HERITAGE STATEMENT

Property: 76 Northen Grove, Manchester, M20 2NW
Local Planning Authority: Manchester City Council
Conservation Area: Albert Park Conservation Area
Application: Proposed rear infill extension with pitched roof and Velux rooflights, chimney stack reinstatement, and alterations to existing rear openings
Applicant: Menaka Munro
Date: 29 September 2026

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1. Introduction

This Heritage Statement has been prepared in support of a planning application for **76 Northen Grove, Manchester, M20 2NW**, which is located within the **Albert Park Conservation Area**.

The proposal comprises a **rear infill extension with pitched roof and Velux rooflights, chimney stack reinstatement, and alterations to existing rear openings**.

The proposed rear extension is intended to **enlarge the existing kitchen and dining space**, improving the functionality and internal arrangement of the dwelling while maintaining its established residential use.

The purpose of this Statement is to identify the heritage significance of the application property and its surroundings, to assess the contribution made by the property to the character and appearance of the Albert Park Conservation Area, and to consider the potential heritage impact of the proposed works.

This Statement should be read in conjunction with the submitted existing and proposed planning drawings.

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2. Description of the Property

76 Northen Grove is a residential property situated within the established residential neighbourhood of the Albert Park Conservation Area in south Manchester.

The property forms part of the historic residential townscape of Northen Grove. Its significance derives principally from its contribution to the established character of the street and the wider

conservation area, including the relationship between the dwelling, neighbouring properties, gardens, boundaries and established vegetation.

The property is part of a wider group of residential buildings which reflect the historic suburban expansion of Manchester during the late nineteenth and early twentieth centuries.

The rear of the property forms part of its established domestic garden and is less publicly visible than the principal street-facing elevation.

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3. Description of the Proposed Development

The application seeks planning permission for:

Proposed rear infill extension with pitched roof and Velux rooflights, chimney stack reinstatement, and alterations to existing rear openings.

The principal purpose of the rear extension is to **enlarge the existing kitchen and dining space**, providing a more functional and appropriately proportioned area for everyday family use.

The proposal comprises three principal elements:

3.1 Rear infill extension

A rear infill extension is proposed to enlarge the existing kitchen and dining space.

The extension has been designed to respond to the existing building and its rear elevation, with a pitched roof form that complements the character of the existing dwelling.

3.2 Velux rooflights

Velux rooflights are proposed within the pitched roof of the extension.

These provide natural daylight to the enlarged kitchen and dining space without requiring the introduction of visually prominent dormer structures or additional roof massing.

3.3 Chimney stack reinstatement

The proposal includes the reinstatement of a chimney stack.

This element seeks to restore a traditional architectural feature and reinforce the historic character of the property's roofscape.

3.4 Alterations to existing rear openings

Alterations are proposed to the existing rear openings to facilitate the relationship between the existing kitchen and dining space and the enlarged area created by the extension.

The alterations are confined to the rear elevation and are intended to create a coherent architectural relationship between the existing building and the proposed extension.

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4. Historical Context

The area now forming the Albert Park Conservation Area was historically predominantly rural, comprising fields and farmsteads associated with the historic townships of Didsbury and Withington.

During the nineteenth century, improvements to roads and public transport facilitated the expansion of Manchester and the development of substantial residential suburbs in the surrounding area.

Palatine Road was authorised in 1861 and opened in 1862, after which residential development increased substantially.

During the later nineteenth and early twentieth centuries, the area developed principally as a residential suburb, with substantial houses constructed along the principal roads and smaller residential streets.

Northen Grove forms part of this historic residential development pattern.

The surviving buildings, streets and gardens provide evidence of the expansion of Manchester during the Victorian and Edwardian periods and the development of established suburban residential neighbourhoods outside the historic city centre.

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5. Albert Park Conservation Area

The Albert Park Conservation Area has a predominantly residential character.

Its special architectural and historic interest is expressed through the combination of:

- historic residential buildings;
- established street layouts;
- consistent building lines and plot arrangements;
- traditional architectural forms and materials;
- front and rear gardens;
- boundary treatments;
- mature trees and vegetation;
- established roofscapes; and
- the relationship between buildings, gardens, streets and open spaces.

The character of Northen Grove is particularly derived from the collective appearance of its residential properties and the consistent rhythm created by buildings within their individual plots.

Although the principal elevations facing the public highway have the greatest visual prominence, rear elevations, gardens and roof forms also contribute to the historic character of individual properties and the wider conservation area.

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6. Significance of 76 Northen Grove

The heritage significance of No. 76 is principally derived from its contribution to the established historic residential character of Northen Grove and the wider Albert Park Conservation Area.

The significance of the property can be considered under the following headings.

6.1 Historical significance

The property forms part of the historic residential development of the Albert Park area and contributes to an understanding of the suburban expansion of Manchester during the late nineteenth and early twentieth centuries.

