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HERITAGE STATEMENT

5 The Thorns
Chorlton-cum-Hardy
Manchester
M21 8GB

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Heritage Statement

Site: 5 The Thorns, Manchester, M21 8GB
Proposal: Erection of single-storey rear extension, associated elevational alterations to side elevation of existing house, and erection of side-facing dormer to roof
Planning Application: PLA-2026-001162
Applicant: Oliver Goldring

1. Introduction

This Heritage Statement has been prepared in support of the householder planning application at 5 The Thorns, Manchester, M21 8GB.

The statement has been prepared in response to Manchester City Council's validation requirements and provides a proportionate assessment of the significance of the designated heritage asset affected by the proposal and the potential impact of the development upon that significance.

The application site lies within the **Chorltonville Conservation Area**, which is therefore the designated heritage asset relevant to the proposal.

The proposed works comprise:

- erection of a single-storey rear extension;
- associated alterations to the side elevation of the existing dwelling; and
- erection of a side-facing dormer extension at roof level.

The works relate to an established residential property and do not involve demolition of the principal dwelling or any fundamental alteration to its principal frontage.

2. Designated Heritage Asset

Chorltonville Conservation Area

The designated heritage asset affected by the proposal is the **Chorltonville Conservation Area**.

Chorltonville was developed during the early twentieth century and was formally opened in October 1911. Its development was influenced by the Garden Village movement, with the estate designed to provide houses with generous gardens, light, space and access to recreation.

The Conservation Area was designated in October 1991 and encompasses the houses originally developed by Chorltonville Ltd together with the associated recreation area.

The significance of the Conservation Area derives from the combination of its planned Garden Village layout, landscaped setting and relatively cohesive early twentieth-century residential architecture.

The Council's published Conservation Area information identifies a number of characteristics contributing to its special architectural and historic interest, including:

- predominantly traditional semi-detached houses;
- Arts and Crafts influences;
- brick and rendered elevations;
- pitched tiled roofs;
- bay windows, gables and other architectural detailing;
- grass verges and mature tree-lined roads;
- generous gardens and spaces between buildings; and
- the predominantly residential and relatively tranquil character of the estate.

The significance of the Conservation Area is therefore not derived solely from individual buildings, but from the collective relationship between its architecture, layout, landscape and spacious Garden Village character.

3. Contribution of the Application Property

5 The Thorns forms part of the established residential development within the Chorltonville Conservation Area and contributes to its overall domestic scale and residential character.

The principal heritage sensitivity of the property relates to those elements which contribute to the wider streetscape and established character of the estate, including the form and scale of the dwelling, its roofscape, architectural character and its relationship with the surrounding garden and neighbouring properties.

The principal elevation and overall form of the dwelling therefore make a positive contribution to the character and appearance of the Conservation Area.

However, the significance of the Conservation Area is experienced primarily through the collective character of the estate and its streetscape rather than through the application property in isolation.

4. Assessment of the Proposed Works

Single-Storey Rear Extension

The proposed extension is positioned to the rear of the dwelling and is therefore substantially removed from the principal public streetscape.

Its single-storey scale ensures that it remains subordinate to the original dwelling and that the established two-storey form and overall proportions of the house continue to be readily understood.

The contemporary architectural treatment allows the extension to be read as a later addition rather than attempting to replicate the original Arts and Crafts detailing of the dwelling. Its position and limited height mean that it does not compete with the principal architectural composition of the house.

Importantly, the proposal retains the dwelling as the dominant built form within the plot and retains the residential garden setting which forms part of the wider Garden Village character of Chorltonville.

The rear extension would therefore have a limited effect upon the wider Conservation Area and would not adversely affect the qualities for which it was designated.

Side Elevational Alterations

The proposed side elevational alterations are limited in nature and form part of the adaptation of the dwelling for continued residential use.

While the side elevation has greater potential to be experienced from surrounding spaces than the rear elevation, the proposed alterations do not fundamentally change the scale, massing or established architectural form of the dwelling.

The alterations remain domestic in character and do not undermine the principal elevation or the contribution the building makes to the wider streetscape.

Side-Facing Dormer

The proposed dormer has been designed as a subordinate roof addition.

Its location to the side roof slope avoids alteration to the principal frontage and allows the established form of the main roof to remain the dominant element of the building.

