

Heritage Statement
For a rear extension to an existing terraced house at:
169 Bury New Road, Whitefield, Manchester, M45 6AB

21st August 2025



1. Introduction

This Heritage Statement supports the planning application for a single-storey rear extension to 169 Bury New Road, which is located within the Whitefield Conservation Area. The statement assesses the heritage context and significance of the area, and considers the potential impact of the proposal on the character and appearance of the conservation area, in line with paragraph 200 of the National Planning Policy Framework (NPPF).

2. Site and Heritage Context

The property forms part of a traditional terraced row along Bury New Road, which contributes to the special character of the Whitefield Conservation Area. The area is defined by its historic terraced housing, consistent use of traditional building materials such as brick and stone, and a coherent streetscape that reflects its 19th- and early 20th-century development.

The property at No. 169 contributes to the overall character of the conservation area through its scale, form and use of traditional materials. The primary heritage asset in this case is the conservation area as a whole, rather than the dwelling individually.

3. Proposed Development

The proposal is for a modest single-storey rear extension to create a small office. The extension is:

- Located to the rear of the property, ensuring it will not be visible from Bury New Road or the wider public realm.
- Of limited scale and height, ensuring that it remains subservient to the host dwelling and does not alter the historic terraced form.

4. Impact on the Conservation Area

The proposed extension has been designed with regard to the conservation area's character and appearance:

- Its rear location ensures the principal public-facing elevation and streetscape are unaffected.
- The modest scale and sympathetic detailing mean the historic form and proportions of the terrace remain legible.
- No features of heritage significance will be lost as a result of the proposal.

As such, the proposal will preserve the character and appearance of the Whitefield Conservation Area.

5. Conclusion

The proposal represents a proportionate and sympathetic addition to the rear of the terraced property. The extension will have no harmful effect on the character or appearance of the conservation area. The design ensures that the significance of the heritage asset is preserved, fully in line with paragraph 200 of the NPPF.

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