Its principal historical value therefore lies in its contribution to the established residential development of Northen Grove and its relationship with neighbouring properties.

6.2 Architectural significance

The architectural significance of the property derives from its contribution to the established group character of Northen Grove.

The scale, form, proportions, roofscape and relationship of the building to neighbouring properties contribute to the established architectural character of the street.

Historic architectural features which survive should be retained wherever practicable.

The proposed reinstatement of the chimney stack is relevant in this regard, as it seeks to restore a traditional feature associated with the architectural form and roofscape of the property.

6.3 Townscape significance

The property contributes to the rhythm and continuity of Northen Grove.

Its position within the plot, relationship with adjoining properties and established garden setting contribute to the visual character of the street and wider conservation area.

The rear elevation has a more limited public role than the principal street-facing elevation, although it remains part of the historic architectural composition of the dwelling.

6.4 Garden and vegetation

The garden associated with No. 76 contributes to the wider landscaped character of the conservation area.

The proposed extension should therefore remain proportionate to the existing dwelling and maintain an appropriate balance between built form and garden space.

Existing significant trees and established vegetation should be retained wherever practicable.

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7. Assessment of the Proposed Development

7.1 Rear Infill Extension

The principal element of the proposal is the formation of a **rear infill extension to enlarge the existing kitchen and dining space**.

The extension is positioned to the rear of the property and therefore has substantially less effect upon the principal streetscape of Northen Grove than an extension to the front elevation would have.

The proposed infill form responds to the existing building and its established rear elevation.

The purpose of the extension is to provide a better-proportioned kitchen and dining area within the existing dwelling and to improve the functionality of this part of the house.

The extension would remain visually subordinate to the principal form of the house and would not alter the established character of the principal street elevation.

The proposal would therefore preserve the important relationship between No. 76 and the wider Northen Grove streetscape.

7.2 Pitched Roof

The proposed extension incorporates a **pitched roof**.

This approach responds positively to the roof forms and traditional architectural character of the existing dwelling.

The pitched roof also assists in maintaining a clear hierarchy between the original house and the proposed addition, allowing the extension to read as a secondary element rather than competing with the principal building.

The roof would be constructed and detailed using materials compatible with the existing property, as indicated on the submitted drawings.

7.3 Velux Rooflights

The proposed **Velux rooflights** are located within the roof slope of the rear extension.

The rooflights will provide natural daylight to the enlarged kitchen and dining space while avoiding the introduction of prominent dormer structures or additional external massing.

As the rooflights are positioned within the plane of the pitched roof, their visual impact would be limited when viewed from the surrounding public realm.

The rooflights would therefore have a limited effect upon the architectural character and appearance of the conservation area.

7.4 Chimney Stack Reinstatement

The proposal includes the **reinstatement of a chimney stack**.

This element is considered to have a positive heritage effect because it seeks to restore a traditional architectural feature associated with the character and roofscape of the dwelling.

Chimney stacks form an important part of the vertical rhythm and roofscape of traditional residential properties.

Their reinstatement would reinforce the architectural character of No. 76 and assist in maintaining its relationship with the historic roofscape of Northen Grove.

The reinstated chimney should be constructed using appropriate materials and detailing so that it is visually compatible with the existing building.

7.5 Alterations to Existing Rear Openings

The proposal includes alterations to existing openings on the rear elevation.

The alterations are intended to provide an appropriate connection between the existing kitchen and dining space and the proposed enlarged area.

The works are confined to the rear elevation and therefore would have limited visibility from the principal public realm.

The alterations should retain the architectural proportions and material character of the existing building wherever practicable.

The proposal does not seek to introduce inappropriate alterations to the principal front elevation of the property.

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8. Assessment of Heritage Impact

The potential heritage effects of the proposal have been considered against the significance identified above.

The principal considerations are the effect upon:

- the architectural character of No. 76;
- the historic plan form of the property;
- the rear elevation;

- the relationship between the property and its garden;
- the wider streetscape of Northen Grove; and
- the character and appearance of the Albert Park Conservation Area.

The proposal is concentrated at the rear of the dwelling and would not materially alter the principal street-facing elevation.

The rear infill extension would provide a modest increase in built form within the existing garden area, allowing the **existing kitchen and dining space to be enlarged and better integrated with the rear of the property**.

Its scale and location would remain subordinate to the original dwelling.

The pitched roof form provides an appropriate architectural response to the existing house, while the rooflights would be contained within the roof plane.

The chimney reinstatement would have a beneficial effect on the architectural character and roofscape of the property by restoring a traditional feature.

The alterations to the rear openings would result in some change to the historic fabric of the rear elevation. However, these works would be limited to the rear of the property and would facilitate the coherent enlargement of the existing kitchen and dining space.

