

Heritage Statement

For

7 South Meade
Chorlton
M21 8EB

03/08/2026

1. Introduction

This Heritage statement aims to provide information on the proposed development works to 7 South Meade, Chorlton, M21 8EB. The proposed extension will include a single storey rear extension. With the proposal being in the Chorltonville Conservation area, we have put together the following document to provide details on why we think the extension proposed is in keeping and only improves the aesthetics of the area.

There are several different extensions in this area, including the adjoining neighbour who has built a traditional rear extension which we would like to replicate . Our proposal would be traditional and completely in keeping with the original property, having a mix of brickwork, render.

2. Design Proposal

The proposal will include a single storey rear extension to create additional space to the existing kitchen while also forming a downstairs utility room and shower room which will only enhance the living space for the family and relatives.

The proposal can not be seen from the highway or front elevation not detracting from the original look of the house but when you come around the back, it will be in keeping with the original look. Brickwork up to window cill level with render above. The rear elevation will have glazing to allow natural light into the dwelling and create a beautiful open living arrangement bringing the outside in.

3. Layout

The layout of the proposal, be it only a small addition to the existing ground floor, will allow a larger open plan kitchen dining space and a utility room accessible from the entrance hallway with a shower room behind. Making this more accessible for aging relatives.

4. Scale

A site visit will show that the proposal itself will not be visible from South Meade, as the rear of the house is private and shielded from view until basically being on the drive and approaching the side elevation entrance door. The glazing to the front would not be affected and the rear, proposed glazing would not affect the neighbours in any way.

As mentioned prior the materials will be in keeping with the existing frontage and the original house. The render will be a close match and a brick match will be done prior to any works being carried out.

5. Landscaping

There is little to no landscaping required to this proposal as there is no planting where the extension will be positioned. The existing grass will be retained as much as possible to keep the greenery for a natural aesthetic when looking out from the new glazed rear doors. Keeping the greenery to the rear is paramount to the proposal and this is in keeping with the original design philosophy of a garden village.

6. Appearance

We feel the decision on appearance is paramount. We are confident our proposal is consistent with the existing developments in this area to modernise the internal layout and create the ideal living situation for the client. Our proposal is not trying to detract from the existing home.

The materials proposed are sympathetic to the other developments in this area with very similar materials and applications. These include render to the rear and side of the development. Samples of the proposed materials can be agreed prior to any commencement of works.

7. History

The original property was constructed between 1910-1911. The have been np extensions to the property as of yet, but the adjoining neighbour has already completed a proposal which is near identical to what we are proposing.. The property is not a listed building and there have been many extensions undertaken on the same road for very similar properties. These include both single and double storey rear extensions and a multitude of side extensions to properties on roads in the immediate vicinity of South Meade.

8. Security

All fencing and gates to the rear will be maintained at be at 1800mm high off the rear level and maintained around the side of the property.

All windows, doors and locking mechanisms, glass types and thicknesses will be to the SfD PAS certified standard. An internal alarm system to SfB standards will also be fitted.

9. Bin Storage

The side elevation will be used for bin storage, there is a fence providing security to the rear garden in line with the current rear elevation, we would keep this and use the fence to store bins. Access to the front for bin collection is being maintained via a gate on the aforementioned fence.

10. Impact - Addendum 2

The proposed single-storey rear extension has been designed to minimise any potential impact on the character and appearance of the Chorltonville Conservation Area, preserving its distinctive early 20th-century Garden City Movement heritage. Positioned discreetly to the rear, the development maintains the primary front elevation and original streetscape intact, ensuring that key views across the public realm remain unaffected. By adhering strictly to Permitted Development parameters regarding height, footprint, and projection, the extension remains visually subservient to the host dwelling and respects the spatial grain of the surrounding suburban plots. Material choices and architectural detailing are specified to align sympathetically with the existing fabric, preventing any discordant visual interruption to the building's established profile. The proposal complies directly with National Planning Policy Framework (NPPF) Section 16 (Conserving and enhancing the historic environment), satisfying the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance conservation area character. Locally, the scheme aligns with Policy EN3 (Heritage) and Policy DM1 (Development Management) of the Manchester Core Strategy by delivering high-quality, scale-appropriate residential adaptation that respects the historic significance, domestic proportions, and garden-suburb aesthetic of Chorltonville.

11. Conclusion

We would like the support of the local authority for this application for the reasons and detailed breakdown noted above. We believe this proposal will enhance not only the living conditions of the client who resides in the home but also the aesthetic of the rear gardens, especially with the adjoining neighbour who has already completed their own rear extension.