

ARCHITEK
BUILDING DESIGN CONSULTANCY

VIKAS ALYAS LTD

**16 Crumpsall Lane,
Manchester, M8 5FB**

Proposed Extensions and Elevational Alterations

Heritage Statement

27.06.2023

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CONTENTS

16 Crumpsall Lane, Manchester, M8 5FB	1
CONTENTS.....	2
1. Introduction:.....	3
2. Existing House and Character:.....	3
3. Proposed Roof Dormer Extension to Rear Elevation with Juliet Balcony:	3
4. Proposed Roof Extension to Side Elevation:	3
5. Retrospective Front Porch Extension:.....	4
6. New Boundary Treatment Adjacent to Crumpsall Lane:	4
7. Conclusion:.....	4

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1. Introduction

- 1.1 This heritage statement aims to assess the proposed extensions and elevational alterations to 16 Crumpsall Lane in the context of the existing house and the Crumpsall Lane conservation area. The statement considers the character and appearance of the property and its surroundings, highlighting how the proposed changes align with the heritage significance and preserve the overall heritage value.

2. Existing House and Character

- 2.1 16 Crumpsall Lane is a prominent building within the Crumpsall Lane conservation area, characterized by its architectural features and historical context. The house currently reflects a traditional architectural style, with its distinctive roof shape, proportionate fenestration, and overall scale. The existing house contributes to the character and appearance of the conservation area, displaying elements of local architectural heritage.

3. Proposed Roof Dormer Extension to Rear Elevation with Juliet Balcony

- 3.1 The proposed roof dormer extension to the rear elevation aims to enhance the functionality of the property while respecting its architectural integrity. The addition of a dormer with a Juliet balcony seeks to introduce an element of modernity, allowing for increased natural light and improved views. The design of the dormer extension will be sympathetic to the existing roofline, materials, and fenestration patterns, ensuring a harmonious integration with the original structure. This sympathetic approach will preserve the overall character of the property and contribute positively to the Crumpsall Lane conservation area.

4. Proposed Roof Extension to Side Elevation

- 4.1 The proposed roof extension to the side elevation is intended to provide additional space within the property. Careful consideration has been given to ensure that the design is respectful of the existing architectural features and proportions of the house. The extension will complement the existing roof shape and maintain consistent material usage. By integrating the extension into the overall composition of the building, the proposal respects the character of the house and the surrounding conservation area.

5. Retrospective Front Porch Extension

- 5.1 The retrospective front porch extension acknowledges that changes have already been made to the property. While retrospective, the design of the porch extension has been carefully considered to align with the architectural character of the house and the surrounding area. The materials, scale, and detailing of the porch extension will be consistent with the original building, ensuring a seamless integration that respects the heritage value of the property and the conservation area.

6. New Boundary Treatment Adjacent to Crumpsall Lane

- 6.1 The proposed new boundary treatment adjacent to Crumpsall Lane will be designed in a manner that is in keeping with the surrounding area. The materials, style, and scale of the boundary treatment will be chosen to complement the character and appearance of both the property and the Crumpsall Lane conservation area. The aim is to create a harmonious transition between the public realm and the private property, enhancing the overall streetscape.

7. Conclusion

- 7.1 In conclusion, the proposed extensions and elevational alterations at 16 Crumpsall Lane have been designed with careful consideration of the existing house, its architectural character, and the heritage significance of the Crumpsall Lane conservation area. By ensuring a sympathetic approach that respects the original features, materials, and proportions, the proposed changes aim to enhance the functionality of the property while preserving its heritage value. The alterations contribute positively to the character and appearance of the conservation area and maintain the overall integrity of the site.