

Heritage Statement

Two storey/first floor side extension with alterations to roof and front porch; Alterations to windows on ground/first floors

298A Stand Lane, Radcliffe, Manchester, M26 1JB

18th April 2023

Application Ref: 69492

Proposal

This statement is written in conjunction with the application Ref: 69492 to support the proposed development of a Two storey/first floor side extension with alterations to roof and front porch; Alterations to windows on ground/first floors

Site Address

298A Stand Lane, Radcliffe, Manchester, M26 1JB

The Property's Heritage

The property is not a listed building nor is it in a conservation area.

A heritage statement has been requested due to its proximity to a listed building at 298 Stand Lane.

Design

The proposal seeks to propose a new front porch and a first floor side extension on the most eastern part of the property.

The part of the property to be developed is not visible from the site which contains No.298 and is over 22 meters away from the the building at No.298.

In addition, all additional extensions will use materials to match existing materials and any new proposed windows will match the slash double glazed white render existing windows.

Conclusion

It is hence concluded that the new proposal could not impact the characteristic heritage of No.298 and indeed, keep within character of the existing street scene and neighboring properties.