

HERITAGE STATEMENT.
10 CRESCENT RANGE,
MANCHESTER, M14 5RW
(MAY 2021)



INTRODUCTION

This heritage statement is prepared to support the planning application for single and double storey side and rear extension at 10 Crescent Range, Manchester.

The existing building is a semi-detached house located within the Victoria Park Conservation Area. The property is not registered as a listed building as per Manchester City council records. As per the majority of the houses in the area the building was built in circa 1920's.

The existing external walls comprise red facing brick to the side and rear elevation, with common type brown bricks to the principle front elevation. The roof is of interlocking concrete tiles. The windows are typical white uPVC. The house has a single chimney stack shared with the neighbor at the middle of the gable party wall. The property has rear flat roof extension which was granted previously. The external walls of the existing extension comprise red facing brick matching the existing red bricks of the main house.

Significance of interior and exterior

The interior contains no architecturally significant features. There are no special covings, woodwork or others visible features. Typical chimney breast is there in the house.

Externally to the rear and side elevations, there are no significant architectural features; also, the front principle elevation is faced with common brown brick with no specific architectural features.

Therefore, the architecture of the property can be considered as a simple but typical of domestic architecture of that period with no significant features internally or externally.

The impact of the new developments

The proposed developments consist of part single storey and part double storey side extension in addition to first floor rear extension. The flat roof of the existing rear extension will be replaced by modern mono pitched roof with concrete tiles which are matching the existing concrete tiles of the main house. This will give better external appearance to the property. All external walls of the proposed extension will be constructed using bricks which are matching the existing common bricks. Also, the pitched roof of the extended part of the building will be erected by using matched concrete tiles to the existing roof tiles of the main building.

Several houses in Crescent Range, where the property is situated, have extensions about same size and shape of the current proposed developments. Therefore, the current proposed developments will not add any negative impact to the street scene. The existing property does not include any historical architectural features internally or externally those will be affected by the new developments. None of the trees and hedges will be affected by the proposed development. Therefore the quality and extent of the tree cover and landscaping will be retained. The proposed extension will result to be subservient to the main large scale two storey main house.

CONCLUSION

The proposed developments at the above address do not infringe the building envelope and street scene. The interior and exterior architectural features are simple and typical of domestic architecture which are not affected by the new developments. The high standard design, the size, extension height and materials are compatible with character of the conservation area. As such, there will be no detrimental impact and the proposal should enhance and preserve the qualities of the house and its setting.