

Heritage statement

33 Stockton Road

Manchester

M21 9FB

134836/FH/2022

Introduction:

The junction of Wilbraham Road, a major arterial route within the City of Manchester, and Edge Lane in Chorlton has long been recognised as possessing buildings of character dating back to the late 19th century.

The area is located approximately 3 miles southeast of Manchester City Centre, and is immediately north of the previously designated conservation area of Chorlton Green.

Within the conservation area, only two buildings are formally listed for their architectural or historic interest. Lloyd's Hotel on the junction of Wilbraham Road and Manchester Road and St Clements Church on Edge Lane.

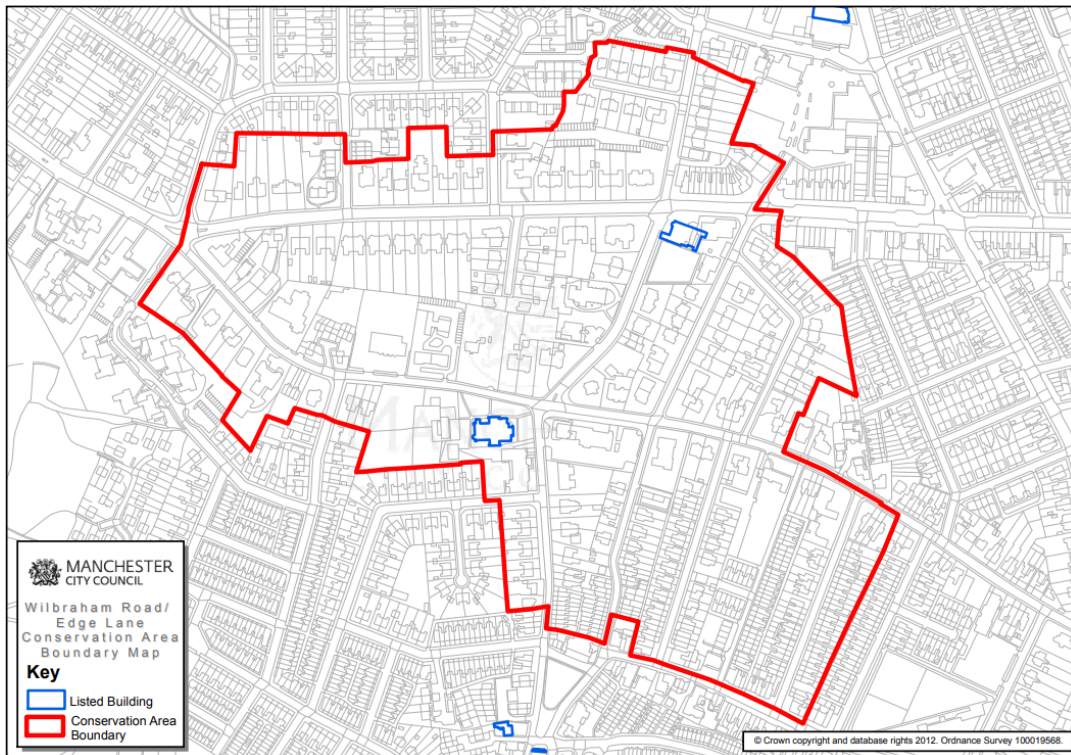


Image from file:///C:/Users/ym/Downloads/Wilbraham_Road__Edge_Lane_Conservation_Area.pdf

Site Description:

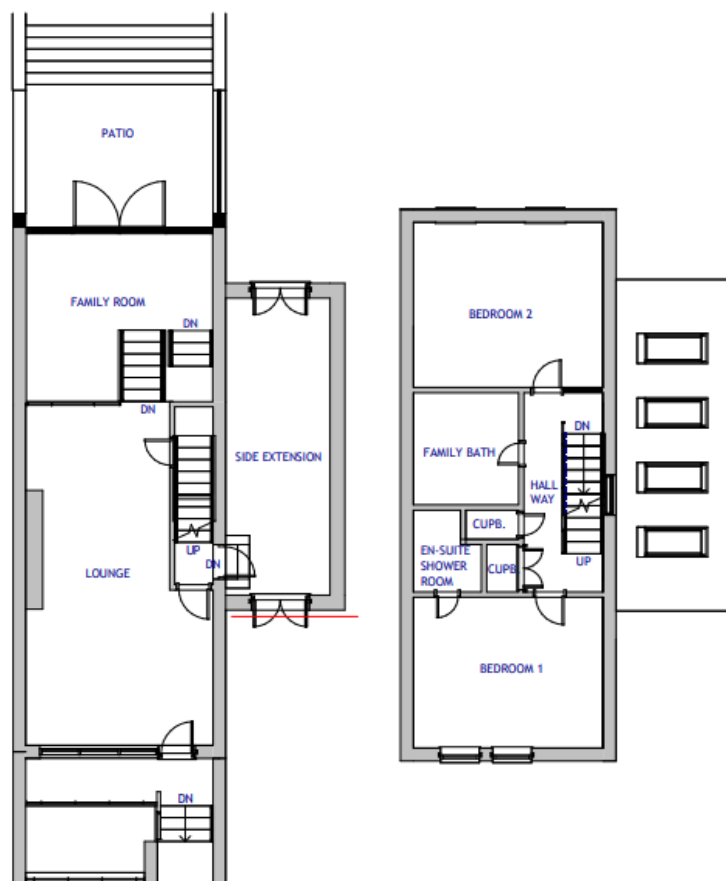
The site will extend to circa 108.12msq and is to the North West elevation of Stockton Road, and adjacent to Beech Road to the right hand side of the property.

The application site and its surroundings have the characteristics of a typical mixed residential and retail area with retail units to the South of the site, and residential areas to the North, East and West. To the North East of the site lies a live railway, some 700m away. Car parking provision is made available on site to the front.

Impact on Conservation Area:

The proposed side extension will be visible from the front of the property, and will only have very limited visibility from the front. Combined with the myriad of different alterations that have been undertaken to adjacent properties and along the street, we believe that the proposal will have no impact on the character of the conservation area, both inside and outside the property.

The materials used will be very similar to the existing property. The only change in the exterior of the property will be an internal doorway leading into the new proposal.



Parking:

Parking will not be affected by the proposal as there will be parking available at the front of the property.

Conclusion:

We believe that the proposed development and proposed materials accords with the policies set out by Manchester City Council, and as a result, we believe that the development should be supported by the council's planning department.