

HERITAGE ASSESSMENT – 3.3.23

348 Droylsden Road, Newton Heath, Manchester. M40 1GF.

Proposed 4 Bedroom attached property



Front elevation

The proposal has been designed to be in keeping with the original property in terms of materials used to match the existing external elevations. Slate roof will replicate the existing.

Materials to be used as part of the application:

Roof : Slate roof Tiles.

Walls: Brown mix commons to match existing – like for like.

The proposal will have little impact on the street scene as it's located with the current build line to the front of the property with no thoroughfare.

Existing Form

The existing building is a detached property. The surrounding properties are of a similar age and the character of the area. The houses are set back behind a front garden with boundary treatments. Parking for 1 or 2 cars is provided to the side elevation.

The main features that should be seen as important are:

- Height and Massing.
- Plot size.
- Voids between properties.
- Building line.
- Roof line.

Proposed Form

The proposed project is clearly a building of its time that takes account for every point in the list above. Obvious references are made to the surrounds whilst being distinct and bold. In Urban Design terms the building conforms to DES1 Respecting Context.

PPG 15 encourages the use of modern architecture and forms to Locally Listed Heritage assets. The avoidance of pastiche designs and innovative responses to individual sites should be encouraged.

The diversity of the neighbourhood will increase and the new addition will have a positive contribution to the neighbourhood.

CONCLUSION

The alterations will not affect the features material to the building. If consent is granted the applicant will be happy to comply with any planning conditions requiring the prior submission of material samples or production drawings. Overall it is argued that the proposals respect those elements of the asset that are of significance and therefore the development should be allowed on the grounds that they will preserve and enhance the heritage asset.