



I. L. BAINBRIDGE LTD  
CHARTERED STRUCTURAL ENGINEERS

**Heritage Statement 9 South Meade,  
Chorltonville, Manchester M21 8EB**

**For the**

**Demolition of an Existing Rear Dormer  
and Construction of a New Rear Dormer**

## **Location and History of the Area**

This property is within the Chorltonville Conservation Area and it is stated as having the following history:

*"Chorltonville is a housing estate on a flat site near the Mersey Valley on the south side of Chorlton-cum-Hardy, which is located approximately four miles south-west of Manchester city centre.*

*The name Chorltonville derives from the name of the company which developed the estate during the early 1900s, when the first garden villages and garden cities, such as Letchworth and Welwyn Garden City were being constructed.*

*The new garden village of Chorltonville was formally opened on 7th October 1911. The Chorltonville conservation area was designated in October 1991 when the boundary was drawn to include the recreation area as well all the houses built by Chorltonville Ltd."*

The following is a statement that describes the Chorltonville conservation area:

*'It is the setting of the houses, with grass verges and tree-lined roads which gives Chorltonville its special garden village character. Isolated from traffic noise, it is a quiet area as the roads do not provide an easy through-route. The houses themselves are well-maintained and, externally at least, are virtually the same as when the estate was opened. They consist of a varied range of traditional houses, mostly semi-detached, built in brick, some smooth-finished and some textured. All have brick relieved by render at first floor level or down to the ground floor eills. A few are also half-timbered on gables at first floor level. Originally all the roofs were plain red tiles but now some are grey with age and others have been re-roofed in red concrete tiles.'*

## **Existing Property**

This is left-hand semi-detached dwelling house typical of the era it was built in and similar to the other properties on the estate.

The front elevation of the existing property is largely unchanged with render to the first floor and brickwork to the ground floor. The centre part of the property is set forward of the left-hand side with a peaked roof. The remainder of the roof is hipped. The roof covering has greyed with age.

There is a rear outrigger with a lean-to style roof at a lower level than the main roof. This now has a dilapidated dormer over it. It is unlikely (though not confirmed) that this dormer was an original feature of the property.

## **The Proposal**

The proposal is to replace the existing dilapidated dormer with a new dormer. The dormer is to be almost the same size as the existing dormer.

As a new structure its appearance will be clean and tidy. It will reflect the existing building and match the new dormer on the adjacent property with grey vertical tiles. It is currently proposed to insert a hardwood window which in keeping with the rest of the property.

### **The Proposal with Relation to the Conservation Area**

The new dormer will not be seen from the front elevation so will not affect the street scene of the conservation area.

The rear of the properties in the area have a number of diverse extensions including dormers.

### **Conclusion**

Given that this is a replacement of a dilapidated structure, that it matches an adjacent similar structure and that it will not affect the appearance of the conservation area, as viewed from the front, we conclude that this proposal will not have a negative effect on the conservation area.

The proposal will have a positive effect on the property itself as it will ensure an uninhabitable space can again be used and an unsightly dilapidated structure is demolished and replaced with a new clean and tidy structure that is largely in keeping with the rest of the property.