



101 ASHTON LANE, SALE, M33 5SF

TWO STOREY SIDE EXTENSION

PLANNING & HERITAGE STATEMENT

October 2021



1 BACKGROUND

1.1 This statement is submitted to accompany the householder planning application which seeks consent for improvement works to a semi - detached dwelling at 101 Ashton Lane in Sale. The appearance of the property is illustrated in the street scene photograph on the cover of this statement and the photograph towards the listed building - Brooks Institute - shown below.



1.2 This document provides a description of the application site as well as briefly depicting the development and a conclusion for the development.

2. THE SITE

2.1 The site lies on the west side of Ashton Lane (B5116), at the junction with Carrington Road (B5116) and is a 1930's semi detached two storey dwelling. The main design feature is facing brickwork to chamber level with a render finish to eaves with a concrete profiled tiled roof. The house frontage is towards Ashton lane with a stepped window linked to the attached semi detached property.

2.2 The property is located 42 metres to the South of St Martin's School and Old School House, and 85 metres South East from Brooks Institute, Grade II Listed Buildings as details listed on Historic England and included below:

Statutory Address:	SAINT MARTIN'S SCHOOL, GREEN LANE
Statutory Address:	THE OLD SCHOOL HOUSE, GREEN LANE
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1101478
Date first listed:	12-May-1976
District:	Trafford (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SJ 77402 92492

Details

SJ 79 SE SALE GREEN LANE (west side)

3/165 Saint Martin's School and The Old School 12.5.76 House G.V. II

School and schoolmaster's house. Dated 1874, tower 1877. W. Brakspear for Sir William Cunliffe Brooks. Free Gothic style. Header bond brick, stone dressings and slate roofs. T-shaped single-storey school (of 7 x 4 bays) with corner clock tower and adjoining house of 2 storeys. The school has projecting plinth, sill band, decorative applied timber eaves band, steeply pitched roof, coped gables with kneelers, and triangular roof vents. Each bay has a 2-light stone dressed mullion window with heavy transom. The clock tower forms an important street feature with its commemorative stone plaque, stone quoins and bands, open belfry, pyramidal roof and weather vane. The 3-bay schoolmaster's house is attached by an elaborate arched entrance with foundation stone above and has similar details except for the cusped window heads, picturesque porch and dormer window, polychromatic relieving arches and crested ridge tiles.

Statutory Address:	BROOKS' INSTITUTE, CARRINGTON LANE
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1067892
Date first listed:	12-May-1976
District:	Trafford (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SJ 77381 92470

Details

SJ 79 SE SALE CARRINGTON LANE (north side) 3/157 Brooks' 12.5.76 Institute G.V. II

Hall. 1887 on datestone. George Truefitt for Sir William Cunliffe Brooks. Brick plinth, decorative timber framing, clay tile roof. L-shaped 1-storey plan. Gabled wing has 6- light timber mullioned window, tile-hung gable and carved finial. The right wing has a doorway with commemorative datestone above and a hipped roof with central stack. The institute was erected to celebrate Queen Victoria's jubilee.

3. THE PROPOSED DEVELOPMENT

3.1 The scheme seeks to enlarge the property with a two storey side extension which will allow for a larger kitchen / living / dining area to the rear of the ground floor and a study / lounge to the front. At first floor a re-configuration will provide four bedrooms, a family bathroom and En-suite. The siting of the extension is shown in the proposed site plan extract provided below on figure 1 :

