



430 Levenshulme

ARCHITECTURAL EMPORIUM Ltd
EMAIL: mail@architectural-emporium.co.uk
WEB: www.architectural-emporium.co.uk
ADDRESS: 13 Hope St, Liverpool, L1 9BQ
PHONE: +44 (0)151 363 0000

The existing property is situated in the Rushford Park conservation, Levenshulme, three miles south-east of Manchester city centre.

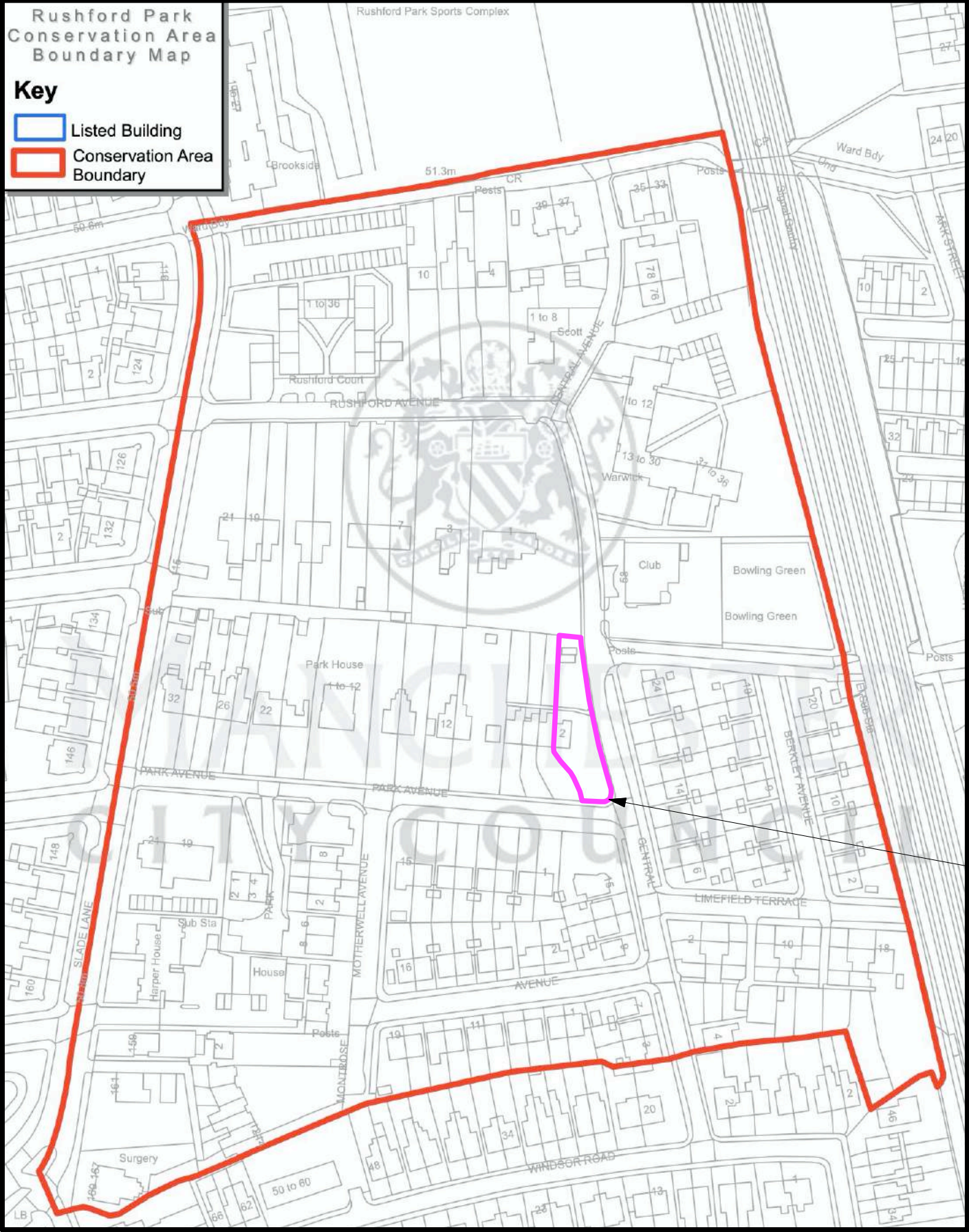
It is a residential area of more than seven hectares, situated between a main railway line which forms the eastern boundary, and Slade Lane which defines the area to the west.

The conservation area was designated by Manchester City Council in March 1986. Trees in Rushford Park are of paramount importance in creating the character of the conservation area, both in the pavements and more significantly in private gardens.

There are no Listed buildings within the Conservation Area, see opposite, so no specific heritage asserts to which cause harm to.

