

5.0 HERITAGE STATEMENT

- 5.1 This application seeks planning approval for extension and alterations to 3 Meadow Bank, Chorlton.
- 5.2 In March 2012 the National Planning Policy Framework (NPPF) replaced the Planning Policy Statement PPS5. In accordance with paragraph 128 , chapter 12 of the NPPF 'Conserving and enhancing the historic environment' the statement below sets out to provide a description of the significance of the heritage assets and the contribution of their setting to that significance.
- 5.3 This Statement should be read in conjunction with the accompanying design statement that details the context of the site in section 2.0 and the consideration given to this during the design process in section 3.1.
- 5.4 The property lies within the Chorltonville Conservation Area. Chorltonville is an arts and craft style housing estate with grass verges and tree-lined roads that gives the estate its special garden village character. It is a quiet area as the roads do not provide an easy through-route. The houses themselves are well-maintained and, externally at least, are virtually the same as when the estate was opened.
- 5.5 With the house benefiting from its situation within the conservation area, it is imperative the design of the new extension does not detract from the surroundings. Details of consideration given to this can be found in section 3.2 of the design statement. Sections 3.3 and 3.4 address the choice of high quality materials that match the existing property as well as the careful massing of the scheme to ensure the addition respects the location.
- 5.6 The proposal submitted for planning approval has been designed in line with the NPPF concept that any new development within the conservation area should be high quality and not detract from the context or character of the conservation area. The importance of producing high quality architecture within the historic fabric of the Chorltonville estate is understood. Therefore, the proposal, which is sympathetic to the existing building and its surroundings, makes a positive contribution to the area.