2 South Drive, Chorltonville
Conservation Area Impact Assessment

opt works.

1.0 Introduction

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This Conservation Area Impact Assessment has been prepared in support of the householder planning application at 2 South Drive, Chorltonville, M21 8DX.

The statement has been prepared in response to Manchester City Council's validation requirements and provides an assessment of the significance of the impact of the proposal on the Chorltonville conservation area.

The site sits within the Chorltonville Conservation Area, which is the designated heritage asset relevant to the proposed planning application.

The proposed scheme consists of;

- Creation a single storey extension to the rear of the property

- Conversion of existing cat-slide roof into a box gable

2.0 Designated Heritage Asset

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 private gardens, ample light and space, as well as 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 spaces.

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 the following characteristics contributing to both its 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.

3.0 Contribution of the Application Property

2 South Drive forms part residential development within the Chorltonville Conservation Area and contributes to its overall scale and character, surmised by partial brick and render elevations and a soft residential density.
The principal heritage sensitivity of the property relates to those elements which contribute to the wider street-scape and character of the conservation area , including the form and scale of the dwelling, 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.
The significance of the Conservation Area is experienced primarily through the collective character of the estate rather than through the application property in isolation, illustrated by the lack of listed buildings within the conservation area.

2 South Drive is representative of the Arts and Crafts vernacular of the area. Similar to almost all of the houses on South Drive, it is of a semi-detached typology.
The majority of the houses on the street feature modern-day amendments, including; anthracite windows, mock Tudor additions to the front elevations and side extensions.



3 South Drive



Modified mock-Tudor

4.0 Impact Appraisal

Ground Floor Extension

The proposed ground floor extension is located to the rear of the dwelling and is therefore largely screened from the principal public street-scape. The scale and proportions of the extension have been carefully considered to remain subservient to the original dwelling, with materials specified to match those of the existing house and integrate with its established architectural character.

On this basis, the proposed extension would have a limited visual impact on the wider Chorltonville Conservation Area and would preserve the character and appearance of the surrounding area.

Cat-slide roof to Box Gable Conversion

The proposed alteration to the roof of 2 South Drive has been carefully considered in relation to the special architectural and historic character of the Chorltonville Conservation Area.

Chorltonville is recognised by Manchester City Council as an early Garden Village development with a strong Arts and Crafts architectural character. The Council's description identifies a variety of traditional architectural features within the estate, including gable motifs, half-timbered gables, sprocketed roofs, corbelled eaves and traditional plain tiled roofs. The architectural character of the conservation area is therefore derived not from a uniformity of house forms, but from a coherent palette of traditional Arts and Crafts forms and materials expressed across a varied collection of dwellings.

The proposed box-gable roof responds directly to this established architectural language. Rather than introducing a contemporary or incongruous roof form, the proposal provides a simple and legible gabled composition which draws upon the established use of gables within Chorltonville. The intention is to reinforce the architectural hierarchy of the dwelling by establishing a clear relationship between the principal elevations, eaves and roof, whilst avoiding unnecessary roof complexity.

The existing cat-slide roof is replaced with a more clearly defined gable-ended form. The proposal retains the established scale and proportions of the dwelling and is designed to remain subordinate to the wider street scene. Particular attention has been given to the ridge and eaves levels, roof pitch, materiality and detailing to ensure that the alteration reads as a coherent part of the existing building rather than as an independent or visually competing addition.

The proposed roof will use traditional plain red clay tiles, consistent with the material palette identified by Manchester City Council as characteristic of the conservation area. The proposed detailing will similarly respond to the existing architectural language of the property, with the gable expressed simply and without excessive roof-mounted features or visually dominant dormer elements.

The proposal therefore seeks neither to reproduce the existing roof form nor to introduce a contrasting contemporary intervention. Instead, it represents a sympathetic evolution of the dwelling which draws upon the established diversity of Arts and Crafts roof forms found throughout Chorltonville. The resulting roof is intended to strengthen the architectural coherence of 2 South Drive whilst preserving the established scale, material character and visual rhythm of the street.

In this respect, the proposal is considered to preserve, and where possible enhance, the character and appearance of the Chorltonville Conservation Area.

5.0 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 has been designed to preserve the architectural character of the existing dwelling, its residential character and landscaped setting, together with the wider Garden Village qualities which contribute to the special character and appearance of the Chorltonville Conservation Area.

The proposal would therefore preserve the character and appearance of the conservation area, in accordance with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework

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

This statement identifies the Chorltonville Conservation Area as the relevant designated heritage asset, establishes the characteristics which contribute to its significance and considers the potential effects of the proposed development upon its character and appearance.

Paragraph 210 requires decision-makers to have regard to the desirability of sustaining and enhancing the significance of heritage assets, while also seeking to ensure that new development makes a positive contribution to local character and distinctiveness.

