

Heritage Statement.

In support of the full planning application for:

Proposed Single Story rear extension at 5 Marriott St, Withington,
Manchester M20 4BN



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Introduction

This Heritage Statement has been produced on behalf of Mrs Jennifer Barber in support of a full planning application for the Erection of single storey rear extension.

This statement has been prepared in accordance with the Governments online Planning Practice Guidance. This statement should be read in conjunction with the suite of documentation submitted in support of the planning application and prepared by a professional team of development consultants. A full schedule of the submission documents can be found below.

- 22-100 - 5 Marriot street - PL-001 - Location Plan and As Existing Plans - REV P1
- 22-100 - 5 Marriot street - PL-002 - As Proposed - REV P1

The planning application seeks planning permission for the details of which are set out in full in the enclosed layout drawings and elevations. The purpose of the statement is to summarise the design approach.

Site Context / Accessibility



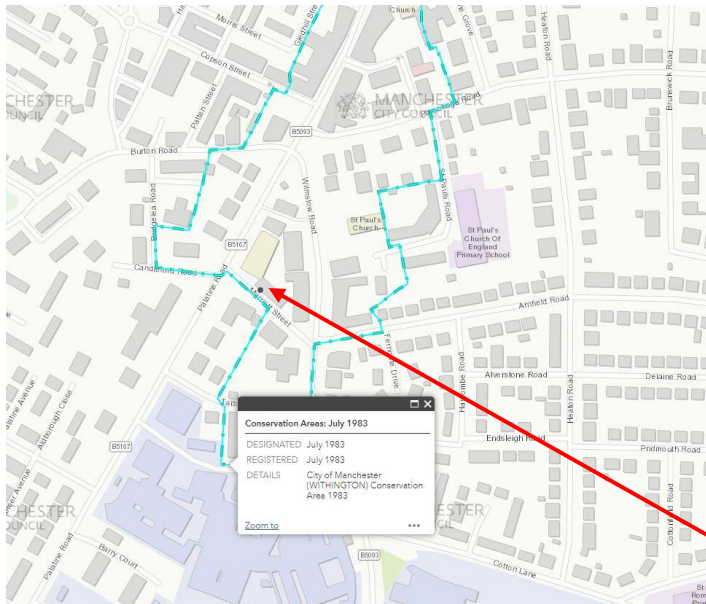
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The application site measures approximately 72m² with access to the front of the property with the rear backing onto a central courtyard car park. The site is located South east of St Cuthberts Church and falls within Withington conservation area as seen on the map below taken from the councils development Map



5 Marriot Street

Design approach and relevant Planning Policy

This document confirms that the proposed use and design approach are compatible with the properties location set within the predominantly residential area. The proposed design proposals have been based around the current layout as not to change the dynamics of the property in relation to the adjoining property and surroundings. The only changes to the elevations come at the rear of the property where we have proposed to extend to the side of an existing outrigger between the common boundary wall to increase the size of the kitchen.

Heritage / Conservation

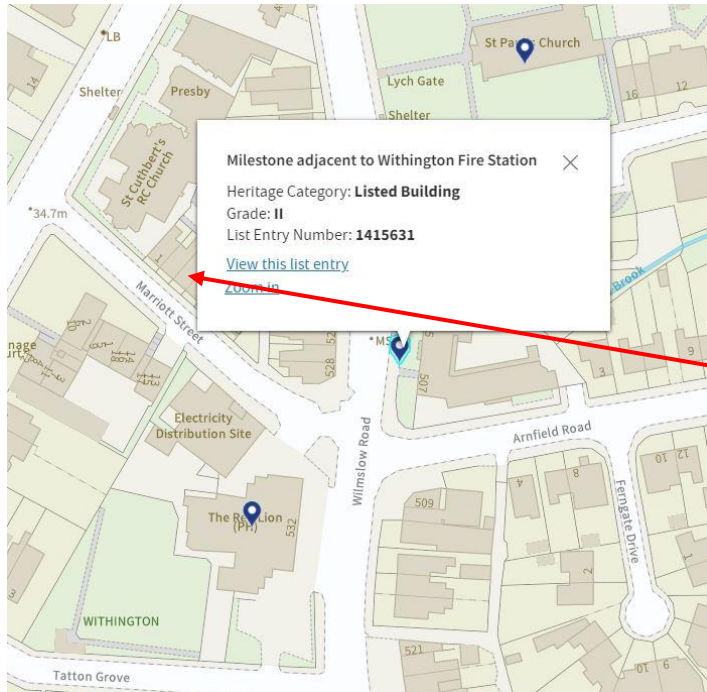
The property has no listed however it is set within a conservation area and the cluster of buildings and site on a row of period terrace houses with single story bay windows to the front and cat slide projections to the rear.

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The closest listed heritage assets are that of a grade II listed milestone to the east and also the Red Lion Inn to the south. The house is also in close proximity to St Cuthberts Church whilst this is not listed it still holds some historical value.



5 Marriot Street

Conclusion

This application seeks permission for the proposed single story rear extension at 5 Marriot Street and seeks to provide some well needed additional floor area to the kitchen, the extension would be in line with the property design whilst having minimal impact on the conservation area as a whole.