

Heritage Statement

This statement has been made in the preparation of heritage statements required to support planning and listed building consent applications.

About this heritage statement

This heritage statement identifies all heritage assets and their settings which may be affected. It is therefore being produced early in the design process and demonstrates how an understanding of a heritage asset's significance has informed proposals. The following is included:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of Impact

1. Site Address

15 Guest Road, Prestwich, Manchester, M25 3DJ

2. The application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☐
Within a conservation area	☒
A scheduled ancient monument	☐
Within the Westminster World Heritage Site ¹	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within an archaeological priority area ²	☐
A non-designated heritage asset	☐

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

The location of the site is within Poppythorn Conservation Area.

4. **The significance of the heritage asset(s)**

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

The site is located at 15 Guest Road, Prestwich, Manchester, M25 3DJ, and is 4-storeys semi-detached house.

The site is located within Poppythorn conservation area.



Poppythorn conservation area was designated by the Council in March 2004. It represents a fine and well preserved example of mainly residential development in the south of the Borough, which grew after the construction of the new turnpike roads and the coming of the railway during the 19th century.

Poppythorn Conservation Area is located to the north-west of Prestwich, an historic village which grew up around the medieval church of St. Mary.

The area around Prestwich was principally open country until well into the 19th century.

With the coming of the railway in 1879, these early residents were joined by betteroff middle class families who appreciated the rural suburbia which was being created around Poppythorn Lane and were able to afford the grander houses being built.

Building Development from the 1870s such as No. 38 Guest Road.

Building continued in the early 20th century on vacant plots in Guest Road and Glebelands Road.

There are no listed buildings in the Poppythorn Conservation Area and, although many are of fine design, none are considered sufficiently significant to warrant inclusion on the list of buildings of special architectural or historic interest.

Decorative features and varied materials add greatly to the character of individual houses and the overall appearance of the area. Slate is the usual roofing material, though there are some examples of tiled roofs. Red brick is the predominant building material, often with stone dressings, but a few houses were rendered from the outset.

There are also examples of ornamental bracketed cornices and variety in the treatment of bay windows, dormers and porches.

Original dormers are often used to draw attention to bay window features. Roofs are generally pitched, but some houses such as No. 46 Poppythorn Lane have complex roof patterns. Gables, very much a feature of Arts and Crafts architecture, are common and bring a pleasing sense of irregularity to the houses. As befits a suburb created with better off professionals in mind, the quality of materials and workmanship is consistently high.

5. The proposed works

The works we are planning to do to the heritage asset.

The proposal is a Side dormer to the existing loft with a pitched roof; a Rear flat roof dormer; Replacement of a single-storey rear pitched roof to a flat roof with a parapet wall, as per/the drawings attached.

We are utilizing materials that not only match but also complement those already present on site.



A view from Google earth on the approximate site



6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

Details of the proposal mention we are proposing high-quality of materials and workmanship.

The proposed extensions, in terms of scale, massing, materials, and fenestration, are thoughtfully designed to harmonize with both the property to be extended and the surrounding properties within the conservation area. This alignment will enhance the overall street scene and contribute positively to the environment. The existing building, constructed with red brick and stone features, along with a slate roof, serves as the foundation for the design direction. The extensions will utilize modern equivalent materials that complement the existing aesthetics, ensuring a cohesive and visually pleasing integration.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

N/A

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

Please see drawings attached.

9. Conclusion

Summary of the heritage statement.

The proposed Side dormer to the existing loft with a pitched roof; a Rear flat roof dormer; Replacement of a single-storey rear pitched roof to a flat roof with a parapet wall. It is anticipated that this intervention will not lead to any adverse effects on the Poppythorn Conservation Area.

The proposal contributes positively to the heritage value of the Poppythorn Conservation Area by suggesting similar complementary materials will be employed for the extensions, ensuring visual continuity with the existing structure. (red brick and windows as per drawings) The principal elevations visible from the road and neighboring properties will maintain the same design ethos as the current building while embracing a modern yet sympathetic approach, while still respecting the architectural context of the surroundings.

In conclusion, the proposed scheme epitomizes sensitivity to its surroundings, meticulously designed to honour the character and aesthetics of the area. The proposal seamlessly integrates into its environment. Furthermore, the scale and massing of the property are carefully considered to blend with the surroundings and contribute positively to the street scenes. Overall, the proposed scheme is a testament to its commitment to enhancing the site's appearance while remaining mindful of its surrounding character and context.

In summary, the proposed development is expected to have a minimal impact on the heritage value of the area due to the limited scope of the works. Therefore, planning permission should be granted.