



**PROPOSED
DECKING AREA TO
THE REAR OF 29
Edge Lane, Chorlton.**

**EXTENSIONSNW LTD
3 CRIBDEN STREET
RAWTENSTALL
ROSSENDALE
BB4 8HZ**

HERITAGE STATEMENT

This statement has been prepared at the request of Manchester City Council to accompany a Householder Application for a rear decking area at 29 Edge Lane, Chorlton.

INTRODUCTION

The property is situated on the South side of Edge Lane at the junction of Wilbraham Road and Hampton Road. The property forms one half of a semi detached Victorian style brick fronted dwelling with a slate roof construction. The property has not been extended and has a lot of the original features throughout the property.

The attached property is the same design and has been previously extended to the rear of the property with a two-storey extension which is not in keeping with this type of dwelling.

The existing rear of the dwelling has a porch/canopy to the rear kitchen area which is in a poor state of repair. The existing kitchen is a very dark area with a small window to the rear elevation.

The proposal is to remove the existing window and door, remove the existing porch/canopy construction. Install new Aluminium Bi-folding doors to allow more light into the kitchen area. The ground floor level is approximately 1.2m above the outside ground area. The rear door to the kitchen has several steps under the decaying canopy construction which are also in a poor state. The proposed rear decking area will give a levelled garden area directly out of the kitchen with steps conforming to current building regulations making it safer to access the garden.

Assessment of proposed development

The existing property is completed in a smooth red brick finish to the front, side, and rear elevations. The main roof of the property is completed in a blue/grey slate along with a pitched roof porch to the side elevation. All windows and doors to the property are completed in a timber finish. The alterations to the property do not detached from the original design of the dwelling. The alterations are to the rear and do not affect the view from the main road not affecting the street scene. The rear bi-folding doors will be constructed in a aluminium frame to support their own weight. The rear decking area will be constructed in steel columns and beams with a steel railing similar to the existing steel railing to the side of the property. The decking area is set in from both side boundaries of the dwelling so no overlooking will occur. The boundary to the West also has a detached outbuilding between the decking and the boundary.

Impact on Conservation area

Whilst designing the new alterations on behalf of Mr Padden, ExtensionsNW Ltd took a keen interest in the building's surrounding the proposal. In order not to disturb the street scene on Edge Lane or jeopardize the appearance of the existing properties the proposed rear alterations have been designed to be sympathetic to the other dwellings along the road.

The proposed development does not impact on the parking as off-street parking is provided to the front of the property.