HERITAGE STATEMENT

Proposed Single-Storey Rear Extension

22 Parkfield Road South

Manchester M20 6DH

PLANNING APPLICATION	PLA-2026-001055
APPLICANT	Mr Sean Aftab Hasnain
PROPOSAL	Erection of a single-storey rear extension
PREPARED BY	Imara 360 Developments Ltd
REPORT DATE	August 2026

BLACKBURN PARK CONSERVATION AREA

Document Control

Document title	Heritage Statement - 22 Parkfield Road South
Application reference	PLA-2026-001055
Drawing reviewed	P001-22PARK-002 - Existing and Proposed Floor Plans and Elevations, dated 16 July 2026
Purpose	To assess the effect of the proposed single-storey rear extension on the character, appearance and significance of Blackburn Park Conservation Area.
Prepared by	Imara 360 Developments Ltd
Status	Planning submission

Executive Summary

Heritage conclusion

The proposal preserves the character and appearance of Blackburn Park Conservation Area. It is a modest, subordinate rear addition that does not alter the public street elevation, principal roof form, front garden boundary or the established domestic scale of Parkfield Road South. No harm to the significance of the conservation area is identified.

The house is an unlisted two-storey semi-detached dwelling within Blackburn Park Conservation Area. Its principal contribution to the designated area is through its scale, roof form and place within a coherent residential frontage. The rear elevation and private rear garden are not prominent in public views and make a limited contribution to the wider townscape significance of the conservation area.

The proposed extension is approximately 3.3 metres in depth and height, has a flat roof with a rooflight, and introduces a broad glazed opening to the rear garden. Brickwork is shown to the exposed side and rear pier. Subject to matching or closely harmonising facing brickwork, mortar and restrained roof-edge and glazing details, the addition will read as a secondary contemporary intervention.

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1.0 Introduction

1.1 This Heritage Statement has been prepared by Imara 360 Developments Ltd in support of a householder planning application for the erection of a single-storey rear extension at 22 Parkfield Road South, Manchester, M20 6DH.

1.2 Manchester City Council requested a heritage statement because the application property lies within Blackburn Park Conservation Area. This report therefore identifies the significance of the conservation area, the contribution made by the application property, and the likely effect of the proposed development on that significance.

1.3 The assessment is proportionate to the scale and nature of the proposal. The works are confined to the rear ground floor of an existing dwelling and do not involve demolition of the principal building, alteration of the front elevation, or changes to the main roof form.

1.4 The statement should be read alongside Drawing P001-22PARK-002, which contains the existing and proposed ground-floor plans, demolition plan, rear elevations and side elevations.

2.0 Methodology and Scope

2.1 The assessment follows a significance-led approach. It first identifies the heritage asset and the elements that contribute to its special architectural or historic interest, then considers the degree to which the proposal would alter those elements.

2.2 The following information has been reviewed:

- Manchester City Council invalidation letter dated 6 August 2026 for application PLA-2026-001055;
- Imara 360 Developments Ltd Drawing P001-22PARK-002, dated 16 July 2026;
- Manchester City Council information for Blackburn Park Conservation Area, including its history, townscape and development-control guidance;
- the National Planning Policy Framework, December 2024 edition, Section 16;
- the Manchester Core Strategy, including the 2024 addendum, and the adopted Places for Everyone Plan; and

2.3 No intrusive investigation has been undertaken. The statement relies on the submitted drawing, the supplied contextual report and publicly available planning and conservation-area information. Because the proposal affects a private rear elevation and involves no ground disturbance of archaeological relevance, a separate archaeological assessment is not considered proportionate.

3.0 Site and Surrounding Context

3.1 The application property

22 Parkfield Road South is a two-storey semi-detached dwelling within an established residential street in Didsbury. The submitted elevations show a hipped main roof and a simple rear elevation with first-floor windows and ground-floor openings. The dwelling is set within a conventional domestic plot with private space to the rear.

