HERITAGE STATEMENT

Single Storey Rear and Side Extension

26 Cresswell Grove, West Didsbury, Manchester, M20 2NH

Local Planning Authority: Manchester City Council

Application Reference: PLA-2026-001022

Heritage Designation: Albert Park Conservation Area

Date: 29 July 2026

Prepared by

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1. Introduction

This Heritage Statement has been prepared in support of a householder planning application (ref. PLA-2026-001022) for the erection of a single storey rear and side extension at 26 Cresswell Grove, West Didsbury, Manchester, M20 2NH. It has been requested by Manchester City Council because the property lies within the Albert Park Conservation Area.

The purpose of this statement is to describe the significance of the heritage asset affected – namely the Albert Park Conservation Area – and to assess the effect of the proposed development on that significance, in accordance with the requirements of the National Planning Policy Framework (NPPF) and the Planning (Listed Buildings and Conservation Areas) Act 1990. In line with NPPF paragraph 194, the level of detail in this assessment is proportionate to the significance of the heritage asset and is no more than is sufficient to understand the potential impact of the proposal.

2. Site and Surrounding Context

Cresswell Grove is a residential street in West Didsbury, approximately four miles south of Manchester city centre. Together with Burton Road, Northern Grove, Clyde Road, Old Lansdowne Road and Palatine Road, it forms part of the basic structure of a residential area developed principally during the late Victorian period. No. 26 is a two-storey dwelling forming part of this historic residential pattern, set back from the street within a modest front garden and with a private rear garden, consistent with the prevailing plot layout of the street.

The surrounding townscape is characterised by consistent building lines, traditional brick construction, pitched slate or tile roofs, and traditional window proportions and detailing typical of late-19th and early-20th century suburban housing. As with many streets in the conservation area, some infill development took place in the post-war period on plots affected by war damage, meaning the street contains a mix of original Victorian/Edwardian dwellings and some later, sympathetically scaled replacements.

3. Significance of the Heritage Asset

26 Cresswell Grove lies within the Albert Park Conservation Area, designated by Manchester City Council in recognition of the area's well-preserved late-Victorian residential character, its consistent streetscape, mature garden planting, and the architectural quality of its historic housing stock. The conservation area's significance derives principally from the group value of its terraces and semi-detached houses, their shared building lines, materials and detailing, and the leafy, verdant setting created by front gardens and street trees.

The contribution made by no. 26 itself is as one dwelling within this wider group, sharing the plot width, building line and general scale of its neighbours. The property is not individually listed and is not identified as a building of particular architectural or historic merit in its own right; its significance lies in its contribution to the overall character and appearance of the conservation area as part of a consistent group.

4. The Proposed Development

The proposal is for a single storey rear and side extension, providing additional living space to the ground floor of the dwelling. The extension is designed to be subordinate in scale, set below the eaves and ridge height of the main dwelling, and positioned to the rear and side elevations, where it will have limited or no visibility from the public realm of Cresswell Grove.

External materials are proposed to match the existing dwelling throughout, including matching brickwork, and roof covering, windows and doors matching the style, proportions and finish of the existing house. This ensures the extension reads as a modest, complementary addition rather than a visually competing structure. [Confirm exact brick type, roof covering and joinery specification against the submitted drawings and insert supplier details here if available.]

5. Assessment of Impact

5.1 Impact on the Character and Appearance of the Conservation Area

As the extension is located to the rear and side of the property, it will not be visible, or will be minimally visible, from Cresswell Grove itself, and will therefore have no material effect on the principal street scene that defines the conservation area's character. The front elevation, building line and roofscape as viewed from the street – the key contributors to the area's significance – remain wholly unaltered.

The single storey scale of the extension ensures it remains subordinate to the existing dwelling and does not compete with or dominate the existing roof form. The use of matching materials ensures visual consistency with the main dwelling and the wider group of historic dwellings along the street, avoiding any harmful visual contrast.

5.2 Impact on Neighbouring Heritage Assets

Given the modest, single storey scale of the extension and its confined footprint to the rear and side of the plot, no material impact is anticipated on the setting of neighbouring properties or on the wider conservation area's significance beyond the application site.

5.3 Conclusion on Impact

The proposed development is considered to preserve the character and appearance of the Albert Park Conservation Area, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to accord with NPPF paragraphs 199-202, which seek to ensure that any harm to the significance of a heritage asset is avoided or, where not wholly avoidable, is minimised and clearly justified. In this instance, no harm to significance has been identified.

6. Conclusion

This Heritage Statement demonstrates that the proposed single storey rear and side extension at 26 Cresswell Grove has been designed with due regard to the significance of the Albert Park Conservation Area. Through its subordinate scale, restrained rear/side siting and use of matching materials, the proposal preserves the character and appearance of the conservation area and the contribution made

by the existing dwelling to it. The proposal is considered to accord with national and local heritage policy and should be supported.

Statement prepared by:

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