

HERITAGE STATEMENT / HERITAGE IMPACT ASSESSMENT

Site: Land to the Rear of 5 Demesne Road, Whalley Range, Manchester, M16 8HG

Proposed Storage Units within the Rear Garden (as per submitted drawings)

Client: Mr Farhad Ghadimi

Date: 10/08/2026

Table of Content

1. Introduction

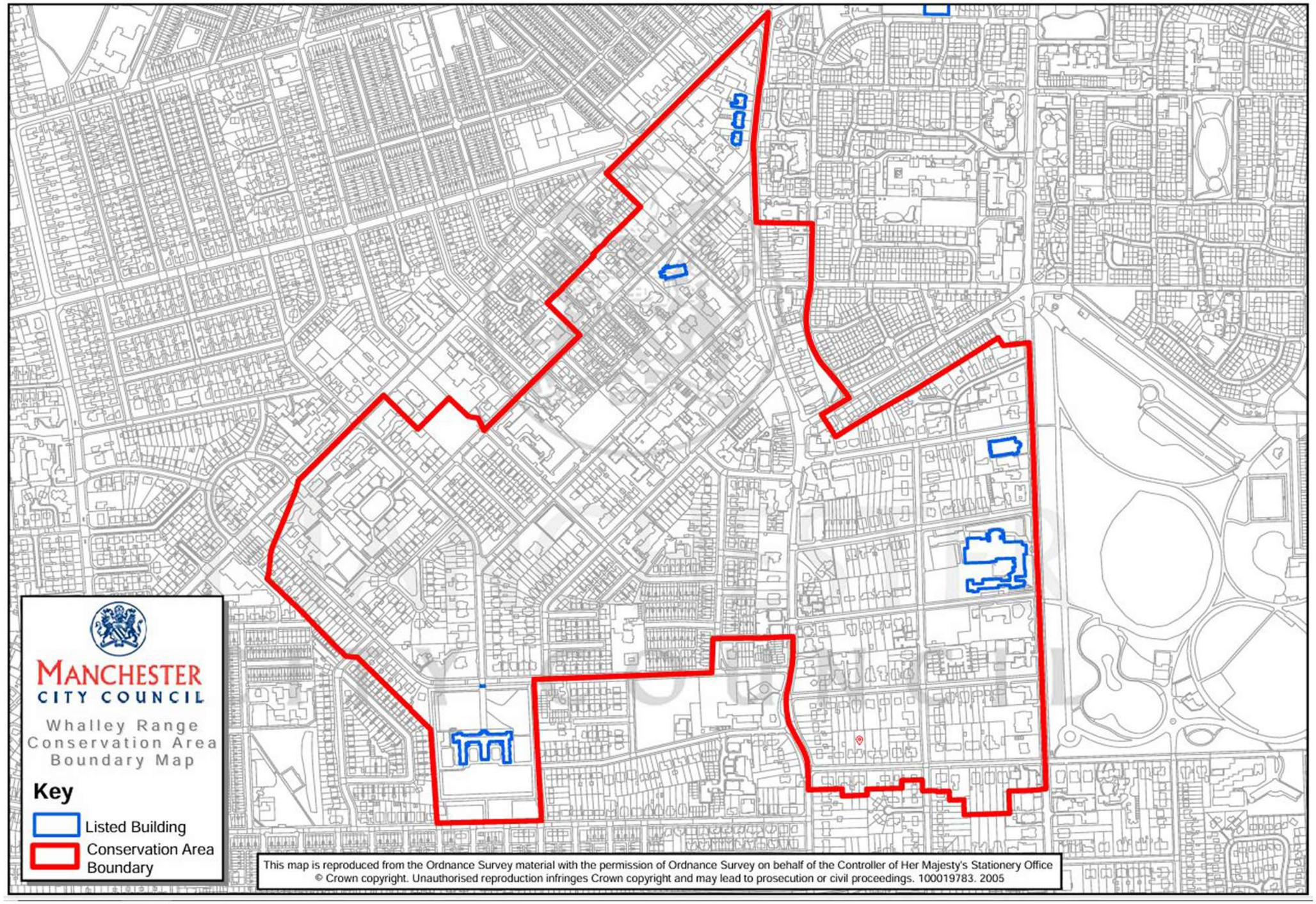
2. Context and Settings
   - 2.1. Context
   - 2.2. History
   - 2.3. Archaelogy
   - 2.4. Buildings and Materials
   - 2.5. Topography and Townscape
   - 2.6. Green Elements