The Trees are the most important asset and we have taken substantial steps to protect the mature trees on the application site. *See Arboricultural Impact Assessment & Method Statement provided with application.*

Application Site in Pink



Planning Statement
05/02/21

01 Conservation Area
Confirmation



01



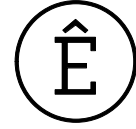
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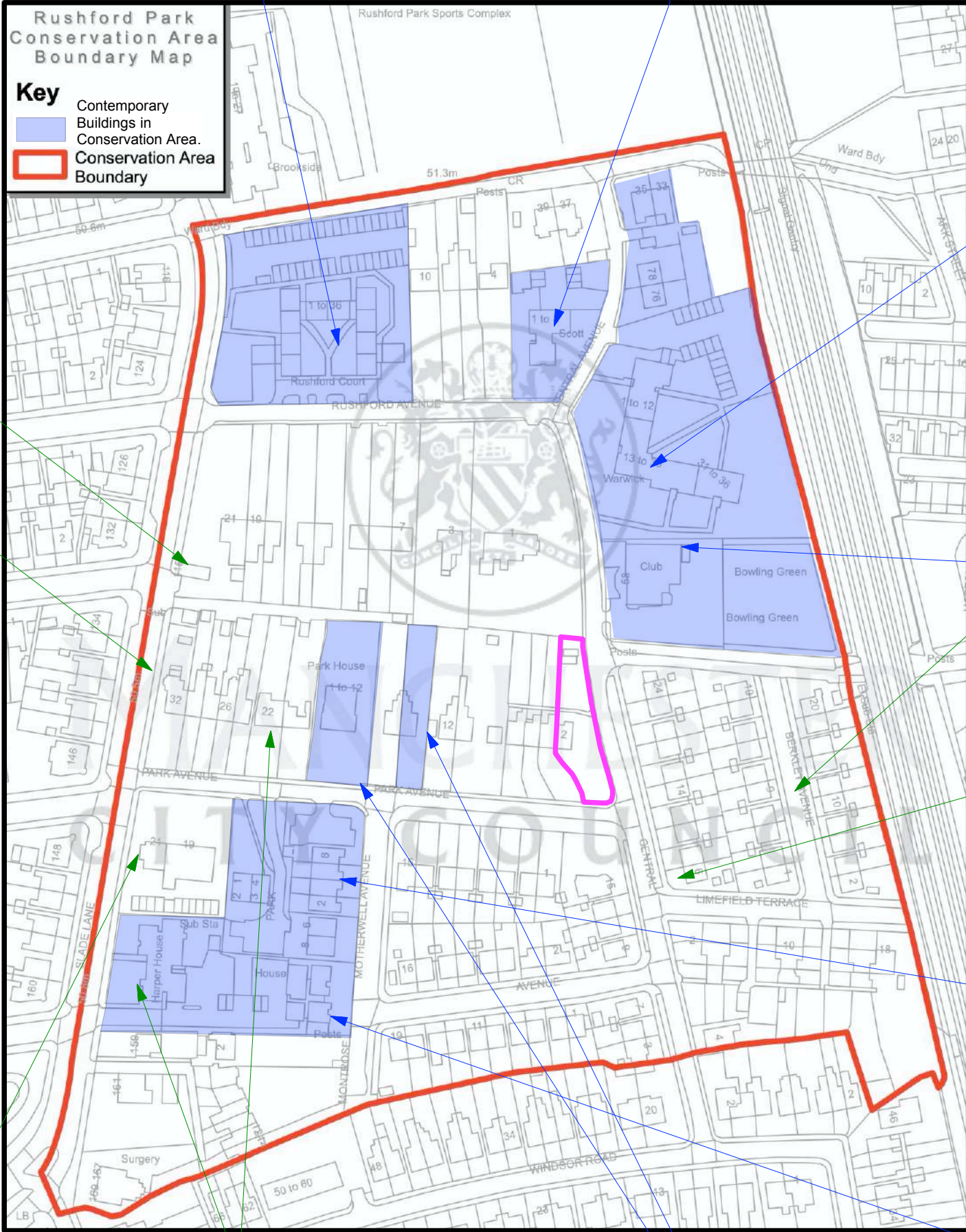
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Planning Statement
05/02/21

02 Conservation Area
Relevant Context



16



14



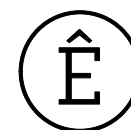
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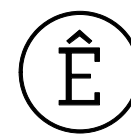
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Planning Statement
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03 Connected terrace
Immediate Context



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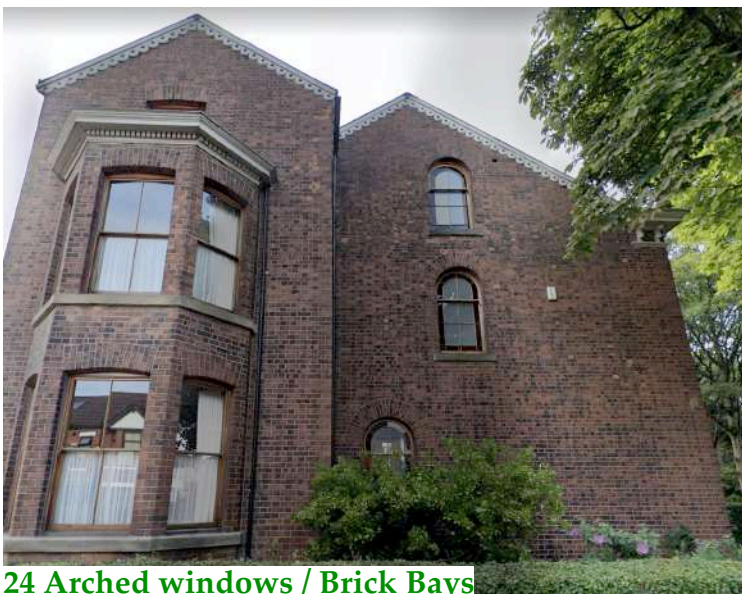
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22 Circular windows



23 metal windows in quarter proportions



24 Arched windows / Brick Bays



25 Brick Bays



26 Arched & Circular windows



27 Pitched Gable Roof



28 Modern extension / Square windows



29 Square windows

Planning Statement
05/02/21

04 Relevant
Architectural Features