

183 WITHINGTON ROAD

183 Withington Road, Whalley Range, M16 8HF

HERITAGE STATEMENT

PLANNING APPLICATION

JAAAN Architects Ltd

37 Sudbury Drive, Heald Green, Cheshire, SK8 3BT

CONTENTS

1.0 Introduction	4
2.0 Site	4
3.0 Conclusion	5

SUPPORTING DRAWINGS

- 183WIT Existing & Proposed Plans 1:1250, 1:200, 1:100

1.0 INTRODUCTION

This statement has been prepared to support a Householder application for 183 Withington Road, M16 8HF. The document should be read in conjunction with the supporting plans listed on the previous page.

The client is seeking to gain approval for a first-floor side and ground floor rear extension to their home.

2.0 SITE

2.1 SITE APPRAISAL

The site comprises a semi-detached dwelling of an early 1900's character. The property has a deep driveway and sits back of the Withington Road highway. The dwellings along Withington Road are of a similar character and have largely been renovated and extended.

2.2 MATERIALITY

The adjoining semi-detached dwelling is of a similar design and has been recently rendered. The proposed first floor extension will be finished in a similar render to be in character with the existing dwelling. The roof tile will be similar to the colour and form of the existing tiles.

New rainwater goods are specified to be white to match the existing and with white uPVC fascias and soffits to match the existing.

2.3 CONTEXT

183 Withington Road is situated within a residential area and the buildings to both sides are residential. Whalley Range is a designated Conservation Area, a large number of dwellings in the immediate area have undergone extensions with both brick and render finishes.

The existing dwelling has already been extended at the ground floor at both side and rear. The application seeks to rebuild the side extension and move it 200mm inwards away from the boundary line to improve the gap to the common boundary. The first floor extension will be inline with the ground floor extension. The rear extension fills a gap between the existing side and rear extensions and will be inline with the side extension.

The design and arrangement of the side and rear extensions is in keeping with similar extensions in the immediate area and does not pose a significant detrimental impact on the area.

3.0 CONCLUSION

Whalley Range Conservation Area is one of the earliest suburbs to be declared a conservation area. The proposed householder extension is in keeping with similar extension in the immediate area and will have less than substantial harm on the character and appearance of the Conservation Area.

It is considered that the proposed development complies with the guidance contained within the NPPF and local policies.