3. Site Assessment

4. Heritage Impact Assessment & Mitigation Strategies
   - 4.1 Changes
   - 4.2 Materials
   - 4.3 Mitigation
   - 4.4 Benefits

5. Conclusion





1. Introduction

This Heritage Statement has been prepared in support of the above planning application. It responds directly to Manchester City Council's validation request (letter dated 31 July 2026) and addresses the specific point raised: the need for a Heritage Statement that references relevant planning policy and heritage guidance and that properly assesses the significance of the Conservation Area and the impact of the proposed development. This statement follows the approach in the National Planning Policy Framework (Section 16 — Conserving and enhancing the historic environment), Historic England guidance (Good Practice Advice: GPA2 — Managing Significance in Decision-Taking in the Historic Environment), and Manchester Core Strategy policy EN3 (Heritage).



View from the Road



Google Maps 3D Aerail view from the buildings

2.1. Context

The site is located within the Whalley Range Conservation Area. Manchester City Council's published Conservation Area Appraisal identifies Whalley Range as a residential area of late-Victorian and early-20th-century suburban character, with red-brick housing, pitched roofs, mature gardens and tree-lined streets. The local appraisal highlights the importance of building materials, roof forms, plot sizes and the tree character to the area's significance. The heritage significance of the area is derived from cohesive red-brick suburban architecture, traditional roof forms, mature gardens, and consistent plot rhythm. The site itself (rear garden of 5 Demesne Road) contributes to the green setting but is not a designated heritage asset in its own right.

2.2. History

Whalley Range is one of Manchester's earliest planned suburbs, established in the mid-19th century as a prestigious residential estate for the city's prosperous middle class. The area was conceived by Samuel Brooks, a prominent Manchester banker and landowner, who began developing the estate in the 1840s. His vision was for a "garden suburb" laid out on a formal grid, with wide, tree-lined avenues, large detached and semi-detached villas set within generous plots, and a landscape character distinct from the industrial city centre.

Development along Demesne Road took place predominantly between the 1860s and 1890s, when high-quality villas of brick and stone construction were erected. These homes typically display Victorian and early Edwardian architectural features such as decorative brickwork, bay windows, slate roofs, ornate bargeboards, and classical detailing around doors and windows. The use of mature planting and boundary walls contributed to the sense of privacy and status that defined the suburb.

Through the late 19th and early 20th centuries, Whalley Range became well established as a desirable residential district noted for its spacious layout and cohesive townscape. Although some later infill and conversions have occurred, the area has retained much of its original character.

No. 5 Demesne Road is typical of this development period, reflecting the architectural vocabulary and scale associated with the original Whalley Range estate. The building and its setting contribute positively to the wider conservation area, exemplifying the suburban ideals of space, greenery, and architectural refinement that underpin its heritage significance.

2.3. Archeology

Whalley Range does not form part of a known archaeological zone of high potential, and there are no scheduled monuments within or adjacent to the site. Prior to its 19th-century development, the land comprised open fields and farmland forming part of the historic township of Chorlton-cum-Hardy.

Archaeological interest within the area is therefore limited to the post-medieval and Victorian periods, associated with the suburban expansion of Manchester. The main heritage value of 5 Demesne Road lies in its architectural and townscape significance, rather than in buried archaeological remains. Any below-ground potential is expected to be minimal and of low sensitivity.

Accordingly, heritage considerations for this site should focus on the preservation and enhancement of the architectural character, materials, and landscape setting that contribute to the Whalley Range Conservation Area.

2.3. Building and Materials

The built form within Whalley Range is predominantly residential, composed of large detached and semi-detached villas set within generous landscaped plots. The area exhibits a high degree of architectural cohesion, reflecting its planned mid-19th-century origins as a prestigious suburban estate.

Buildings along Demesne Road are typically two or three storeys in height, constructed primarily from red or buff brick, often complemented by stone dressings, string courses, and decorative lintels. Roofs are commonly natural slate with timber bargeboards and brick chimney stacks, contributing to a consistent roofscape. Architectural features such as projecting bays, arched openings, sash windows, and ornamental joinery reinforce the Victorian and Edwardian character of the area.

Later infill or extensions have generally adopted sympathetic materials and proportions, ensuring that the predominant visual character remains intact. Hard boundaries, such as brick walls or stone copings, define front plots, often softened by mature trees and planting. Together, these elements create a coherent and harmonious palette of traditional materials that strongly contribute to the distinctive character of the Whalley Range Conservation Area.

2.4. Topography and Townscape

The topography of Whalley Range is generally flat and even, reflecting its origins as former agricultural land before mid-19th-century suburban development. This gentle landscape allowed for a formal grid layout of broad, tree-lined streets and generous garden plots.

