



REPORT

14 FEBRUARY 2022

DESIGN & ACCESS 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	14/02/2022	Issue for Statutory Application

1.0 APPLICATION SITE

This Design & Access Statement is to support the Full Planning Application submitted to Manchester City Council for the installation of external wall insulation and silicone render finish at 23 Cleveland Road, Crumpsall, Manchester, M8 4GS.

The property is owned and managed by Great Places Housing Group Limited and provides 3 self-contained 1 bedroom flats.

2.0 EXISTING FEATURES & SETTING

23 Cleveland Road is located within the Crumpsall area of Manchester, approximately 3 miles to the North of Manchester City Centre. The surrounding area is predominantly residential with Cleveland Road consisting of a mixture of single occupier dwellings, residential flats, and Houses of Multiple Occupancy (HMO) properties.

The property consists of a former period semi-detached property originally constructed circa. 1890 and has been converted into six self-contained residential flats for a number of years. The property is located within its own defined plot with limited amenity spaces to the front and rear.

23 Cleveland Road was originally constructed as a three storey (plus basement) semi-detached property, constructed circa. 1890. The building was converted into three self-contained flats a number of years ago, with significant alterations made to the original internal layout.

The property occupies a modest plot of land with small amenity space provided to the front and rear of the property. The building fronts Cleveland Road to the front and consisted of a large traditionally built Victorian Property incorporating splayed and square bay windows and gable elevation details. The external envelope was finished in textured render and the roof structure consisted of a traditional dual pitch structures finished in natural slate. The external walls are of solid wall construction.

The building was of a square plan with a projected two storey out-rigger to the rear. The building was of traditional construction with a combination of original masonry and contemporary stud partition walls internally.

The external elevations are finished with undecorated pebble-dash render to most elevations and common brickwork to the upper side elevation. The pebble-dash render is in poor condition with various areas of failure and water staining present to all elevations.

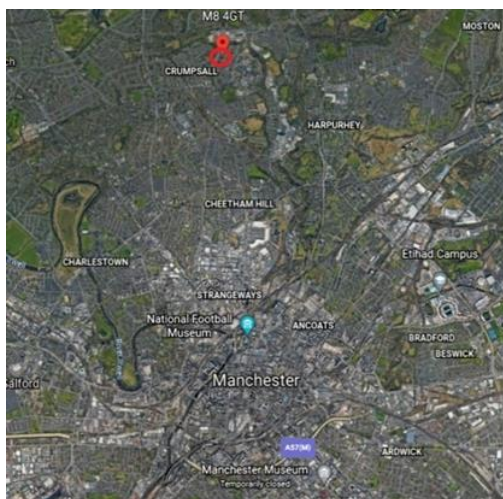


Figure 01: 23 Cleveland Road (Circled Red)



Figure 02: 23 Cleveland Road (Outlined Red)

3.0 ACCESS

No alterations are proposed to the access into the site or access into the building.

4.0 LAYOUT

The internal & external layout will remain unaltered by the proposed works.

5.0 THERMAL IMPROVEMENTS

Due to the poor condition of the pebble-dash render finish, Approved Document L1B (Thermal Elements) section 5.6A – Major Renovation - states that where works to more than 25% of a surface area of the Building Envelope occurs, the opportunity should be taken to improving the thermal performance of that building element in accordance with the U-Value requirements set out in Table 3 – Upgrading Retained Thermal Elements.

Due to the need to remove 100% of the pebble-dash render finish, Great Places Housing Group Limited is seeking to comply with this requirement with the application of external wall insulation and silicone render finish, to improve the thermal performance of the retained external envelope solid wall construction. This approach will benefit the landlord and tenant by reducing heat loss through the external envelope, extending the properties life-span and improving the general external aesthetics of the building. In addition, the reduction in energy use will also help tackle climate change and will contribute to CO2 reduction.

APPENDIX A: SITE PHOTOGRAPHS



Figure 01: General view of Front Elevation



Figure 02: General view of Front and Part side Elevation



Figure 03: General view of part Side Elevation



Figure 04: General condition of defective render



Figure 05: General view of lower rear elevation



Figure 06: General view of upper Rear Elevation

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