

Heritage Statement

Ref. HS/67PL

LOCATION - 67 Poppythorn Lane Prestwich

PROPOSAL - Single storey rear and side extensions

The property is situated on the northwest side of Poppythorn Lane in the Poppythorn Conservation area and is a three-storey end terrace dwelling with basement. It is understood that it was constructed in the 1870's.

The dwelling is of traditional construction with a pitched slate main roof and a flat front bay roof and with traditional brick external walls. The external windows and door to the front elevation are timber and white uPvc door and windows to the sides and rear.

The proposal is for a single storey rear extension infilling an area between the rear outriggers of Nos. 65 and 67 Poppythorn Lane and a modest single storey side extension to allow for a ground floor WC accessed from the hall all as shown on Drawing No. 67PL/1A.

Rear Extension

The rear extension would be 5.060x2.610m and the height of the flat roof would be 3.350m above ground level. The flat roof would have a large lantern light to maximise the amount of daylight available to the dining room and kitchen. The external walls would be constructed in brickwork to match the brickwork of the original house. This extension would not be visible from the public highway and is very similar to an extension at No.65 (ref 57156) approved in 2014.

Side Extension

The side extension would be 3.590x1.503m and the top of the lean-to roof would be 3.4m above ground level. This side extension would be set back from the existing main corner of the dwelling and would have a simple lean-to roof finished in slate to match the existing main roof slates. The external walls would be constructed in brickwork to match the existing brickwork of the original house.

Doors and Window

New white uPvc to match the existing door and windows to the side and rear elevations.

It is considered that both extensions would have only a minimal impact on the conservation area

Nigel Tams

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Northside Plans Ltd