



APPLICATION No: 131763/FO/2021

**113 LAPWING LANE
MANCHESTER
M20 6UR**

**INSTALLATION OF ENCLOSED CANOPY AT REAR OF PREMISES
TO FORM AN ENCLOSED SEATING AREA FOR CUSTOMERS**

HERITAGE STATEMENT

**KATH LUDLAM
LUDLAM ASSOCIATES
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HERITAGE STATEMENT

A Heritage Statement has been requested as the application site lies within the Ballbrook Conservation Area (designated 1992).

The application building is not Listed nor is it in the vicinity of any Listed Buildings. The development lies to the rear of the property and is visible only from a back alleyway which serves this and the adjoining properties which comprise what is locally known as Lapwing Lane Arcade. It may be partly visible from the rear of some residential properties on Ballbrook Avenue and Lyndhurst Road but is largely screened by mature planting in the rear gardens of these properties. It is seen within the context of the rear of No's.97 to 115 Lapwing Lane which taken as a whole are unattractive and functional to the needs of the various shops/salons/restaurants providing rear access, refuse storage and fume extraction.

The significance of this part of Ballbrook Conservation Area can be assessed as NEGATIVE due to its location, appearance and limited public visibility.

The structure will have the appearance of a brick-built, single storey, flat roofed extension which encloses the rear yard area. The materials are permanent, largely incorporating the existing boundary walls with additional matching brickwork. When compared with the general character and appearance of the rear of No's.97 to 115 Lapwing Lane, this will be a significant improvement.

The impact of the proposals, which are described in the separate Supporting Statement, can be assessed as NEUTRAL following the amendments which have been incorporated in the architect's amended design proposals.