

Heritage statement

Support statement in relation to the proposal of open a small door from the lower cellar to the street at 801 Manchester Road Linthwaite.

From the Linthwaite conservation proposal document the addition of the door opening from the lower cellar to the street supports the overall aim of:

A conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990).

The proposal retains the individual character of the as well enhancing the area taking into consideration issues such as sustainability and accessibility.

The proposal of opening the lower cellar is consistent with other houses on this aspect Manchester where the lower cellar has been opened and therefore can be viewed as being an acceptable small development.

The presumption is that the lower cellar was used as a coal store, supported using a traditional coal chute access. The proposal includes the renovation of this small chute (photo attached) and moved adjacent to the door opening such that the character of the building is maintained.

In terms of sustainability, the proposal allows the use of the lower cellar to access the main cellar, where wood can be placed. This supports the notion that the lower cellar was used to enable the transit of heating material (coal) into the house. Wood is used in the house for heating, this access allows wood to be easily transferred into the main cellar. This supports accessibility as well as promoting the use of sustainable heating, lowering greenhouse gas emissions.

Another key sustainability aspect is the use of the lower cellar for bike access to the main cellar. I currently have several bikes and e-bikes in the cellar. Getting these bikes out to the street is difficult and cumbersome. There is also the issue of e-bike being extremely heavy, and moving these up and down the steps is difficult and un-safe. The door allows easy access to the lower cellar and will promote the use of e-bikes, lowering greenhouse gas emissions/

More importantly is the use of accessibility. The high steps to the house making it extremely difficult and sometimes dangerous to move the waste bins to the street. My self and my wife are both over 60 and find it increasingly difficult to safely move the bins down the steep steps. The lower cellar is used to safely move the bins from the house to the street, avoiding the possibility of accidents. Another aspect is that the bins are not located at the front of the house, which is an eyesore throughout Manchester road.

The proposal does not include non-locally sourced materials. The door will be constructed locally, supporting local business.

To summarise:

- The small door access to the lower cellar is of a high quality local sourced construction and includes the refurbished coal chute, maintaining the local character.
- The small door emphasises the use of the lower cellar and enhances the aspect of the local area traditional construction.
- There are other examples of small door access to the lower cellars on Manchester road, thus a precedent has been set.
- The lower door improves safety, particularly in moving large waste bins from the house down the steep steps to the road. This enables the house to be used safely for future generations of occupiers.
- The door improves sustainability as it allows bikes (including electric bikes) to access the road safely from the lower cellar, as well as enabling lower greenhouse gas emissions.

Photograph of chute

