

Heritage Statement.

77 Northen Grove, Manchester, M20 2JL

132119/FH/2021

Erection of single storey rear extension (following demolition of the existing conservatory) and works to the existing basement including a new lightwell to the front of the property.

77 Northern Grove is a large Victorian style house with a basement and three storeys above, it has a traditional conservatory to the rear.

My client proposes to demolish the existing conservatory and replace this with a new single storey extension creating a open plan kitchen / dining/ seating area. The new extension will also have access to the basement which will be converted as part of the proposed works. A new light well will installed to the front of the property under the existing ground floor bay window.

The brickwork to the extension will match the existing house with the windows being a aluminium crital style. All rwp will also match the existing style.