Demesne Road is one of the principal residential avenues within the Whalley Range Conservation Area. It is characterised by its spacious plots, mature trees, and setback villas that create a strong sense of rhythm and openness. The consistent building line, boundary walls, and landscaped front gardens contribute significantly to the area's suburban character and visual harmony.

The surrounding townscape is defined by Victorian and Edwardian villas, predominantly two or three storeys in height, constructed from red or buff brick with slate roofs and decorative architectural detailing. These dwellings exhibit features such as bay windows, ornate bargeboards, stone lintels, and tall chimneys, reflecting the aspirational design of the mid- to late-19th-century development.

Later infill and conversions have occurred but remain generally sympathetic in scale and materials. The presence of mature trees and greenery within private gardens and along the roadside continues to be a key element of Whalley Range's character, providing a distinctive leafy quality that defines the townscape and setting of 5 Demesne Road.

2.5. Green Elements

The Whalley Range Conservation Area is distinguished by its mature landscape and abundance of greenery, which are fundamental to its character and appearance. Tree-lined avenues, generous garden plots, and established planting give the area a distinctly verdant and spacious quality that sets it apart from denser urban districts of Manchester.

Demesne Road exemplifies these characteristics. The street is defined by wide verges, mature street trees, and large private gardens enclosed by brick boundary walls or hedging. Lawns, shrubs, and specimen trees contribute to the visual rhythm and sense of enclosure along the street. This mature vegetation softens the built form and creates a cohesive and tranquil suburban environment.

Within individual plots, including street view that of No. 5 Demesne Road, the retention of mature trees and established landscaping plays an important role in preserving the area's leafy setting. The green infrastructure not only enhances visual amenity but also supports local biodiversity and contributes to sustainable drainage and air quality.

The overall green character of Whalley Range is therefore an essential component of its heritage significance, underpinning the 19th-century vision of a planned, healthy, and attractive residential suburb.





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Client: Mr Farhad Ghadimi Date: 10/08/2026

3. Site Assessment

The application site comprises No. 5 Demesne Road, a two-storey detached Victorian villa located within the Whalley Range Conservation Area in south Manchester. The property sits on the eastern side of Demesne Road, within a generous rectangular plot, and is set back behind a low red-brick boundary wall with a short front garden and driveway. The house is in residential use and is representative of the late-19th to early-20th-century suburban development that characterises the conservation area.

The dwelling is built of red brick throughout, with decorative timber framing and white painted panels to the front gable. The roof is covered with dark slate or slate-effect tiles, and windows are set in brick openings with simple soldier courses and brick lintels. The absence of stone dressings reflects the architectural restraint typical of this part of Whalley Range. The overall composition, proportions, and materials remain consistent with neighbouring properties along Demesne Road, contributing positively to the area's coherent streetscape.

The rear garden of No. 5 is extensive and mainly laid to lawn, containing three mature trees located near the rear corner boundary. Established planting provides partial screening between neighbouring gardens. The left-hand boundary, as viewed from the property, comprises a timber fence for approximately 10 metres from the front driveway, beyond which it transitions into a red-brick wall approximately 1.2 metres in height extending to the rear end of the plot. The rear boundary is defined by a metal mesh fence, allowing filtered views through vegetation, while the right-hand boundary features concrete posts with timber fence panels.

The site's topography is generally level, and the garden is well enclosed and screened from public view by boundary treatments and mature vegetation. consistent with the leafy and spacious character of Whalley Range.

The proposed — storage units within the rear garden setting — would remain fully contained within the domestic curtilage and would not necessitate the removal of any significant trees or landscape features.

Overall, the site forms part of the established residential fabric of Whalley Range and illustrates the area's original vision of detached and semi-detached villas in landscaped plots. The well-maintained condition of the dwelling and garden, along with the consistent use of red brick and mature planting, contributes to the distinctive suburban character and heritage value of Demesne Road.



DETAILED SITE LOCATION
(Scale 1:1250)

0 10 20 30 40 50m
SCALE 1:1250



SITE PHOTOGRAPH

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Figure 9: Aerial view showing existing outbuildings in neighbouring gardens, demonstrating that small ancillary structures are common within the Conservation Area

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Front Elevation

The principal frontage of No. 5 Demesne Road faces towards the street and is constructed entirely of red brick laid in Flemish bond. The elevation is defined by a projecting gable bay featuring half-timbered detailing to the upper section and a pitched roof finished in natural slate or a similar material. The windows comprise a mixture of traditional-style casements and modern white uPVC replacements, set within simple brick reveals and lintels.

