

Dear Planning Department,

REF PLANNING APPLICATION: PL/2026/0613

Heritage Statement

Property Address: 2 Alkrington Hall Road North, Middleton, Manchester, M24 1WG

Asset Status: Non-Designated Heritage Asset (NDHA)

Setting / Context: Adjacent to Alkrington Hall (Grade II* Listed, List Entry No. 1068499)

Proposed Works: Erection of a single-storey rear extension and a two-storey side extension.

1. Introduction & Site Context

This Heritage Statement has been prepared to accompany a planning application for proposed householder alterations at **2 Alkrington Hall Road North**. The property is a residential dwelling formed as part of a converted terrace/apartment arrangement.

While the property itself is not statutorily listed, it is identified as a **Non-Designated Heritage Asset (NDHA)** due to its immediate historical association, architectural grouping, and spatial proximity to **Alkrington Hall**, a Grade II* Listed Building.

2. Assessment of Heritage Significance

Alkrington Hall (Grade II* Listed)

- **List Entry Number:** 1068499 (First listed 15-Mar-1957)
- **Architectural Significance:** Designed in 1735–36 by the renowned Venetian architect **Giacomo Leoni** for Darcy Lever. It represents an exceptionally fine and rare surviving example of Leoni's Palladian classical architecture in the North West of England. Key architectural features include a 9-bay 3-storey double-pile plan, central giant Ionic

pilasters over rusticated stonework, detailed lead rainwater goods, and rich interior plasterwork.

2 Alkrington Hall Road North (The Subject Site)

- **Heritage Status:** Non-Designated Heritage Asset (NDHA).
- **Significance & Contribution:** The host property forms the end of a terrace block situated within the historical curtilage or setting of Alkrington Hall. Its significance derives primarily from its group value, modest scale, and overall architectural cohesion with the surrounding historic residential setting.

3. Assessment of Impact on Setting & Heritage Assets

Distance and Visual Separation

- **Spatial Buffer:** The proposed extension sits approximately **55 metres** away from Alkrington Hall.
- **Intervisibility:** Owing to the substantial separation distance, existing built form, and established site boundaries, the subject property *cannot be seen from the Grade II Listed Building**, nor does it feature in primary views towards the principal elevations of the Hall.
- **Impact on Grade II Setting:*** Because there is no visual connection or intervisibility, the proposed development will have **zero impact (neutral outcome)** on the setting, key views, or special architectural/historic significance of Alkrington Hall.

Position within the Terrace Group

- **End-of-Terrace Location:** Number 2 sits at the furthest boundary point of the terrace block away from Alkrington Hall.
- **Established Precedent:** The opposite end of the terrace block—which sits noticeably closer to the Grade II* Listed building—has previously received planning consent and been extended to both the side and rear. The current proposal adopts a consistent approach that balances the overall terrace group.

4. Design, Scale, and Materiality

The scheme introduces a single-storey rear extension alongside a two-storey side extension designed specifically to complement the host NDHA:

- **Subordination:** The two-storey side extension is deliberately set back from the primary front elevation. This setback breaks the roofline, maintains the prominence of the original facade, and ensures the addition remains clearly subordinate to the main dwelling.

- **Proportion and Fenestration:** All new window and door openings are carefully proportioned to match the scale, rhythm, and alignment of the existing building, preserving the character and aesthetic integrity of the terrace block.
- **Matching Materials:** External finishes (brickwork, roofing, and joinery details) will match the existing building, preserving visual continuity.

5. Policy Compliance & Conclusion

The proposed development accords with national and local planning policies governing the historic environment (including the principles of the **National Planning Policy Framework - NPPF** regarding Non-Designated Heritage Assets and settings of Listed Buildings):

1. **Preservation of Listed Building Setting:** The 55m separation distance and lack of intervisibility guarantee that the setting of the Grade II* Alkrington Hall remains completely unharmed.
2. **Sympathetic Enhancement of NDHA:** The extensions are designed to be scale-appropriate, well-proportioned, and constructed in matching materials, respecting the character and appearance of the host asset and setting a balanced precedent across the terrace.

In summary, the proposal represents a high-quality, sympathetic addition that preserves the significance of the Non-Designated Heritage Asset while ensuring no harm to the nearby Grade II* Listed Alkrington Hall.