proposed extension is mostly limited to the rear elevation, minimising the visual impact from Warwick Avenue. The extension will be visible when walking down the alley, but this will be of no more than one-storey to ensure subservience from the existing property. The proposed material palette is accordance with the existing property and the surrounding local context.

9. Conclusions and Recommendations

This Heritage Statement has been prepared to support a planning application to Manchester Council for the proposed rear extension and internal reconfiguration of 2 Warwick Avenue. The Heritage Assessment has been undertaken to assess the impact of the proposed development on the importance of the Albert Park Conservation Area.

This Heritage Statement consists primarily of a desktop study using the historic mapping, planning records, and publicly accessible resources including historic

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Ordnance Survey maps. As the subject of this report is a non-listed building within a conservation area, the assessment has been undertaken with reference to the *National Planning Policy Framework* (NPPF, 2023) alongside relevant local planning policies adopted by Manchester Council.

The Heritage Assessment concluded that:

- The proposed development will not significantly impact on important views along Warwick Avenue.
- The existing historical front elevation will be not be affected by the proposal.
- The proposed extension will be mostly limited to the rear elevation and be subservient to the existing dwelling, to maintain visual prominence of 2 Warwick Avenue and minimise the impact on views along Warwick Avenue.
- The internal period features will be maintained and refurbished.
- The existing landscaping, particularly along the front boundary, will be preserved to maintain the area's visual character.
- The proposed development will not be visible, and therefore will not have an impact on, the setting of nearby listed buildings.
- The proposed development will use contextually appropriate materials to maintain visual cohesion with the surrounding built form.
- The proposed development seeks to modernise this historical asset and prolong its longevity to allow the property to be enjoyed by many generations to come.

The proposal would not have a detrimental impact upon the setting of the conservation area thus, support is therefore encouraged from the Local Planning Authority.