The front boundary is marked by a low red-brick wall with brick piers, consistent with the characteristic boundary treatments found along Demesne Road within the Whalley Range Conservation Area.

Although the building's front elevation is visually prominent within the streetscape, the main entrance door is situated on the left-hand side elevation, accessed from the driveway that extends alongside the property.



Figure 10: Front elevation of No.5 Demesne Road showing characteristic red brick and slate materials



Figure 11: Street view of side elevation and driveway



Side Elevation

The side elevation contains the principal entrance to the dwelling, accessed via a modest timber entrance door positioned beneath a small projecting canopy. This elevation incorporates two window openings: a white uPVC casement window at first-floor level and a traditional timber-framed window at second-floor each providing natural light to the corresponding internal spaces. A rooflight (skylight) is also present on this elevation, set within the roof slope to serve the loft accommodation.

The driveway extends along the length of this elevation, providing vehicular access to the rear garden and facilitating off-street parking provision within the site.

Architecturally, this elevation presents a simple and functional composition that complements the red-brick construction and material palette of the principal frontage. Its restrained detailing and coherent form contribute to the overall architectural integrity and visual consistency of the building within its setting.

Rear Elevation

The rear elevation is constructed in red brickwork matching the principal façade, maintaining material continuity across the building. The fenestration is regular and functional, comprising three white uPVC casement windows at first-floor level serving the existing rooms, and three traditional timber-framed windows at second-floor level serving the upper rooms. A pair of white uPVC dormer windows are present at roof level, consistent with previous loft adaptations commonly seen within the Whalley Range Conservation Area.

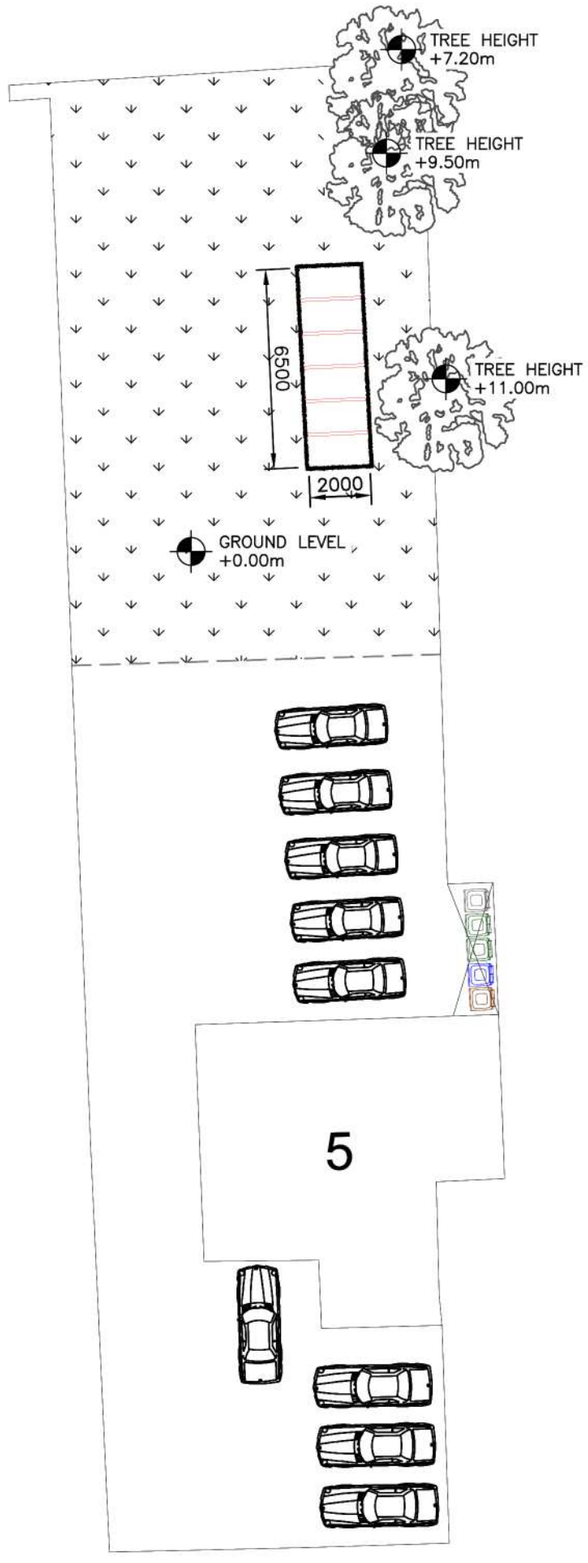
The rear curtilage comprises a predominantly lawned garden with a gravelled area providing on-site parking. This arrangement reflects the typical domestic character of rear gardens within the Conservation Area, where small outbuildings and ancillary structures are a common and accepted feature. The existing layout demonstrates that there is sufficient space to the rear to accommodate small-scale structures without detriment to the openness or landscaped character of the garden.



