

1.0 Heritage Statement

This Heritage Statement has been prepared by Solid Void on behalf of Hallmark Developments (North West) Ltd to supplement a Variation of Condition Application at Coldwall Industrial Estate. The site is currently vacant surrounded by established two storey residential properties and recently developed commercial units as part of a wider re-development by the same Applicant. The associated planning permission to which this variation applies, is reference number 23/00153/FUL.

The site is located within the Spotland Bridge Conservation Area, but it is not an area of Special Scientific Interest or of any other designations.

The proposed building's appearance is heavily influenced by the traditional vernacular of the context with a duo pitch, blue slate roof, brick, and repeating window bays in a residential style. This variation application seeks to omit the 'contemporary' curtain wall glazing to the entrance/corner with signage and louvers. This new approach instead introduces more of the repeated pattern displayed on the adjacent terraced house windows in is thought to be more sympathetic. The roller shutter door has been amended to suit the size of vehicle which is looking to service the building to the rear.