

HERITAGE STATEMENT

PROPOSAL: ERECTION OF OUTBUILDING IN REAR GARDEN TO BE USED AS AN OFFICE

ADDRESS: 61 Carlton Road, Manchester, M16 8BZ

Date: 18/02/2022

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
ERECTION OF OUTBUILDING IN REAR GARDEN TO BE USED AS AN OFFICE	The neighbouring area is mature residential, comprising variations of house types and flats ranging from Victorian to present day. Mature trees are numerous, located on pavements. Boundaries are generally low walls and privets / shrubs. The property is a 3-storey semi-detached new build located within the Whalley Range Conservation Area of homes with typical 1950s style construction. It is one of four new build homes within two semi-detached properties. These homes have a modern design with glass front dormer balconies. The property has its access off Carlton Road and is enclosed by a low brick wall to the front and a paved driveway. The property comprises of red facing bricks and tiled roofs and upvc windows and doors. (see figure 1, and 2) Carlton Road contains numerous buildings of architectural style which have been added over the years. A typical description of these buildings is predominantly, of red facing bricks to the principal elevations, interlocking concrete roof tiles, single chimney stack, and upvc doors and windows. To the right of the semi-detached home is Zandra House which is a bungalow with a very high-pitched roof allowing for dormers to the roof to create two additional floors. The external fabric is made of brown bricks, grey roof tiles, and upvc doors and windows. The architecture suggests construction circa 1970s (See figure 3). Directly opposite the 61 Carlton Road is Roysden Court which is a mix of three-storey and four-storey block of flats. The external fabric of the property is a mix of brown blocks, red bricks and renders. The ground floor block	The single storey outbuilding office has no significant architectural feature to the external fabric. It is 5.7m x 4.7m, made of pressure impregnated timber framework and timber cladding, plasticol coated steel roof sheets in anthracite with anti-condensation coating, upvc windows, and upvc patio doors. To the rear of the back garden are huge trees and vegetation that creates a thick curtain and there is no real visibility to the property at the back which is several metres away. There are no significant architectural features at the back which can be impacted by the outbuilding. Furthermore, the outbuilding is not visible from the front of the property. Therefore, there is no foreseeable detrimental impact to the house or surrounding neighbourhood.

walls is typical of Victorian style architecture. (see figure 4).

On the left-hand side of the semi-detached house typical of 1950s architecture made of red brick made of upvc doors and windows, and grey roof tiles (see figure 5).

There are other properties of historical significance on Carlton Road but none is close of the proposed development site



Figure 1: Front elevation

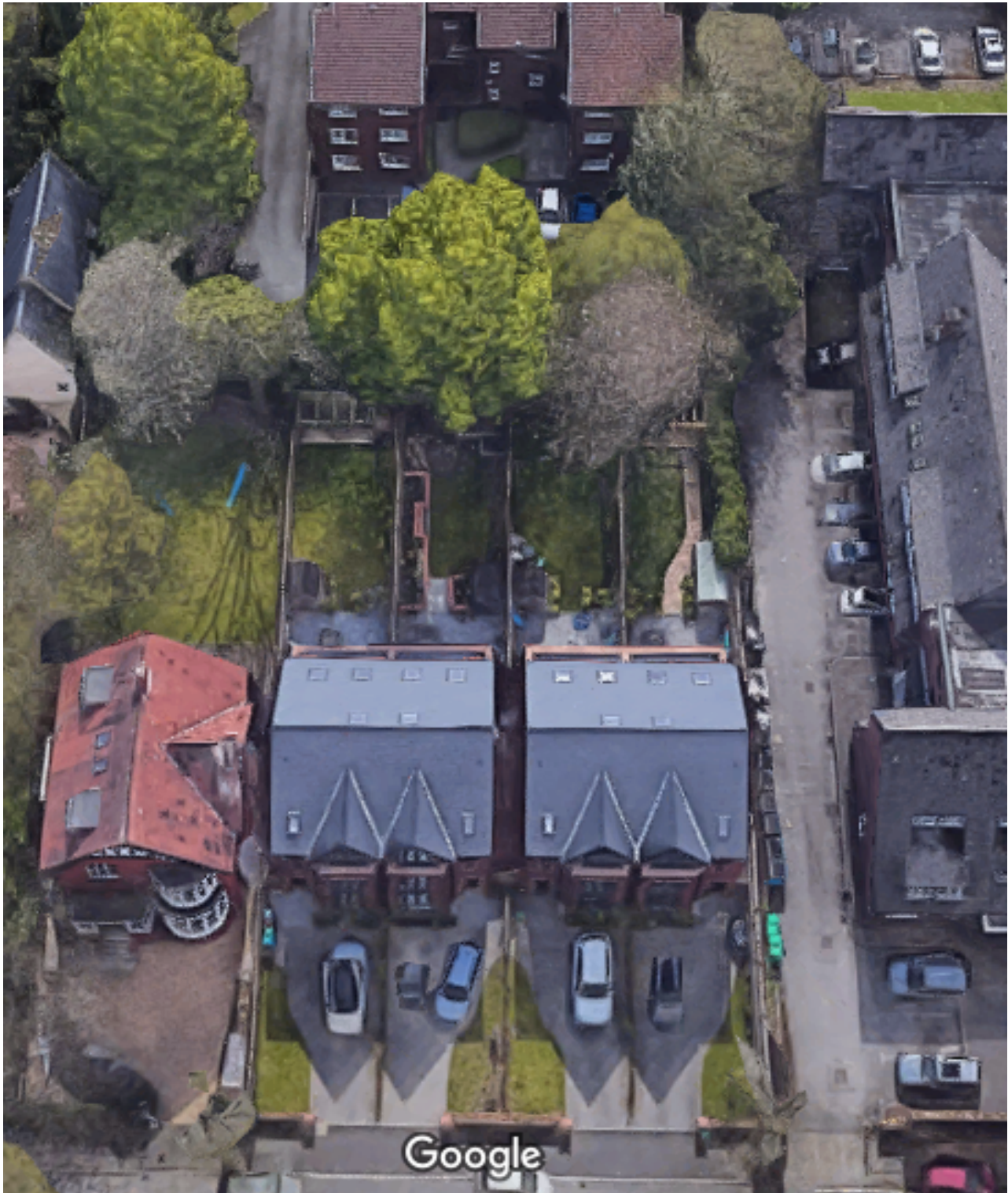


Figure 2: Arial view



Figure 3: Zandra House



Figure 4: Roysden Court



Figure 5: Property on the left side of 61 Carlton

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

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