



REPORT

28 FEBRUARY 2022

HERITAGE STATEMENT

23 CLEVELAND ROAD, CRUMPSALL, MANCHESTER
GREAT PLACES HOUSING GROUP LIMITED

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AUTHORISATION

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Revision Nr	Date	Revision / Comments
1	28/02/2022	Issue for Statutory Applications

1.0 APPLICATION SITE

This Heritage Statement is to support the Planning Application submitted to Manchester City Council for the application of External Wall Insulation at an existing former semi-detached property converted to 3 self-contained flats at 23 Cleveland Road, Crumpsall, Manchester, M8 4GS.

The property is not a listed building or located within designated Conservation area, however the property is located opposite St Matthews Church which is a designated Grade II Listed building.

2.0 NATURE OF THE ASSET & SETTING

The Church of St Matthews with St Mary is located at the junction of Cleveland Road and Delaunays Road within its own defined boundaries. The building is constructed in facing stonework with slate roof coverings.



Figure 01: General view of Church of St Matthews with St Mary



Figure 02: 23 Cleveland Road Outlined Red

2.1.1 ADJACENT LISTED BUILDING DETAILS

The following text has been provided by Historic England in relation to the Statutory Listing for Church of St Matthew with St Mary;

SD 84534 02447

1350347

09.05.03. Grade II

Church. 1908-10. By Isaac Taylor. Rock-faced ashlar with ashlar dressings to exterior and buff brick with ashlar dressings to interior. Late Perpendicular style. Chancel, chancel transepts, north vestry, nave with aisles, west baptistery and entrance and north west tower. Short chancel has 5-light east window and a lancet to either side with another in the canted corner joining it to the transepts. 3-light window to south transept gable and mandela to north over the projecting vestry. 3- and 4-light clerestory windows with cusped lights under Tudor arches. Aisle windows of 2- and 3-lights. West end has a 3-light window with a cusped lancet either side at a lower level over the projecting baptistery which has a small cusped window at the centre, a 2-light to left and door to right. The tower has angle buttresses with set-offs, paired 2-light louvred openings to the top stage and small windows below. Adjoining the baptistery a polygonal stair

turret rises to the second stage. Entrance in north side. INTERIOR. Chancel and nave in one has tie beam truss roof with short queen posts and arched braces and cranked collars linking the 2 tiers of purlins. Nave arcades with 2-centred arches on octagonal piers. Unusual arrangement of arch at east end of chancel leading into sanctuary with windows on the canted corners and further windows lighting the sanctuary from the sides. Richly patterned Renaissance style stained glass in chancel, transepts, west wall and baptistery windows. Fine set of choir stalls and pews with panelling to chancel and baptistery. A finely designed church of the period with rich and virtually complete fittings, a very unusual feature being the design of the chancel.

Listing NGR: SD 84534 02447

3.0 EXTENT & SIGNIFICANCE OF THE ASSET

The building and site occupy a large elevated plot of land at the corner of Cleveland Road and Delaunays Road. The building is considered a good example of an early Edwardian ecclesiastical building, which provides a focal point for the immediate surroundings.

4.0 IMPACT OF PROPOSED WORKS ON ADJACENT LISTED BUILDING

The proposed work involves the application of 100mm thick external wall insulation finished with a smooth silicone render finish to all elevations. All existing eaves projections will be adjusted to provide adequate protection to the new external insulation system to provide robust detailing. Final colour to be agreed with client.

23 Cleveland Road overlooks the rear elevation of the chancel and is located away from the principal architectural features of the property such as the tower and entrance porch which is located towards the junction between Cleveland Road and Delaunays Road.

The properties along Cleveland Road adjacent to the church of St Matthew with St Mary consist largely of HMO/ self-contained flats of varying condition. The exterior to most of the properties along Cleveland Road, adjacent to the listed building, have largely been altered by the application of external render systems which in most locations is in poor condition and does not contribute to the general aesthetics of the location. Refer to Appendix A for images of surrounding properties facing the Church of St Matthew with St Mary.

The external render system to 23 Cleveland Road is in poor condition, as demonstrated by the images contained within the supporting Design and Access Statement, and the application of a new external wall insulation system will greatly benefit the property in terms of thermal performance and general aesthetics of the street-scape.

5.0 IMPACT ON THE ASSET

It is considered that the proposed application of 100mm thick external wall insulation and silicone render finish will have no negative impact on the setting of the listed building. The proposed works will enhance the street-scape aesthetics, which is currently considered poor, with the installation of the smooth render finish.

APPENDIX A: SITE PHOTOGRAPHS



Figure 1: 9A Cleveland Road



Figure 2: 11 Cleveland Road



Figure 3: 17 Cleveland Road



Figure 4: 21 Cleveland Road



Figure 5: 27 & 29 Cleveland Road

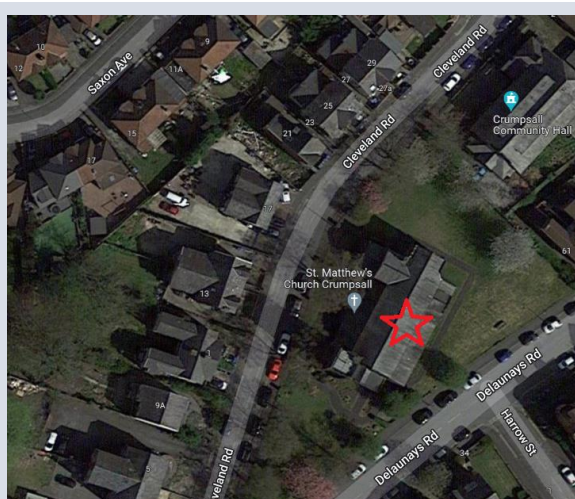


Figure 6: Property Location Plan (Listed Building highlighted with red star)

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