The house is not statutorily listed. The principal designated heritage asset relevant to the application is Blackburn Park Conservation Area. The sources reviewed do not identify a nearby listed building whose setting would be materially affected by the proposed rear extension.

3.2 Blackburn Park Conservation Area

Blackburn Park Conservation Area was designated by Manchester City Council in December 1979. It is a predominantly residential area bounded broadly by Barlow Moor Road, Palatine Road, Lapwing Lane and Wilmslow Road.

The area developed in phases during the suburban expansion of Manchester. Its significance derives from its established residential character, varied high-quality houses, mature gardens and tree-lined streets, and the survival of traditional materials and architectural details. The Council describes a varied townscape containing red and buff brick, slate and tiled roofs, render, half-timbering, bays, gables, hips and half hips.

Parkfield Road South lies on the eastern side of the conservation area close to Wilmslow Road and the former Midland Railway corridor. The supplied same-street heritage assessment identifies this part of the conservation area as a relatively tight-knit and later phase of development, distinct from the more spacious plots at its historic core.

3.3 Contribution of No. 22

No. 22 contributes to the conservation area principally as part of the continuous domestic frontage: its two-storey scale, hipped roof, spacing and residential use reinforce the character of Parkfield Road South. Its contribution is considered modest positive rather than exceptional. The rear elevation is visually contained by the house, garden and neighbouring boundaries and is not a defining element in the public street scene.

Key heritage attributes affected by the proposal

The assessment focuses on domestic scale, subordination of extensions, roofscape, traditional brick character, the integrity of the public frontage and the limited visibility of the rear addition. The proposal does not affect the front elevation, principal roof, front boundary or street trees.

4.0 Summary of the Proposed Development

4.1 The application proposes a single-storey rear extension to reorganise and enlarge the ground-floor kitchen and dining accommodation. Internal works include new structural openings and the formation of a utility room and bathroom; these internal changes do not directly affect the significance of the conservation area.

4.2 The principal external components are:

- a rear projection of approximately 3.3 metres;
- an overall height of approximately 3.3 metres;
- a flat roof with a projecting flat rooflight;
- a broad glazed rear opening to the garden;
- facing brickwork to the exposed side wall and rear pier; and
- retention of the existing two-storey dwelling, main roof and public-facing elevation.

Projection	Overall height	Roof form	Rear treatment
Approx. 3.3 m	**Approx. 3.3 m**	**Flat roof with rooflight**	**Brickwork and broad glazing**

Key external parameters taken from Drawing P001-22PARK-002. Dimensions are approximate for heritage assessment purposes.

4.3 Design approach

The proposal adopts a simple, low-profile form that is clearly subordinate to the two-storey host dwelling. The flat roof prevents the addition from competing with the hipped main roof, while the rooflight provides daylight without requiring a raised lantern or more prominent roof structure. The glazed rear opening is a contemporary domestic feature located within the private garden elevation.

The heritage assessment assumes that facing brickwork and mortar will match or closely harmonise with the host dwelling, that the flat-roof edge will be kept visually slim, and that window and door frames will use a restrained dark or neutral finish. These measures can be secured through the final material specification or an appropriately worded condition.

5.0 Planning Policy Context

5.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area when planning functions are exercised. In this context, preservation means avoiding harm to the character or appearance that gives the designated area its special interest.

5.2 National Planning Policy Framework

Section 16 of the National Planning Policy Framework treats heritage assets as an irreplaceable resource. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting, at a level proportionate to the asset and the likely impact.

Paragraphs 208 and 210 require the significance of the asset to inform decision-making and encourage development that sustains significance and contributes positively to local character and distinctiveness. Paragraph 212 requires great weight to be given to the conservation of designated heritage assets. Paragraphs 219 and 220 recognise opportunities for appropriate development in conservation areas and confirm that not every element necessarily contributes equally to significance.

