

Heritage Statement

Regarding the Replacement of a Conservatory on the Side of the Property with an Orangery.

The property was purchased in 2009 from the local NHS trust and was formerly known as Rosalea Day Care Centre.

It was used as an out-patients centre for Prestwich Hospital.

To use the property for commercial use there had been many alterations internally which meant removing a lot of the original features to allow for this.

The property had been empty, for a few years and was in a state of disrepair.

We completely and sympathetically refurbished the property and extended the rear so it was in-keeping with the original style of the house, reinstating a lot of original features internally and externally (see planning application no. 50591)

There was a UPVC and metal Conservatory on the side of the property which was in a state of disrepair, which didn't tie in with the style and age of the property.

We decided to remove the Conservatory as it was in a bad state of repair.

We built an Orangery style garden room on the same footprint as the Conservatory, which we thought would be a lot more in-keeping with the house.

After seeking professional advice, we were told as we were building another garden room, that we didn't need building regulations approval.

As the conservatory was on the side of the property and didn't protrude past the front of the house, we were advised it didn't need planning permission.

We are now applying for retrospective planning as we have been notified it is required.

The Orangery has been built to match the style and materials of the existing house and follow the lines of the front of the property.

All the materials used have been matched to the existing and we cleaned and pointed the front of the property so it all blends through.

We have added some pictures for your perusal.

We believe that we have improved the look of the property and the originality of the house by removing an 80s style Conservatory that could be seen from the road and adding the Orangery style garden room built from similar materials.

The original Conservatory had planning permission granted on 16/05/1995 and in my opinion was an eyesore.

We have spent years and no expense has been spared restoring the property to its former glory and would never build anything that would be detrimental to its looks.

Kind regards

Paul Hopwood