Paragraph 212 establishes that great weight should be given to the conservation of designated heritage assets. The proposal responds to these principles through the retention of the existing dwelling and its established contribution to the residential and architectural character of the estate. The proposed alterations and extensions have been designed to remain subordinate to the original building and to respect its scale, proportions, materials and architectural character.

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 and landscaped garden setting of the property, together with the principal architectural characteristics which contribute to its relationship with the wider estate.

Accordingly, the proposal would preserve the elements of the site and its setting which make a positive contribution to the character and appearance of the Chorltonville Conservation Area, whilst allowing for a proportionate and sympathetic adaptation of the existing dwelling.

Manchester Core Strategy – Policy EN3: Heritage

Policy EN3 seeks to protect and enhance Manchester's heritage assets and their settings. The proposed development accords with this objective through the sensitive adaptation of the existing dwelling, enabling it to meet contemporary residential requirements whilst respecting its architectural character and the significance of the Chorltonville Conservation Area.

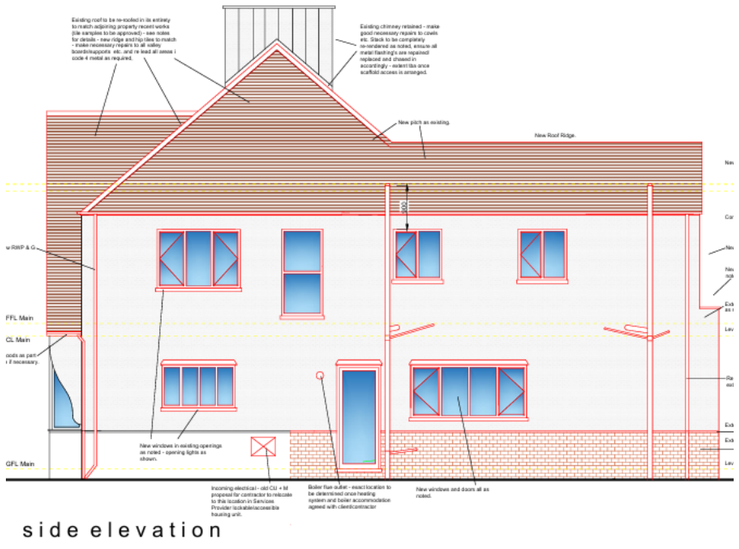
The Manchester Core Strategy should also be read alongside the 2024 Addendum following the adoption of Places for Everyone, including Policy JP-P2 insofar as it relates to the historic environment. The proposal has been designed with regard to the historic character and appearance of the area, retaining the established contribution of the dwelling to the wider Chorltonville estate and ensuring that the proposed alterations remain sympathetic to its context.

Chorltonville Conservation Area Guidance

Manchester City Council's published guidance for Chorltonville emphasises the importance of the area's special architectural and visual qualities, including the retention of the original character and detailing of the houses which contribute to the character of the estate. The guidance also identifies the retention of the character and quality of both buildings and the spaces between them as an important consideration in preserving the character and appearance of the Conservation Area.

The proposed development has been designed in accordance with these objectives. The principal architectural character of the dwelling is retained, with the proposed additions designed to remain subordinate to the original building. The established relationship between the dwelling, its landscaped garden setting and the wider residential character of Chorltonville is also maintained, ensuring that the proposal responds sensitively to the character and appearance of the Conservation Area.

5.0 Recent Precedent



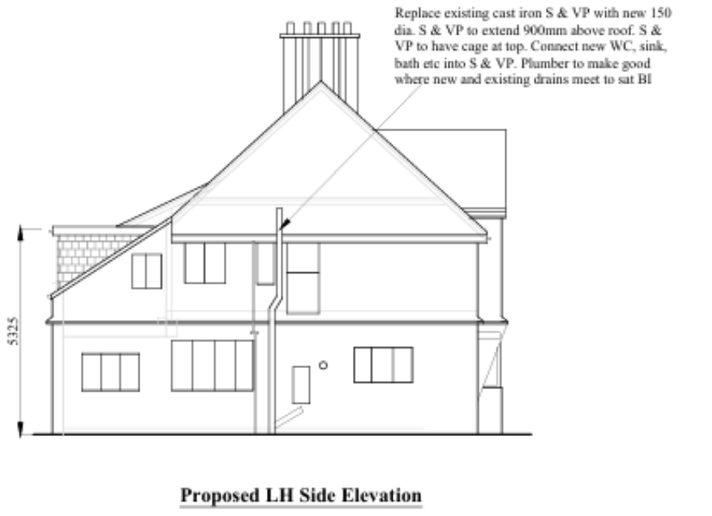
side elevation

2 Meadow Bank
PLA-2026-000166

Erection of a part-single part two-storey rear extension and elevational alterations.

2 Meadow Bank demonstrates that the same house-type within the Chorltonville Conservation Area have been modified in a similar manner to that which this application seeks to do, in a highly visually prominant location

Approved 08/09/2026



Proposed LH Side Elevation

9 South Mead
132712/FH/2022

Installation of rear dormer following demolition of existing rear dormer

9 South Mead demonstrates that the same house-type within the Chorltonville Conservation Area have been modified in a similar manner to that which this application seeks to do.

