HERITAGE STATEMENT.

12 CRESCENT RANGE,

MANCHESTER, M14 5RW

INTRODUCTION

This heritage statement is prepared to support the planning application for the retention of a Granny Flat to the rear of Number 12 Crescent Range Manchester M14 5RW

The existing building is a semi-detached house located within the Victoria Park Conservation Area. The property is not registered as a listed building as per Mancheter City council records. As per the majority of the houses in the area the building was built in circa 1920's.

The existing external walls comprise red facing brick to the side and rear elevation, with common type brown bricks to the principle front elevation. The roof comprises of interlocking concrete tiles. The windows are typical uPVC. The house has a single chimney stack shared with the neighbor at the middle of party wall.

The new Granny annexe also comprises of materials to match that of the dwelling-red brick /upvc windows and a black rubber flat roof .

The canopy is painted black timber with plastic Perspex sheets /panels

Significance of interior and exterior

The interior of the existing dwelling house (no.12) contains no architecturally significant features. There are no special covings, woodwork or others visible features.

Externally to the rear and side elevations, there are no significant architectural features; also, the front principle elevation is faced with common brown brick with no specific architectural features.

Therefore, the architecture of the Granny Annexe can be considered as a simple but typical of domestic architecture of that period with no significant features internally or externally.

CONCLUSION

The proposed development at the above address does not detract from the existing building or street scene. The interior and exterior architectural features are simple and typical of domestic architecture which are not affected by the new development. The high standard design, the size, extension height and materials are compatible with character of the conservation area. As such, there will be no detrimental impact and the proposal should enhance and preserve the qualities of the house and its setting.