



CM308/HS Issue #1

HERITAGE /CONSERVATION AREA STATEMENT AND ASSESSMENT FOR A MINOR DEVELOPMENT INCORPORATING A SINGLE STOREY REAR EXTENSION IN THE POPPYTHORN CONSERVATION AREA AT:

23 GUEST ROAD, PRESTWICH, MANCHESTER M25 3DJ.

Introduction

The proposals for the site are to provide a single storey rear extensions. The proposals will include some localized demolition to accommodate the new constructions. The property has been identified as being in the Poppythorn conservation area.

This is semi-detached comprising three storeys and a cellar. The house is brick faced to all principal elevations and has a slate roof throughout. The rear of the house comprises an outrigger of two storeys, without a cellar and with a similar construction with some render finish applied. The original windows have been replaced by UPVC versions a number of years ago. The house is one half of a pair of multiple semi-detached houses all having similar design, but with each pair having a slightly varied design to the front elevation. To the rear, there is less uniformity with several houses having had extensions of different designs.

Assessment and Details

The site is located within the boundary of the town of Prestwich. The area is known as Poppythorn, built during the end of the Victorian era, and designated a conservation area within the town of Prestwich Planning Policy and conservation area appraisal and management plan.

Dwellings generally comprise Victorian style detached and semi-detached properties, characterised by steeply pitched roofs, tall, narrow sliding sash windows, including single or two storey bay windows. Materials are generally facing brickwork with stone or brickwork detailing to heads, and stone cills. Elevations often include string courses. Front boundary walls are formed from brickwork with stone copings and either stone or brickwork gate posts and piers framing driveways.

The proposed extensions in terms of scale, massing materials and fenestration are in keeping with the property that is to be extended and the surrounding properties in the conservation area and will be of benefit to the street scene and environment. The existing building is constructed using red brick with stone features and the roof finished with slate. The extensions will use modern equivalent materials to complement the existing.

The buildings that are to be demolished are built in masonry with render finish. These buildings will require ongoing maintenance and are not suitable for modern use. The proposed extensions will create more modern usable space whilst maintaining a design suitable for the area.



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The existing property has been maintained well and high quality and performance materials have been used for replacement windows. Similar complimentary materials will be used for the extensions. The principal elevations that can be viewed from the road and neighbouring properties (front and side elevations) will continue the same design ethos as the existing building and adopt a more modern yet sympathetic approach incorporating larger glazed areas.

Internal access to the proposed extension will be from the existing kitchen via a level threshold. External doors to the rear of the proposed extension will be provided and could be used for disabled access at a future date if required. Access for the building process will be via the front of the house with the driveway to the side being used to transfer materials and as a material let down area. Waste skips, likely to be one at a time, will be located on Guest Road with appropriate lighting and control measures.

The proposed single storey rear extension will increase the footprint by 15 sq.m and allow the rear layout to be opened up to allow for modern methods of living.

The layout will reduce the yard and landscaped areas slightly leading to some reinstatement to match the existing.

The parts of the property that are to be demolished have no historical or heritage significance and the new development is unseen from the principal elevation.

Photograph of front elevation from Guest Road





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Photograph of side elevation taken from rear



Photographs of rear showing the development area