The dormer is contained within the existing roof form and is clearly secondary to the scale and massing of the original dwelling. Its design seeks to minimise its visual prominence and avoid undue competition with the characteristic roofscape of the Conservation Area.

Although the dormer represents an alteration to the existing roof, its scale and position mean that it would not materially undermine appreciation of the original dwelling or the wider architectural and historic significance of Chorltonville.

5. Impact upon Significance

The proposal has been considered against the identified significance of the Chorltonville Conservation Area.

The development would:

- retain the original dwelling and its established residential use;
- retain the principal elevation and its contribution to the streetscape;

- preserve the overall scale and form of the existing house;
- concentrate the principal additional floorspace at the rear of the property;
- maintain the dwelling as the dominant element within the plot;
- retain the established garden setting and spacing between properties; and
- introduce roof alterations which remain subordinate to the original building.

The proposal would not result in the loss of any building contributing to the Conservation Area, nor would it materially alter the historic layout, building line, landscaped character or Garden Village form of Chorltonville.

The development is therefore considered to **preserve the character and appearance of the Chorltonville Conservation Area**.

For the purposes of the National Planning Policy Framework, the proposal is considered to result in **no harm to the significance of the designated heritage asset**.

6. Planning Policy Assessment

Planning (Listed Buildings and Conservation Areas) Act 1990

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

For the reasons set out above, the proposed development preserves the architectural form, residential character, landscaped setting and overall Garden Village qualities which contribute to the significance of the Chorltonville Conservation Area.

The statutory duty is therefore satisfied.

National Planning Policy Framework

Paragraph 207 of the National Planning Policy Framework requires applicants to describe the significance of heritage assets affected by development, including any contribution made by their setting, at a level proportionate to the significance of the asset and sufficient to understand the potential impact of the proposal.

This statement identifies the Chorltonville Conservation Area as the relevant designated heritage asset, describes those characteristics which contribute to its significance and assesses the effects of the proposed development upon that significance.

Paragraph 210 requires decision-makers to have regard to the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 requires great weight to be given to the conservation of designated heritage assets.

The proposal responds to these requirements by retaining the existing dwelling, maintaining its contribution to the established residential character of the estate and ensuring that the proposed additions remain subordinate to the original building.

Paragraph 219 encourages development within Conservation Areas which preserves those elements of their setting which make a positive contribution to their significance.

The proposal retains the established scale, spacing, garden setting and principal architectural character of the property and consequently preserves the elements which contribute positively to the significance of the Conservation Area.

Manchester Core Strategy – Policy EN3: Heritage

Policy EN3 seeks to protect and enhance Manchester's heritage assets and their settings.

The proposal accords with this objective. It represents a sensitive adaptation of an existing dwelling which allows the property to continue meeting contemporary residential requirements without compromising the significance of the Conservation Area.

The Manchester Core Strategy must also be read alongside the 2024 Addendum following adoption of Places for Everyone, including Policy JP-P2 insofar as it relates to the historic environment.

Chorltonville Conservation Area Guidance

Manchester City Council's published guidance states that development within Chorltonville should pay particular attention to the area's special architectural and visual qualities and encourages the retention of the original character and detailing of houses within the estate.

The Council also identifies the retention of the character and quality of both the buildings **and the spaces between them** as an important objective of the Conservation Area designation.

The proposal is consistent with these objectives. The principal character of the dwelling is retained, the additions remain subordinate, and the established relationship between the house, its garden and the wider residential setting is maintained.

7. Conclusion

The designated heritage asset relevant to the application is the **Chorltonville Conservation Area**.

Its significance derives principally from its early twentieth-century Garden Village origins, Arts and Crafts-influenced architecture, coherent residential character, mature landscaping, generous gardens and the spatial relationship between buildings and landscaped areas.

The proposal represents a proportionate alteration and extension of an established family dwelling. The principal elevation and overall character of the existing house are retained, while the proposed rear extension and roof alterations have been designed and positioned to remain subordinate to the original building.

The proposal would not adversely affect the historic layout, landscaped setting, architectural coherence or Garden Village character from which the Conservation Area derives its significance.

Accordingly, the proposal is considered to cause **no harm to the significance of the Chorltonville Conservation Area** and would **preserve its character and appearance**, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant provisions of the National Planning Policy Framework, Manchester Core Strategy Policy EN3 and the Council's published guidance for the Chorltonville Conservation Area.