

11 Holyrood Street
Manchester
M40 1QP

HERITAGE STATEMENT

to accompany the planning application for a

Erection of a part first and part two storey infill extension to the rear

The Planning Application has been submitted to gain approval for a part first and part two storey infill extension to the rear of 11 Holyrood street.

This statement addresses issues arising from the property being located within the Newton Heath Conservation Area.

With reference to the Historic England listings for Newton Heath conservation area we can confirm that 11 Holyrood street is not listed, nor are the adjacent properties or properties facing, or properties to the rear. The closest grade listed building is the church of all saints which is located 0.5 miles away on All Saints Street.

Whilst 11 Holyrood street is not listed; it does retain very minimal historic features with a red brick walls, upvc windows and a slate roof.

The works that are being carried out will be in keeping of the area. Material are proposed to match or to be in keeping with the local area.

With the above in mind, it is considered appropriate to make changes in keeping with the street design to the front façade of the building and in that respect all of the proposed works will not look out of character in this area.

We consider that by applying the above disciplines, the development will not be detrimental to the conservation status of the area.

Hasnaat Saeed

August 2024