Figure 12: Rear elevation showing predominantly lawned rear garden and existing gravelled parking area

4. Heritage Impact Assessment & Mitigation Strategies

The proposed development comprises six storage units located within the rear garden of No. 5 Demesne Road, Whalley Range. The storage block will measure approximately 6.5m in length by 2m in width, with a lean-to roof rising from 2.0m to 2.4m in height. The units will be constructed on a compacted hardcore base with a damp proof course and located to the rear of the property to minimise disturbance to the existing lawned garden. The units will be finished in wood-effect composite cladding to the walls and dark composite cladding to the roof, providing a low-maintenance and durable finish appropriate to their garden setting. The design, scale and materials are intended to remain subordinate to the principal dwelling and the established garden setting, with limited visual impact on the surrounding Conservation Area.



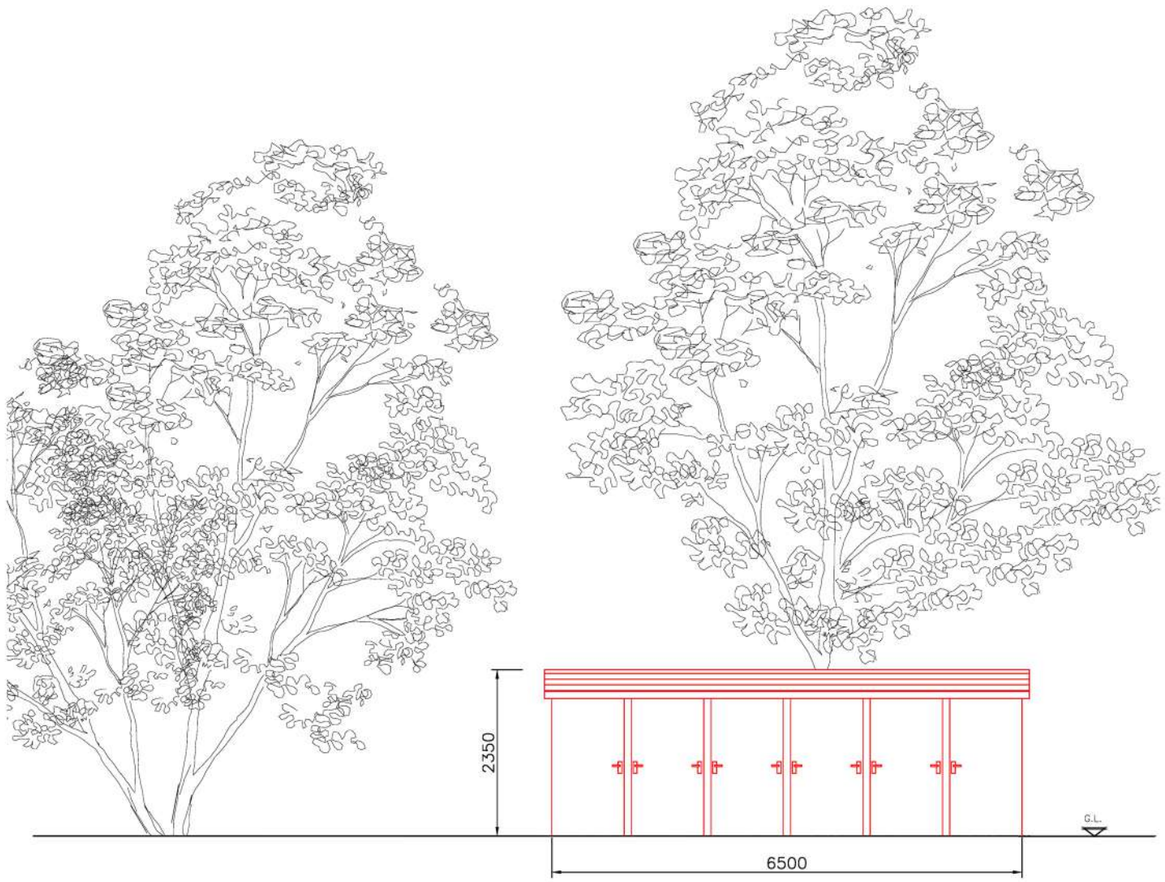
Site: Land to the Rear of 5 Demesne Road, Whalley Range, Manchester, M16 8HG