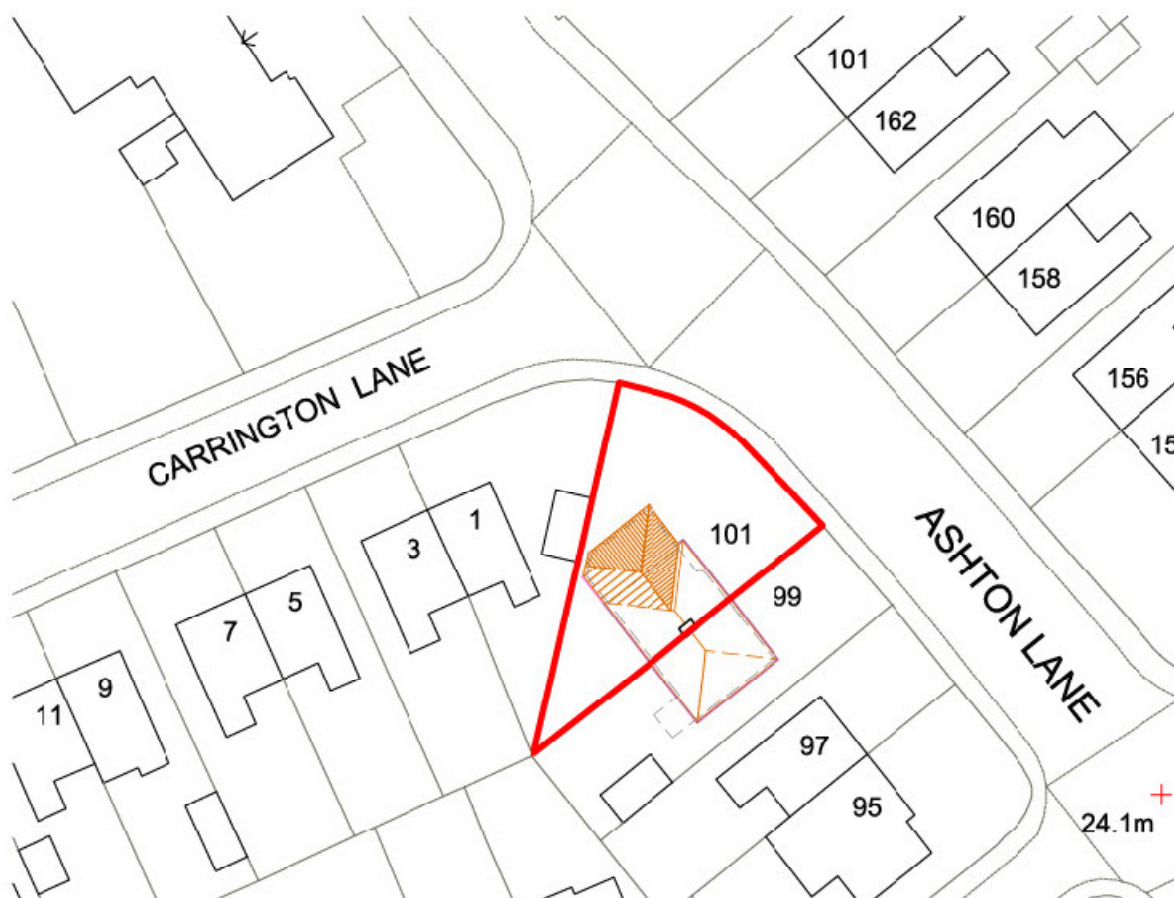
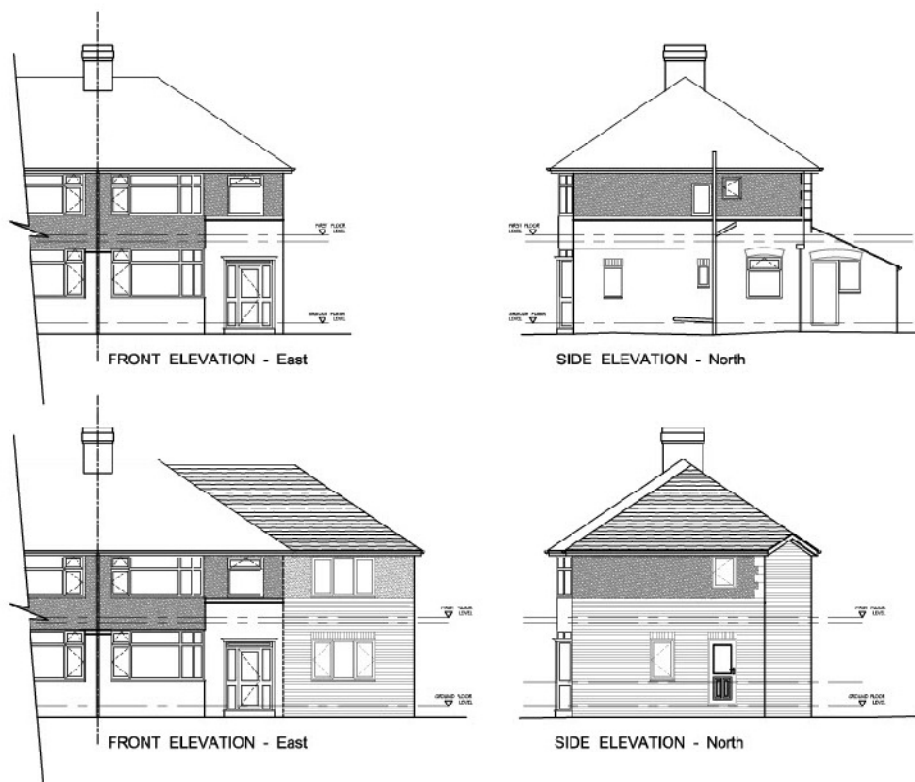


Figure 1 : Proposed Site Plan

3.12 The alterations and extensions proposed to the appearance of the property utilise materials which are complementary to the house and the general locality. A comparison of the existing and proposed front and side elevations are shown below at Figure 3 to depict the changes sought :



3.13 The new extension will provide an extra 60 sq.m of floor space over two floors comprising and extended kitchen / living / dining area to the rear of the ground floor and a Lounge / Study room to the front. At first floor there will be two new bedrooms with an extended family bathroom and a new en-suite bathroom provided for the master bedroom.

3.14 Externally materials will be used to be in keeping with those used on the surrounding properties to reduce the visual impact on the street scene and is a form and scale which will produce a resultant dwelling of a higher visual design, making a positive contribution.

3.15 The scaling of the extension will not be detrimental to the Heritage assets located within the vicinity and it is therefore trusted that the Council will look favourably on the proposal given the information provided, on the basis that it will preserve the character of the assets.