

HERITAGE STATEMENT

REGARDING ERECTION OF A SINGLE STOREY REAR EXTENSION, ELEVATIONAL ALTERATIONAL AND NEW ACCESS ASSOCIATED WITH BASEMENT CONVERSION, INSERTION OF ROOF LIGHTS ASSOCIATED WITH LOFT CONVERSION AD ERECTION OF OUTBUILDING TO REAR

LOCATION: 32 ALNESS ROAD, MANCHESTER, M16 8HR



INTRODUCTION

This heritage statement refers to the application erection of a single storey extension, elevation alteration and new access associate with basement conversion, insertion of roof light associated with loft conversion and erection of outbuilding to rear. The property lies within the Whalley Range conservation area and reference was made to the policies and guidance on the Manchester planning authority website.

HERITAGE ASSES, DESIGN AND SETTING

The property is located at Alness Road, close to Stanley Road and Demesne Road. The overall site is 486 sqm. The application site is predominantly residential suburb approximately 2 miles from Manchester City Centre. The streets surrounding the site are made up of Detached, Semi Detaches and Town Houses. These range from Victorian Georgian Properties to mid 20th century housing as well as recent modern housing.



Alness Road Street View



Alness Road Street View

The surrounding architectural context is varied and there are a number of different house type and design within the local vicinity. However the housing is generally characterized by brick and rendered elevations with grey tiles to roof mainly slates. The older period properties have a variety of brick detail across the facades which are typical of Whalley Range, especially within the conservation area. It is rich context of expressing the materiality that has driven the design of the proposed dwelling.

There are in fact minimal changes to the external side and front appearance of the building with the exception of upgrading new front basement window and side window to basement as indicated on

proposed elevation drawing. In addition, there are side access is to be modified to allow the provision of a safer staircase and bottom landing to be in compliance with the building control. There would be little or no impact of the streetscape with the proposed modifications being well hidden from the Alness Road main street and the fact that it is well screened by green wall.

The residential floor space proposed is proportionate to the site and does not have a detrimental impact on the neighbouring properties or the surrounding area. The proposed has been designed to provide well proportionate flexible space for modern living aiming to maximize natural light and with a strong connection to outside.

Throughout the design process the size and scale of the proposed new dwelling was a key factor to ensure the new development in not out of keeping with the surrounding landscape or neighbouring building.

EXTENSION AND OUTBUILDING

The extension has been re-aligned to follow the main building line, will be fitted with new window design to match with existing. All new brickwall material to match with existing to keep proportion with all elevations. All new rooflights on roof colour to match with window colour to keep proportion overall.

The size of 3 x 6 meters with the overall height or 2.4 meters out building will be construct at the end of the rear boundary approximately 40 meters from the front boundary. The external elevation walls will be covered with pebble dash.

SCALE OF DEVELOPMENT

The drawings together with the application document indicate the areas involved together with the accommodation being provided. Its scale and scale is keeping with the appearance of the existing building, the streetscape and the properties in the immediate vicinity.

LOCAL IMPACT

The proposal as mentioned are in keeping with the area in terms of visual appearance and the treatment materials.

CONCLUSION

The proposal is generally in keeping with the appearance of the property and style of the neighbourhood. The proposals would provide much-needed residential accommodation.