

Design & Access / Heritage Statement (01/12/22)

15 Maple Grove, Prestwich, Manchester. M25 3DQ
(Planning Appn ref:- 69061)

Demolition and reconstruction of single storey rear extension.

Introduction:-

The building in question is not in the Poppythorn Conservation area, but the site shares its rear / north east boundary to properties (19 & 21 Guest Road) within the P.C.A.

Appearance / Heritage Statement / Scale:-

The current proposals are for the demolition of an existing single lean to rear extension (12.7m sq), constructed from smooth grey concrete roof tiles, black upvc rainwater goods, a mixture of white upvc / white painted timber window frames, black painted timber door with white painted timber frame, white rough finish render above window cill height and red / brown facing brickwork below window cill height.

The proposed construction is for a single storey duo pitched roof, rear extension (19.5m sq) with smooth grey concrete roof tiles, black upvc rainwater goods, white upvc window frames, white upvc door with white upvc frame, white rough finish render above window cill height and red / brown facing brickwork below window cill height, all to match the existing property.

The extension has been designed to remain subservient to the main house and it is not believed the proposal will have not have any impact on the setting of the Conservation Area. The closest point of the extension to the fenceline in question (19 Guest Road) is approx. 22m and increases towards the fenceline of 21 Guest Road. The extension is also 'masked' from 19 & 21 Guest Road, by the two storey bay window at the rear of 15 Maple Grove.

Access:-

The current proposal is designed to remain at the same finished floor level as existing dwelling to create a level floor throughout.

Layout:-

The new internal layout is to create additional living space.

Landscaping:-

The garden landscaping is to be made good and all materials are to match existing