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Our Reference: KENYON – Heritage Statement
Building Warrant Ref: PLA-2026-001128

06th August 2026

Dear Julie Roscoe,

HERITAGE STATEMENT

Planning Application: PLA-2026-001128

Proposal: Erection of a part two-storey, part single-storey rear extension, single-storey side extension, conversion of the existing hipped roof to a gable, erection of a rear dormer and associated elevational alterations including a second-floor gable window.

Site Address: 10 South Meade, Manchester, M21 8EB

1. Introduction

This Heritage Statement has been prepared in support of the above planning application following Manchester City Council's request as the application site lies within a designated Conservation Area.

The statement has been prepared in accordance with Chapter 16 of the National Planning Policy Framework (NPPF), which requires applicants to describe the impact of the proposal to the importance and the potential impact of the development.

The proposal relates to alterations and extension to an existing semi-detached dwelling and seeks to provide additional living space whilst respecting the architecture of the property and preserving the wider significance of the Conservation Area.

2. Site Description

The application property is a semi-detached two-storey dwelling situated on South Meade within an established suburban residential area characterised by generous plots, mature landscaping and individually designed houses dating predominantly from the early twentieth century.

The dwelling displays architectural characteristics typical of the surrounding area including:

- Brick & rendered external walls
- Hipped / Pitched tiled roofs
- Traditional domestic proportions
- Setbacks from any highway.

The property is not a Listed Building and there are no listed structures within the application site.

Its significance derives primarily from its contribution to the collective character and appearance of the Conservation Area rather than from any individual architectural or historic importance.

3. Significance of the Conservation Area

The Conservation Area derives its significance from the cohesive residential character created by:

- Spacious plots

- Mature streets, trees and landscaping
- Varied but complementary domestic architecture
- High-quality residential environment
- Consistency in building scale and spacing.

Whilst many properties retain their original appearance, the area has evolved over time through with some surrounding properties redesigned with major alterations and extensions.

This gradual evolution forms part of the area's continuing residential function and demonstrates that change has occurred without undermining the significance of the Conservation Area.

4. The Proposed Development

The proposal comprises of the following:

- Single-storey extension to the rear and the side of the property
- Partial two-storey rear extension
- Conversion of the existing hipped roof to a full gable roof
- Dormer to the rear elevation
- New second-floor window onto the side elevation.
- Internal alterations.

The submitted drawings demonstrate that all of the proposed works are located to the side and rear of the dwelling, limiting the majority of the works visibility from the public road. Proposed external materials have been selected to complement the existing building and include matching render, roof tiles, windows and rainwater goods, together with limited areas of composite timber cladding to the dormer walls only.

5. Assessment of Heritage Impact

Scale and Form:

- The proposed extensions follow the established proportions of the existing dwelling and remain clearly subordinate to the original building.
- The two-storey extension continues the existing ridge and eaves levels and integrates with the existing architecture without dominating the original house.
- The single-storey side extension is modest in scale and occupies a secondary position.
- Overall, the proposal maintains the established hierarchy between the original dwelling and the proposed additions.

Roof Alterations:

- The conversion from a hipped roof to a gable is sympathetic to the architectural style of the property.
- The proposal retains the existing roof pitch and matching roofing materials, ensuring continuity with the original building.
- The rear dormer is positioned exclusively on the rear roof slope where it has very limited visibility from public viewpoints.
- The additional second-floor window within the new gable elevation has been proportioned to reflect the existing fenestration and integrates naturally into the overall composition.

Materials:

The proposal of the materials reflects those already present on the dwelling.

These include:

- Red brickwork & white rendered walls
- Roof tiles to match the existing dwelling
- Black/anthracite aluminium windows
- Matching rainwater goods
- Limited composite timber cladding to dormer walls only.

The use of matching and complementary materials ensures that the proposed development reads as a sympathetic evolution of the existing building rather than an unrelated addition.

Consequently, the proposal will preserve the character and appearance of the Conservation Area and will not result in harm to its heritage significance.

6. Comparable Development within the Conservation Area

A review of surrounding properties demonstrates that the Conservation Area has accommodated carefully designed domestic alterations over time.

Photographic evidence supplied by the applicant identifies a number of nearby examples including:

- Hip-to-gable roof reconfigures
- Altered roof profiles
- Side extensions with flat roofs
- Substantial side additions
- Rear roof alterations and dormer extensions.

These examples illustrate that domestic alterations have formed part of the area's gradual evolution whilst maintaining its overall residential character.

The proposed development follows this established pattern of change by adopting a sympathetic design approach, retaining the architectural language of the original dwelling and limiting visual impacts on the public realm.

Whilst every planning application must be determined on its own merits, these examples demonstrate that sensitively designed alterations can be successfully accommodated within the Conservation Area without diminishing its significance.

Please see below photographic evidence of some of the alterations discussed above:

10 THE THORNS – SIDE ELEVATION FLAT ROOF EXTENSION



13 THE MEADE – ROOF PROFILE CHANGED ON PROPERTY



20 SOUTH DRIVE – SIDE ELEVATION EXTENSION



43+45 SOUTH DRIVE – HIP TO FULL GABLE ROOF & DORMER TO THE REAR



54 CLAUDE ROAD – FULL HIP TO GABLE ROOF



7. Planning Policy

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to preserving or enhancing the character or appearance of Conservation Areas.

Chapter 16 of the National Planning Policy Framework requires planning decisions to conserve heritage assets in a manner appropriate to their significance and to support proposals with proportionate heritage information.

The proposed development has been designed to preserve the significance of the Conservation Area by:

- Respecting the scale and form of the existing dwelling
- Utilising complementary materials
- Locating all the additions to the rear and side
- Retaining the established street character
- Ensuring the proposal integrates with surrounding development.

Accordingly, the proposal accords with national heritage policy objectives.

8. Conclusion

This Heritage Statement demonstrates that the proposed development has been carefully designed with full regard to the significance of the Conservation Area.

The proposal represents a sympathetic extension and alteration to an existing family dwelling which respects its architectural character and preserves the wider appearance of the surrounding residential environment.

The proposed roof alterations, extensions and associated external works are consistent with the scale and pattern of development evident elsewhere within the locality. The majority of the additions are located to the side and rear of the property, thereby limiting their visibility from the public realm, while the use of complementary materials ensures that the development integrates successfully with the existing dwelling.

Overall, the proposal will preserve the character and appearance of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage objectives of the National Planning Policy Framework.

We trust you find the above in order, however, should you require any further information, please do not hesitate to contact myself directly.

Yours sincerely,

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