Client: Mr Farhad Ghadimi Date: 10/08/2026

4.1 Nature of the Proposed Change

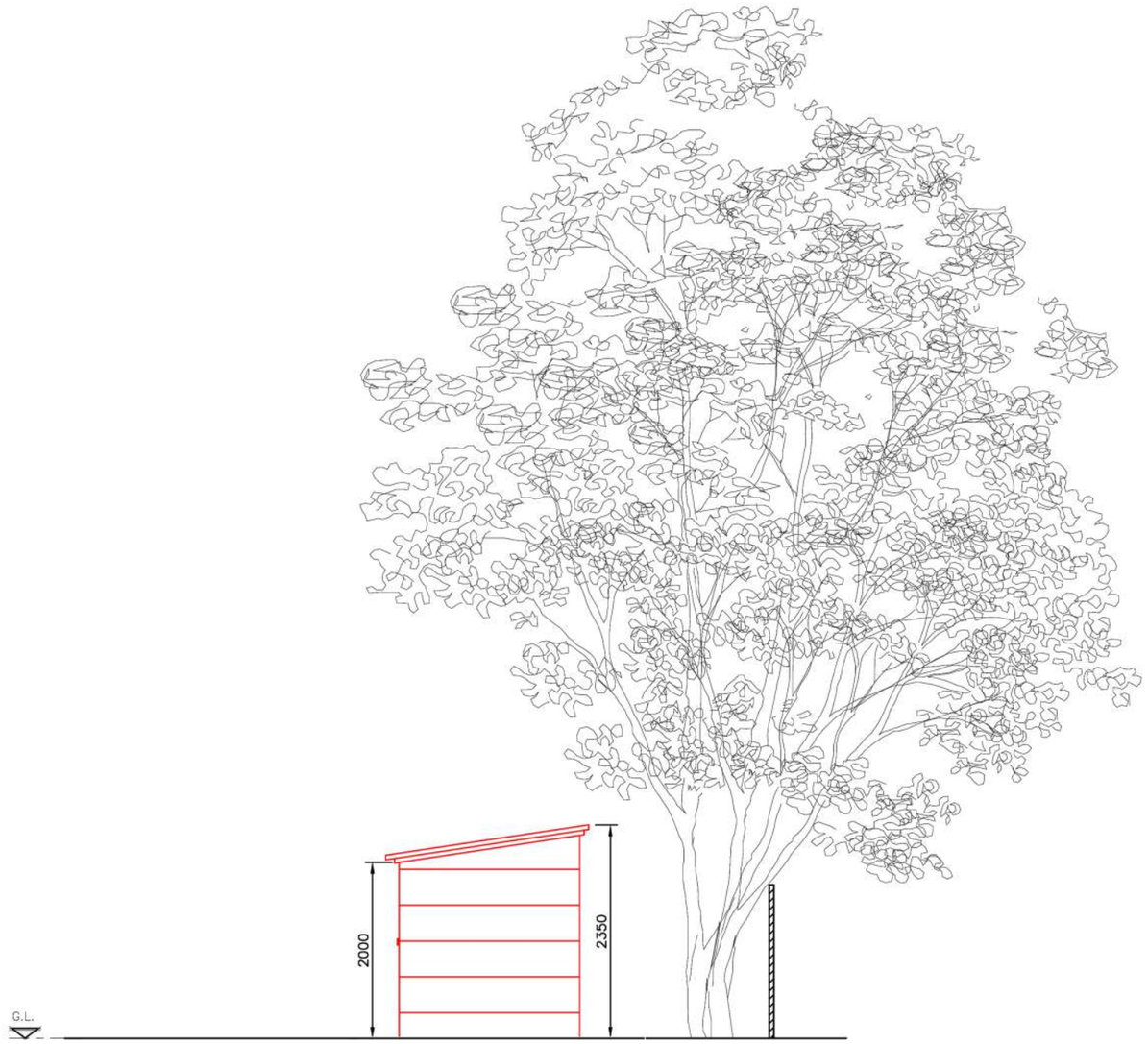
The proposed development comprises six prefabricated storage units within the rear garden of No. 5 Demesne Road, Whalley Range. The storage block will measure approximately 6.5m in length by 2m in width, with a lean-to roof rising from 2.0m to 2.4m in height. The units will be constructed on a compacted hardcore base with a damp proof course. The units will be used solely for storage purposes and will not provide residential accommodation or independent living space.