5.3 Development Plan

Manchester Core Strategy Policy EN3 seeks development that complements the city's historic and heritage features and preserves or, where possible, enhances the historic environment. The 2024 addendum confirms that part of Policy EN3 is replaced by Places for Everyone Policy JP-P2, which provides the strategic approach to conserving and enhancing the historic environment and heritage assets across Greater Manchester.

5.4 Blackburn Park Conservation Area guidance

Manchester City Council identifies Blackburn Park as a high-quality residential conservation area with varied traditional materials and architectural forms. Its development-control guidance expects new buildings and extensions to meet a similarly high standard of design. Traditional and visually compatible materials are therefore important, even where a proposal is not prominent from the public realm.

Policy test

The central question is whether the rear extension preserves or enhances the character and appearance of Blackburn Park Conservation Area. Because the proposal is small-scale and not publicly prominent, the assessment is focused on subordination, material compatibility and avoidance of harm to the established domestic form.

6.0 Heritage Significance

6.1 Significance of Blackburn Park Conservation Area

The significance of Blackburn Park Conservation Area may be summarised as follows:

- Historical value: evidence of the phased suburban growth of Didsbury from the late nineteenth into the early twentieth century;
- Architectural value: a varied collection of substantial and well-detailed houses using brick, render, timber detailing, slate and tile;
- Townscape value: tree-lined streets, mature gardens, domestic plot rhythms, boundary walls and hedges, and a consistent residential scale;
- Aesthetic value: varied roof forms, bays, gables, hips, half hips and decorative window and entrance details; and
- Communal value: an established and attractive residential environment whose character is experienced principally from its public streets.

6.2 Significance of the application site

The application property is not individually designated and is not identified in the reviewed sources as a landmark or building of exceptional architectural merit. Its heritage value is derived mainly from its contribution to the group character of Parkfield Road South.

The elements of the site that make the greatest contribution are the two-storey domestic scale, hipped roof, building line and relationship with neighbouring houses. The private rear elevation and later ground-floor arrangement make a lower contribution because they are not readily experienced in public views and are capable of sensitive adaptation without undermining the street-facing composition.

Element	Contribution to significance	Sensitivity
Front elevation and roof form	Positive contribution to the public street scene	High
Residential scale and plot rhythm	Positive contribution to townscape character	High
Rear elevation	Limited contribution due to private and contained location	Low
Rear garden setting	Supports domestic character but is not prominent publicly	Low to medium
Traditional material palette	Contributes to visual coherence across the area	Medium

7.0 Assessment of Heritage Impact

7.1 Scale, form and subordination

The extension is single-storey and approximately 3.3 metres high. It remains substantially below the eaves and ridge of the host dwelling and does not interrupt the principal hipped roof. Its simple flat-roof form reads as a secondary rear addition and preserves the dominance of the original two-storey house.

7.2 Public views and townscape

The proposal is located wholly to the rear. It does not alter the front elevation, building line, front garden boundary, street trees or the characteristic roofscape experienced from Parkfield Road South. Public visibility is expected to be absent or limited to incidental oblique glimpses between buildings. The extension will not become a prominent element in the conservation-area townscape.

7.3 Materials and detailing

The drawing shows brickwork to the exposed wall and rear pier. Matching or closely harmonising brick and mortar will maintain continuity with the domestic material character of the area. The broad glazed opening is confined to the garden elevation and will be visually recessive when framed in a dark or neutral finish. A low-profile rooflight and slim roof edge will avoid unnecessary visual bulk.

7.4 Effect on the host dwelling

The proposal changes the ground-floor rear elevation but retains the overall legibility, scale and roof form of the dwelling. The altered rear elevation is not one of the elements that makes a strong contribution to the significance of the conservation area. The works are therefore compatible with the building's modest positive role within the street.

7.5 Effect on the conservation area

The special interest of Blackburn Park is experienced through its residential streets, mature plots, varied traditional buildings and roofscape. None of those defining attributes will be harmed. The extension is small, contained, subordinate and materially compatible. It therefore preserves the character and appearance of the conservation area and causes no harm to its significance.

