
HERITAGE / DESIGN & ACCESS STATEMENT

**17 Rochdale Road, Middleton,
Manchester, M24 6DW.**

Proposed Rear Single Storey Extension

Description.

The Dwelling is situated on a prominent row of Semi-Detached Properties,
Traditional Brick Building, Built 1889.
Featured Front entrances with a Large Ground Floor Bay window.
Access to Rear Garden/Yard via side Alley way.
It is Not a Listed Building,
However has Architectural features, Internally and externally.

Layout, Design & Appearance;

Standard layout & Design for its Date,
Ground Floor – Living, Lounge/Dining & Kitchen
First Floor – 3 Bedrooms & Family Bathroom.

Proposal;

Proposed Rear Single Storey Extension,
To Create separate Dining Room.
Brick Built to match Existing, Glazed Rear elevation,
And Roof Lantern to maximise Natural Light.

Access;

Public access to the site will be from the existing entrances.
Bus stops are located along Rochdale Road, Providing access to the City.
No change is made to the Highway in terms of either pedestrian or vehicles access.

Heritage & Significance.

Property is a Traditional period thru-Terrace.

Front Entrance has a significant Brickwork arch detail,
C/w date plaque 1889.

The arch way is above both adjoining Semi-Detached dwellings (15 & 17).

To The right hand side is a Traditional High Hex Bay window.

Roof Ridge & Eaves have period feature finishes.

The rest of the Dwelling, Rear & Side have No significant Historical details.

Internal features such as Architraves, Skirting & Coving details,
Are and remain as original Historical features.

All mentioned Historical features of significance will remain intact,

The current Proposal is a modern aesthetic asset that enhance the contrast between the
Historic and the New.

Proposal is located at the Rear of the property therefore
has very little impact on the front street scene.

The Conservation area that this property is located in has a vast array different
versions of extensions & alterations.

It is difficult to use any version as an example of its Historic uniform value.

The current proposal will sit well within its neighbouring properties.

Adding value to the existing Family Home & surroundings.