Approved 10/3/2022

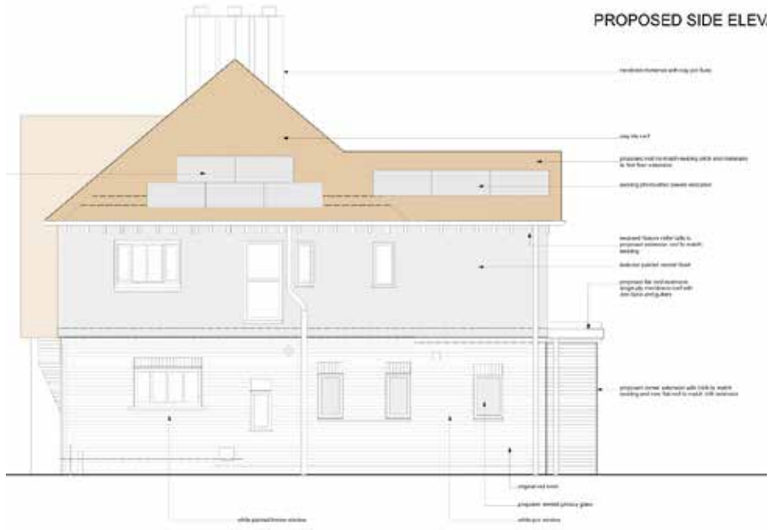


10 South Mead
PLA-2026-001128

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

Under Consideration

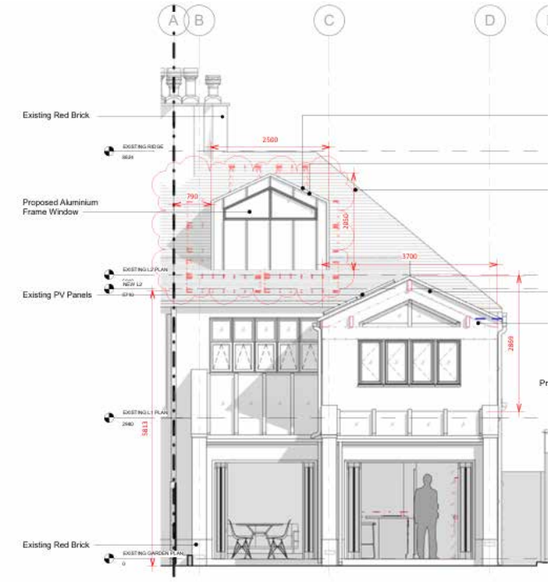
5.0 Recent Precedent



57 South Drive
144953/FH/2026

Erection of single-storey and first-floor rear extension following demolition of existing garage.

57 South Drive demonstrates that the same house-type within the Chorltonville Conservation Area have been modified in a similar manner to that which this application seeks to do.
Approved 11/03/2026



3The Thorns
129703/FH/2021

Installation of rear dormer and erection of garden store with solar panels and new roof light to front of property, to accommodate living accommodation

3 The Thorns provides a key precedent in that the same house type has been amended previosuly in 2009 then further in 2021.

Approved 08/07/21

7.0 Conclusion

The proposed development represents a considered and proportionate adaptation of the existing dwelling which responds positively to the architectural character, spatial qualities and established residential character of the Chorltonville Conservation Area. The existing dwelling is retained as the principal element of the composition, with the proposed extensions remaining subordinate in scale and located predominantly to the rear, limiting their visibility within the principal public street-scape.

The proposals have been informed by the established architectural language of Chorltonville, including its varied roof forms, gable motifs, traditional materials and landscaped garden setting. The proposed alterations seek to reinterpret these characteristics in a coherent manner rather than introduce an unrelated architectural form. The use of materials sympathetic to the existing dwelling, together with the retention of the established scale, spacing and relationship between the house and its garden, will ensure that the development integrates appropriately within its surroundings.

The design is also consistent with the pattern of incremental adaptation evident within the wider Chorltonville estate. Local examples, including Nos. 9 and 10 South Mead and No. 5 The Thorns, demonstrate the continued adaptation of properties within the estate through extensions and alterations. In particular, the current proposal at No. 10 South Mead includes rear and side extensions together with the conversion of an existing hipped roof to a gable form, providing a relevant local example of contemporary alteration to an established dwelling within the Chorltonville context.

Taken as a whole, the proposed development preserves the principal architectural character of the dwelling and the established relationship between the property, its garden and the wider Garden Village setting. It does not result in the loss of features which make a positive contribution to the significance of the Chorltonville Conservation Area and would maintain the established character and appearance of the area.

The proposal therefore represents a sympathetic and proportionate response to the existing dwelling and its heritage context. Having regard to the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the relevant provisions of the NPPF and Manchester's heritage policies and guidance, the development would preserve the character and appearance of the Chorltonville Conservation Area.