

Heritage Statement

Suburban Green

60 Beech Road, Chorlton-cum-Hardy, Manchester M21 9EG

History & Development

The property is situated on the corner of Beech Road and Acres Road. It falls within the Wilbraham Road Edge Lane Conservation Area.

It is a two storey brick terrace of traditional construction, built in the late 19th century. The building is typical of other high street retail premises along the street, and has been similarly altered in recent years. A single storey extension with painted timber cladding to the front and side elevations was added in the 1990s, featuring four glazed windows to the Acres Road side.

Previously the frontage featured a single large plate glass shop-front split in two vertically with a single mullion with 5 leaded lights over. The frontage has been recently upgraded to include glazed bi-fold doors, whilst retaining the leaded lights. The entrance door is diagonally splayed across what was originally the corner of the building, but is now enclosed within a fully glazed lobby with a glass entrance door (planning application 127789/FO/2020).

Other retained original features are the traditional painted timber pilasters and large painted fascia.

The building line is set back from the pavement by an outside terrace area with timber planters to the boundary. The forecourt to the premises is wholly within the demise of the bar and there is no infringement onto the adjacent highway.

Significance

The building is not listed. Built in around 1890, the property is at the north end of a terrace of three commercial properties. This terrace is bounded to the right by an alleyway and to the rear by a narrow back alley. All three properties operate as retail premises at ground floor with living accommodation above.

The building is constructed from red bricks in English brick bond, with regular rows of headers and stretchers. Roof covering of No. 60 is a cement tile, possibly dating from circa 1970, whereas the roof covering of No. 58 and 56 are in the original slate.

All three shop fronts project forward approximately one metre beyond the brick façade, and have flat felted roof coverings. These present as typical Victorian shop fronts with painted timber pilasters, stall risers and sign fascias above.

A single storey ground-floor extension constructed from cement blockwork was rendered originally but now has horizontal timber cladding of paint finish. Windows to the extension have painted timber sliding sash frames with Georgian style transoms and mullions.

Window frames to the upper floor are of painted timber, including one to the west elevation which it is believed was added around the time of the extension.

It is not proposed to make any alterations to the internal structure or fabric of the building, which has been recently redecorated throughout.

Impact Assessment



circa 1958



2021

Note the chimney stack reduced in height, possibly in the 1970s. It can be seen that the single upstairs window facing Acres Road was not an original feature. The original shop front and single door were converted into internal doors when the extension was built.



1990s

The original Acres Road aspect featuring a glazed frontage complete with pilasters and capitals to match that on Beech Road was all removed when the extension was built. The fascia line now continues along the front of the extension

Close-up view of the shop-front window and entrance door. The extension has a rendered finish.



circa 2016



2021

Two awnings were attached to the frontage in the late 1990s. Partial timber balustrade installed to boundary, and external cladding to the extension. Bi-fold doors replaced the front window in 2021, along with the addition of a glazed porch.



2016



2021

Comparison of the leaded lights above the original shop window and the new bi-fold doors. Although extensively redecorated in 2021, many features including the dado rail, skirting, and timber flooring have been retained.



2020

View of the existing fire escape to the rear of the property.

Justification & Mitigation

Several other establishments along Beech Road have fully opening frontages which facilitate a link between indoor and outdoor dining. As the forecourt at Suburban Green is limited, the proposal is to create an 'outdoor room' on the flat roof of the extension, with access from the first floor dining area.

The retractable canopy structure is an electrically operated awning supported on a powder-coated aluminium frame. This is a similar structure to that at No. 56 Beech Road, Bar San Juan. Front and side elevations will feature full-height glazing, giving a light and airy feel. No part of the structure will protrude out beyond the line of the original frontage.

The rear elevation will have fixed cladding with a glazed emergency exit door for access to a new fire escape which will be routed to ground level at the back alley to the rear of the premises.

The structure will be manufactured in sympathetic colours to complement paintwork on the existing building.

