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2 Delamere Avenue, Whitefield, M45 7WJ
Heritage Statement
15/10/25

This statement has been prepared in support of the application for Full Planning Approval to replace the existing three bedroom domestic dwelling (bungalow plus garage, carport and outbuilding) at 2 Delamere Avenue, Whitefield with a new 1.5 storey three bedroom domestic dwelling with integral garage.

The rear (south eastern) boundary of the plot at 2 Delamere Avenue is shared with the rear boundaries of nos. 10 & 12 Ringley Road. These houses are part of a row of seven houses at the eastern end of Ringley Road that are included in the All Saints Conservation Area, Whitefield.

The houses on Ringley Road contribute to the All Saints Conservation Area by forming part of its historic character. They represent a specific period of development in Whitefield and are designated as 'buildings that make a positive contribution'.

The character of the Conservation Area is 'essentially that of a late nineteenth century, leafy, residential suburb, with large properties in generous gardens'. The houses on Ringley Road to the rear of 2 Delamere Avenue are typical of this description. They are large detached or semi detached 2/3 storey villas centrally positioned on generous plots with driveways to the front and spacious gardens with mature planting to the rear. Built in a time of prosperity their significance to the heritage asset is their presence and setting (particularly the frontage), in an elevated position, to Ringley Road as it leads into the original heart of Whitefield.

The existing property at 2 Delamere Avenue is at a lower level to the houses at the rear on Ringley Road. There is mature planting and trees on the boundary and as such the views between the properties are screened. The development proposal does not affect the screening on the boundary and despite a larger replacement building there should still be no direct views or link to the houses on Ringley Road. Any relationship between the development proposal is to the rear of the properties on Ringley Road and would therefore

have no impact or harm on the heritage asset which is primarily focused at the front of the Ringley Road houses.

The design of the development proposal does not directly relate or have regard to the character of the houses on Ringley Road or the Conservation Area. However, the design does relate and have regard to the character of Delamere Avenue as it was originally developed. This development came after the significant properties on Ringley Road and as such any impact or affect is neutral.



Existing photo from rear of 2 Delamere Avenue looking towards rear boundary with 10 & 12 Ringley Road