The storage units will be designed as modest, functional structures within the rear garden and will remain subordinate to the principal dwelling. The units will be finished in wood-effect composite cladding to the walls and dark composite cladding to the roof. Their external appearance and materials will respect the character and appearance of the surrounding Conservation Area and will seek to minimise their visual impact within the garden setting.



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SIDE ELEVATION PLAN

Following Historic England GPA2: Managing Significance in Decision-Taking in the Historic Environment, the proposal's effect on the key heritage features of the Conservation Area has been assessed against the following aspects:

Public Streetscape and Views:
There will be no change to the streetscape character or public views from Demesne Road. The proposed storage units are positioned to the rear of the plot and will have limited visibility from the public highway due to the existing house, boundary walls and mature vegetation

Architectural Character and Setting:
The existing house at No. 5 Demesne Road retains its traditional red-brick façade, pitched roof, and period detailing that contribute positively to the Conservation Area. These defining features are preserved in full, with the proposed storage units located within the rear garden and remaining subordinate to the principal dwelling. The proposal will maintain the established relationship between the historic dwelling, its garden setting and the wider Conservation Area. The proposed wood-effect composite cladding has been selected to provide a neutral, recessive appearance within the garden setting.

Landscape and Green Character:
The proposal respects the mature landscape that defines Whalley Range. Existing trees and garden planting will be retained wherever possible, particularly along the boundaries, to preserve the verdant character of the area.



