

Northenden Conservation Area

Northenden Conservation Area is situated approximately six and half miles south of Manchester city centre, on the south bank of the River Mersey. The Conservation Area was designated by the City Council in December 1981 and covers just over seven hectares, centred on the parish church. It extends northwards to include the banks of the River Mersey and southwards to the 19th century shops, houses and other buildings on Church Road and Royle Green Road.

The Conservation Area contains Listed Buildings along Ford Lane, including the 15th century church of St Wilfrid (listed Grade II*), and former rectory (listed Grade II) to the East of the church; the Northern House (listed Grade II) is located on the opposite side of Ford Lane.

Boat Lane Court

Boat Lane Court is located to the east of Boat Lane, along the Western side of the Conservation Area. Sections of the south facing elevations and roofs are visible from Ford Lane and the site of the listed buildings noted above.

Boat Lane Court comprises a predominantly 3-storey building containing retirement properties set around landscaped gardens. The development was originally constructed circa 1991 and is constructed of cavity brick external walls in predominantly red facing brickwork, and horizontal banding and external window cills in blue brickwork. Parapets to elevation recesses to along the edges of the flat roof areas are topped with concrete copings.

The property has a combination of pitched/ hipped roof structures covered with artificial fibre cement slates, and flat roofs with black/ grey bituminous membranes. Various smoke vents (7nr) are installed on the flat roof areas, which are no longer in use. An aluminium framed glazed canopy over external walkways and stair is located within the internal landscaped garden. All external rainwater goods are black PVCu.

Windows are a combination of PVCu and timber casements; external door sets are a combination of timber and aluminium.

Description of Proposals

The proposals include the renewal of the existing flat roof coverings with a black built up felt system. The flat roof areas are currently exhibiting significant water ingress and require immediate replacement.

The new flat roof coverings will incorporate insulation to meet prevailing Building Regulations standards, which will increase the depth of the flat roof build up approximately 120mm. The works will also require the removal of the lower courses of the fibre cement slates to the inner roof slopes.

Due to the increased depth of the roof build-up, the copings along the head of the parapet walls will be covered over with a GRP capping trim, which will extend down the face of the external wall. The trim will be coloured black to match adjacent external rainwater goods.

The proposals include the removal of 6nr smoke vents, with the openings to be infilled and covered over with the flat roofing material. One smoke vent will be replaced with a modern equivalent, which will be aluminium as existing.

In order to introduce smoke ventilation to the common areas of the second-floor flats in line with Building Regulations requirements, two existing timber windows will be replaced with PVCu equivalents with automatic opening actuators internally (Elevations D and E); the window frames will be in colour to match existing.

Impact on Conservation Area

The flat roof coverings and lower courses of fibre cement slates to be removed are not visible from ground level, therefore will have no impact on the aesthetics of the building.

The black capping trim along the head of the parapet walls is required due to the raised height of the roof build-up to incorporate additional thermal insulation. The colour will be black to match the existing adjacent rainwater goods. The trim will not be visible from ground level or adjacent properties within the Conservation Area, with views from beyond the north site boundary obscured by mature vegetation. The trim to the parapet along Elevation B will be visible from the residential properties to the west of the site only, which are outside of the Conservation Area, while the parapet to Elevation C will only be visible from internal garden within the boundary of the property

The replacement smoke vent will be in materials similar to existing, and will be largely obscured from ground level by the existing glazed canopy. The smoke vent will only be visible from the internal garden within the boundary of the property and will not be visible from any adjacent land.

Replacement windows will be in colour to match existing. The window along Elevation D will only be visible from the internal garden within the boundary of the property and will not be visible from any adjacent land. The window along Elevation E is visible from Boat Lane, however, is set back approximately 70 metres from the property boundary, and as such any visual impact is deemed to be minimal.

Conclusion

The proposals are deemed to have minimal visual impact on the Conservation Area, with new materials in colour to match other building components. The urgent requirements to provide a watertight roof structure for residents whilst re-introducing smoke ventilation are deemed to outweigh any visual impact of the proposals.