Heritage consideration	Effect of proposal	Assessment
Public street frontage	No physical alteration and no meaningful change in public views	**No harm**
Main roofscape	Hipped roof and ridge remain unchanged	**No harm**
Scale and massing	Low, single-storey and subordinate to the dwelling	**No harm**
Material character	Brick-led palette with restrained glazing and roof detailing	**No harm**
Setting of conservation area	Private rear location; established residential use retained	**No harm**

7.6 Recommended design safeguards

- Use facing brickwork and mortar that match or closely harmonise with the host dwelling in colour, texture, unit size, bond and joint profile.
- Keep the flat-roof fascia or edge visually slim and use a restrained dark or neutral finish.
- Use a low-profile rooflight with minimal upstand above the roof surface.
- Use dark or neutral glazing frames and avoid highly reflective or brightly coloured finishes.
- Keep external lighting discreet and domestic in scale, with no unnecessary illumination toward neighbouring gardens.

8.0 Conclusions

8.1 This statement has assessed the significance of Blackburn Park Conservation Area and the contribution made by 22 Parkfield Road South. The property forms part of a coherent residential frontage and makes a modest positive contribution through its scale, roof form and domestic character.

8.2 The proposed single-storey extension is confined to the private rear elevation. It is approximately 3.3 metres in depth and height, has a simple flat roof and rooflight, and is materially capable of harmonising with the host dwelling. It does not alter the front elevation, principal roofscape, street boundary or established plot rhythm.

8.3 The rear elevation is not a prominent or defining element of the conservation area. The proposal will not be seen as a competing feature in the street scene and will not erode the architectural or townscape qualities that underpin the area's designation.

8.4 Subject to the use of matching or closely harmonising brickwork and restrained roof and glazing details, the development will preserve the character and appearance of Blackburn Park Conservation Area. No harm to the significance of the designated heritage asset is identified.

8.5 The proposal therefore accords with the statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the heritage objectives of the National Planning Policy Framework, Manchester Core Strategy Policy EN3 as updated, Places for Everyone Policy JP-P2 and Manchester City Council's conservation-area guidance.

Overall conclusion

The proposed single-storey rear extension is an appropriate and proportionate alteration to an existing dwelling. It preserves the special architectural and historic interest of Blackburn Park Conservation Area and should be supported in heritage terms.

Prepared by

IMARA 360 DEVELOPMENTS LTD
Architectural Design, Planning and Construction

Tel: 07760 311162

Email:info@imara360.co.uk
Report date: August 2026

Appendix A - Drawing Extracts and Sources Consulted

A1. Drawing reference summary

Drawing number	P001-22PARK-002
Drawing title	Existing and Proposed Floor Plans and Elevations
Prepared by	Imara 360 Developments Ltd
Date	16 July 2026
Key proposal	Single-storey rear extension with flat roof, rooflight, brickwork and broad rear glazing

A2. Application documents

- Manchester City Council, invalidation letter for application PLA-2026-001055, dated 6 August 2026.
- Imara 360 Developments Ltd, P001-22PARK-002, Existing and Proposed Floor Plans and Elevations, dated 16 July 2026.

A3. Policy and evidence sources

- Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72.
- Ministry of Housing, Communities and Local Government, National Planning Policy Framework, December 2024, Section 16.
- Manchester City Council, Manchester Core Strategy 2012-2027 and Addendum to Manchester Core Strategy 2024.
- Greater Manchester Combined Authority, Places for Everyone Joint Development Plan Document, adopted March 2024.
- Manchester City Council, Blackburn Park Conservation Area: Introduction, History, Townscape and Control of Development.

This assessment is based on the information listed above and is proportionate to a small-scale householder proposal. Any material change to the height, footprint, roof form or external materials should be reviewed to confirm that the heritage conclusions remain valid.