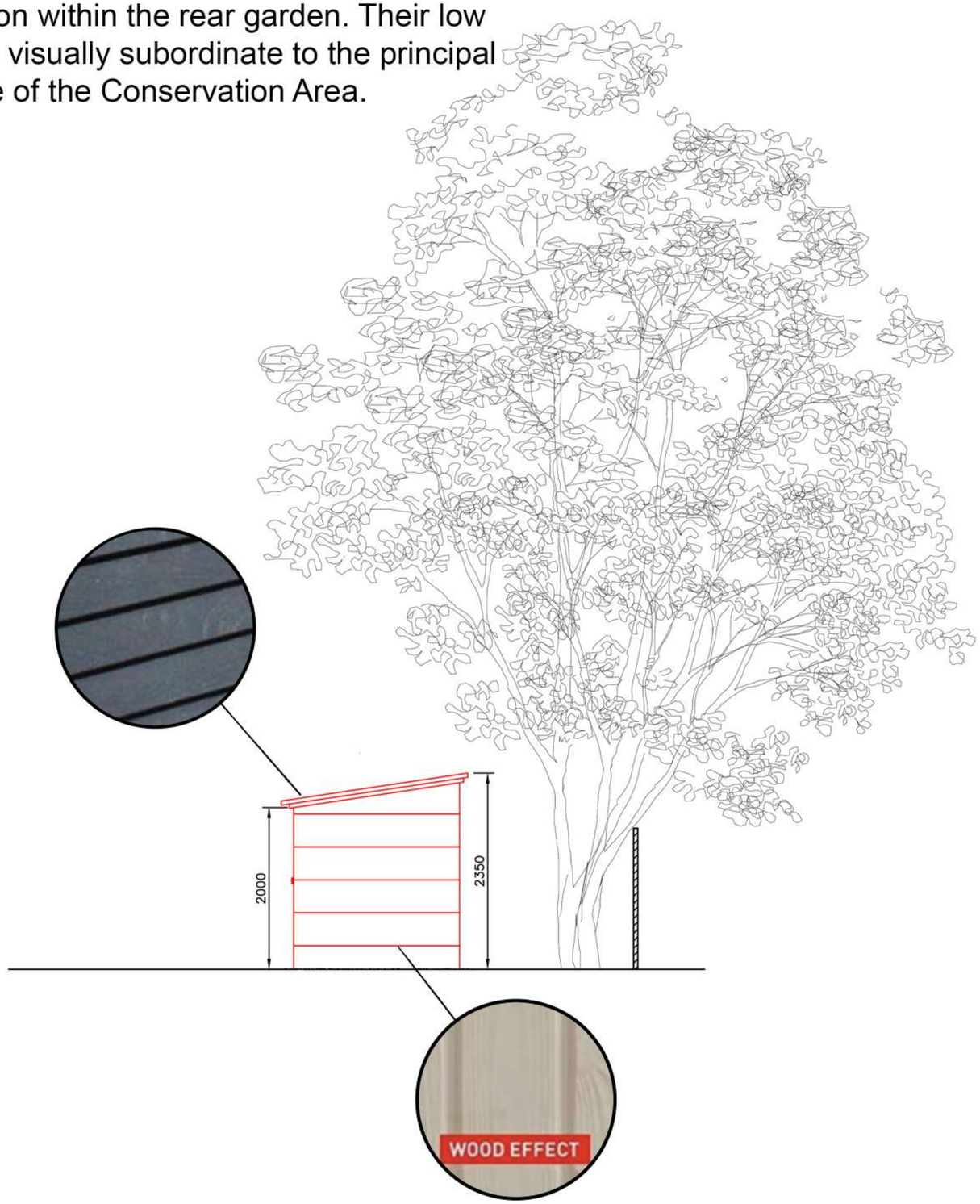


Figure 15: Aerial view showing proposed location screened by existing house and vegetation

4.2. Materials

The proposed storage units will comprise simple, prefabricated storage structures with wood-effect composite cladding to walls and dark composite roofing. The proposed materials have been selected to provide a neutral, recessive appearance appropriate to their location within the rear garden. Their low height of 2.0m to 2.4m and functional form will ensure they remain visually subordinate to the principal dwelling and have limited impact on the character and appearance of the Conservation Area.





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4.3 Mitigation Strategies

The scale, height and footprint of the storage units are designed to remain subordinate to the main house and the established garden setting.

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The storage units will have a simple and restrained external appearance appropriate to their rear-garden location. The proposed materials and finish will be selected to minimise visual impact and respect the character and appearance of the Conservation Area.

Existing boundary treatments (red-brick wall, timber fencing, and metal mesh sections) will be retained or repaired to maintain the established enclosure pattern.

Soft landscaping, Existing lawn areas, shrubs and established planting will be retained wherever possible to maintain the natural garden context and help integrate the storage units within the rear garden setting.

External lighting will be minimal, down-directed, and designed to avoid light spill or visual intrusion into neighbouring gardens or the wider Conservation Area.

Feature	Description	Impact	Mitigation
Garden Layout	Rear garden where storage units will be positioned	Minimal change – located away from public view	Retain existing trees and boundaries
Main House	Existing red-brick, two-storey dwelling	No physical alteration	Fully retained and preserved
Materials	Wood-effect composite cladding and dark composite roofing	No harm – matches host property	Neutral, recessive appearance to match garden context and limit visual impact

4.4 Benefits

The proposal provides six modest storage units within the rear garden of No. 5 Demesne Road. Due to the limited suitable internal storage space within the existing residential units in the main building, the storage units are proposed within the rear garden. The units will be approximately 2.0m to 2.4m in height and will be sited on a compacted base with appropriate damp proofing, providing functional storage while remaining subordinate to the principal dwelling and the established garden setting.

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Preservation of Character:
The development retains the key elements that define the property's setting, including the existing red-brick boundary walls, mature trees and established garden character that contribute to the leafy suburban character of the Conservation Area.

Enhancement of the Site’s Use:
The proposed storage units provide practical storage within the existing rear garden without introducing additional residential accommodation. Their modest height and location within the rear curtilage allow the existing principal dwelling and its relationship with the garden to remain the dominant features of the site.

Design Consistency:
The storage units will have a simple and restrained external appearance appropriate to their rear-garden location. Their proposed materials and finish will minimise visual impact and respect the character and appearance of the surrounding Conservation Area.

Environmental and Community Value:
The proposal retains the existing mature trees, boundary treatments and established garden setting wherever possible. The low height and contained location of the storage units will help minimise their visual presence from the public realm and neighbouring properties.

Overall, the proposal represents a modest and contained intervention within an established garden plot, providing storage accommodation while preserving the heritage significance, character and appearance of the Conservation Area.

5. Conclusion

The proposed development at No. 5 Demesne Road comprises six freestanding storage units within the rear garden of the property. The units will be approximately 2m to 2.4m in height and will be sited on a compacted and damp-proofed base.

The proposal has been carefully considered in relation to the character, appearance and heritage significance of the Whalley Range Conservation Area. The principal dwelling, its historic front elevation and established boundary treatments will remain unaffected.

The storage units will be located within the rear garden and will remain subordinate to the existing dwelling. The existing mature trees, planting and garden setting will be retained wherever possible, helping to limit the visual presence of the new structures.

Overall, the proposal represents a modest and contained form of development within an established garden plot. It is considered that the storage units can be accommodated without causing harm to the character or appearance of the Whalley Range Conservation Area.



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Complies with Policies EN3 and CC9 of the Manchester Core Strategy