Overall, the proposal would preserve the principal architectural and townscape characteristics which contribute to the property's heritage significance.

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9. Effect on the Albert Park Conservation Area

The Albert Park Conservation Area derives much of its special interest from the collective character of its historic residential buildings and their relationship with streets, gardens and vegetation.

The proposal has been designed to ensure that the principal characteristics of the conservation area remain legible.

In particular:

- the principal form and character of No. 76 would remain evident;
- the principal street elevation would remain substantially unaffected;
- the established building line of Northen Grove would be retained;

- the rear addition would remain subordinate to the existing dwelling;
- the pitched roof would be compatible with the traditional architectural language of the property;
- the rooflights would have limited external visual impact;
- the reinstated chimney would reinforce the historic roofscape; and
- the proposal would retain an appropriate relationship between the dwelling and its garden.

The proposal would therefore have a limited effect on the wider conservation area.

Given the location and scale of the works, the proposal would not result in a material erosion of the established character or appearance of Northen Grove.

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10. Materials and Architectural Treatment

The choice of materials is important to ensuring that the proposal responds appropriately to the existing dwelling and its conservation-area setting.

The extension should utilise materials which complement the existing building, including appropriate brickwork, mortar, roofing materials, window frames and rainwater goods.

Where new brickwork is proposed, it should be carefully selected to complement the existing masonry in terms of colour, texture, bond and mortar.

The pitched roof should use a roofing material compatible with the existing building.

The reinstated chimney should similarly be constructed using materials and detailing appropriate to the original architectural character of the property.

The proposed rooflights should be flush or appropriately integrated within the roof plane so as to minimise their visual prominence.

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11. Mitigation and Enhancement

The following measures form part of the heritage approach to the proposal:

1. The principal street-facing elevation of the property will be retained.
2. The rear extension will remain subordinate to the original dwelling.

3. A pitched roof will be used to provide an appropriate relationship with the existing roofscape.
4. Rooflights will be contained within the roof slope.
5. The chimney stack will be reinstated using appropriate traditional materials and detailing.
6. Existing significant architectural features will be retained wherever practicable.
7. Alterations to the rear openings will be carefully detailed to complement the existing building.
8. Existing significant trees and vegetation will be retained wherever practicable.
9. New materials will be selected to complement the existing building and conservation-area character.
10. Construction works should be undertaken with appropriate care to avoid unnecessary damage to retained historic fabric.

The chimney reinstatement also provides an opportunity to enhance the architectural character of the property by restoring an element of the traditional roofscape.

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12. Planning Policy Context

The property lies within the Albert Park Conservation Area and the historic environment is therefore a material consideration in the determination of the application.

National planning policy requires proposals affecting heritage assets to take account of their significance and the desirability of sustaining and enhancing that significance.

Local planning policy and Manchester City Council’s conservation-area guidance similarly seek to ensure that development respects the architectural and visual qualities of designated conservation areas.

In particular, the established character of Albert Park is derived from its historic residential buildings, streetscape, gardens, trees, boundaries and architectural detailing.

The proposal has been developed with these characteristics in mind.

The assessment also recognises the distinction between the principal public-facing elevations and the less publicly visible rear elevations. The proposed works are predominantly located to the rear and have therefore been designed to minimise their effect upon the principal streetscape.

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13. Conclusion

76 Northen Grove forms part of the established historic residential townscape of the Albert Park Conservation Area.

The property's heritage significance principally derives from its contribution to the historic residential development of Northen Grove, its architectural character, its relationship with neighbouring properties and its contribution to the wider conservation-area townscape.

The proposal comprises a **rear infill extension with pitched roof and Velux rooflights, chimney stack reinstatement, and alterations to existing rear openings**.

The rear extension is intended specifically to **enlarge the existing kitchen and dining space**, improving the functionality and internal arrangement of the dwelling while retaining its established residential use.

The rear extension would be subordinate to the existing dwelling and would be located principally away from the principal public view.

The pitched roof provides an appropriate response to the traditional architectural character of the property, while the Velux rooflights would be integrated into the roof slope with limited visual prominence.

The proposed chimney stack reinstatement would restore a traditional architectural feature and would contribute positively to the character of the property's roofscape.

The alterations to the existing rear openings would be limited in extent and would facilitate a coherent relationship between the existing and enlarged kitchen and dining areas.

The proposal would retain the principal character and form of the existing dwelling and would preserve the important relationship between the property and the wider Northen Grove streetscape.

On this basis, the proposed works are considered to be an appropriate form of development within the Albert Park Conservation Area and would **preserve the character and appearance of the conservation area and sustain the heritage significance of the application property**.

The proposal represents a proportionate and contextually appropriate alteration to the existing dwelling, enabling the **existing kitchen and dining accommodation to be enlarged and improved** while respecting the historic character of the property and its surroundings.

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