

Heritage Statement

73 Poppythorn Lane, Prestwich, M25 3BY

7th October 2024



Contents

1.0	Introduction
2.0	Building and Location
3.0	Historic Significance
4.0	Proposed Development
5.0	Impact Assessment

1.0 Introduction

This document is to provide support and context to the proposed development at 73 Poppythorn Lane, Prestwich, M25 3BY.

A pre-application request was sought on 8th July 2024 with a visit to the property taking place on 31st July. Following the visit, we received a generally positive outcome, some minor adjustments to the proposed plans were recommended, all of which have been implemented. Details of which are provided within this report.

2.0 Building and Location

73 Poppythorn Lane (otherwise known as Poppythorn Cottage) is located just within the conservation area boundary detailed in the 'Poppythorn, Prestwich, Conservation Area Appraisal and Management Plan'. See Figure 1.

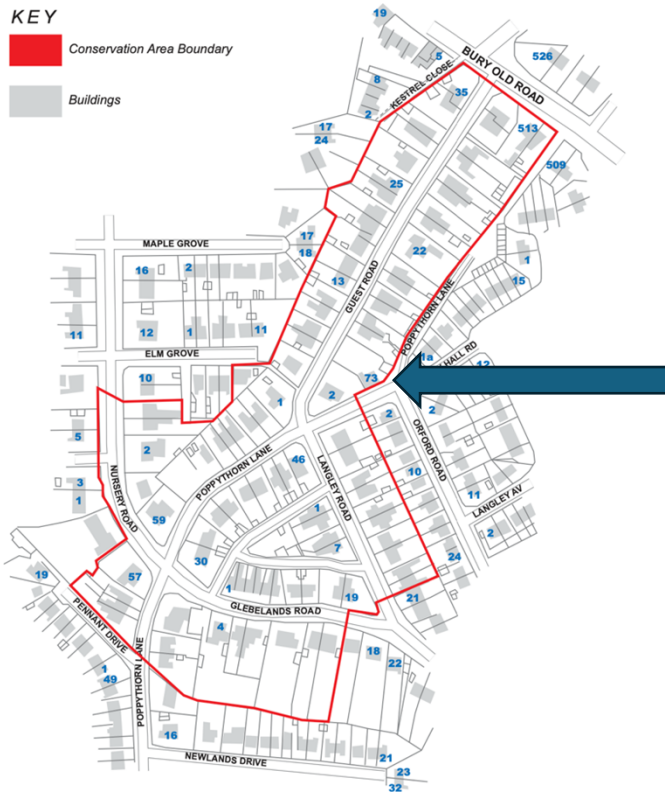


Figure 1 : Conservation area plan

The application site is at the junction of Poppythorn Lane and Langley Hall Road. Entrances to both neighbouring properties are located on Guest Road which runs along the rear boundary of Poppythorn Cottage.

3.0 Historic Significance

Poppythorn Cottage is a white rendered structure with a slate roof. It is reported to have been constructed around 1830, appearing on a local map published in 1837. It is the last remaining property that once formed Poppythorn Fold and was once the property of the trustees of George Scholes, a local land owner. As Figures 2, 3 & 4 illustrate, it has been updated over the years although it still keeps much of its original character.



Figure 2.



Figure 3.



Figure 4.

More recently, planning consent had been sought by the previous owner to partition the plot and build another property alongside the cottage, whilst in the process of turning the property itself into an HMO. After being unoccupied for approximately 5 years and falling into a state of disrepair, the current owners have sympathetically renovated the property back into a habitable home.

4.0 Proposed Development

The proposed works pertaining to this application relate to the following:

1. *Re-creation of a front porch.*

The new porch will be a hardwood timber framed structure with a paint finish and an original/reclaimed slate roof.

2. *Creation of an orangery.*

The orangery will stand at the rear of the property. It is a single storey structure finished in a white render to match the rest of the property. Two elevations of the orangery will be fitted with glass bi-fold doors, it will have a flat roof and lantern style skylight.

3. *Replacement of a timber gate to the driveway*

The remote-operated sliding double gate will replace the existing timber gate which has fallen into a state of total disrepair. As part of the installation the existing gateposts will be demolished and re-built to match the existing as they are unsound and dangerously unstable.

5.0 Impact Assessment

1. *Porch* - The design of the hardwood timber frame is in keeping, both in proportion and period design, with the structures that have stood before it (see images). Inspiration has also been taken from similar properties further down Poppythorn Lane and Guest Road to ensure it blends in with the other properties in the conservation area.

As the original sandstone base is being used for the porch, it's footprint will take on the exact same size as those that have stood before it.

2. *Orangery* – The proposed development has been designed to minimise massing, ensuring that it is not a disproportionate addition to the property.

The proposed building sits approximately 1000mm below the level of the adjacent garden which will hide much of the structure from the rear elevation.

The location and scale of the proposed development has been designed to avoid it being viewable from either the front elevation, or from the neighbouring properties, therefore it will not have any visually detrimental impact upon the host dwelling or the wider surroundings.

3. *Driveway gate* – The gate will be manufactured from hardwood with a simple, traditional design and stained to maintain character. The height of the gate will match that of the existing, thus not to be overbearing when viewed from the front of the property.