

Heritage Statement

Formation of new driveway/vehicular access with electric gates and replacement of existing access/gate with brick boundary wall

298A Stand Lane, Radcliffe, Manchester, M26 1JB

18th April 2023

Application Ref: 69491

Proposal

This statement is written in conjunction with the application Ref: 69491 to support the proposed development of a formation of new driveway/vehicular access with electric gates and replacement of existing access/gate with brick boundary wall

Site Address

298A Stand Lane, Radcliffe, Manchester, M26 1JB

The Property's Heritage

The property is not a listed building nor is it in a conservation area.

A heritage statement has been requested due to its proximity to a listed building at 298 Stand Lane.

Design

The proposal seeks to propose a formation of new driveway/vehicular access with electric gates and replacement of existing access/gate with brick boundary wall on the most eastern boundary wall.

The part of the property to be developed is not visible from the site which contains No.298 and is over 30 meters away from the the building at No.298.

In addition, the additional proposed brick boundary wall will use materials to match existing wall and any the new proposed gate will be in keeping with the characteristic of the street scene.

Conclusion

It is hence concluded that the new proposal could not impact the characteristic heritage of No.298 and indeed, keep within character of the existing street scene and neighboring properties.