

Manchester City Council

21st September 2021

Heritage Statement for Proposed Works at 12 St Clements Rd, Chorlton-cum-Hardy, Manchester, M21 9HU

01. The sites immediate and wider context

12 St Clements Road is a semi-detached dwelling, located within the Wilbraham Road / Edge Lane Conservation Area, in the suburb of Chorlton, South Manchester. The area resides about 3 miles south-west of the city centre, and includes a variety of individual, semi-detached and detached residential properties. The property was built in the early 20th century with several other semi-detached houses along St Clements Rd, which joins St Clements Parish Church and Chorlton Green – both landmarks of historic interest.

02. Impact

12 St Clements Rd fits within the 1930s style of surrounding area, and includes the features associated with the style, including a front porch, a front bay and gable, and red brick cladding. The property also has several alterations, including a single-storey rear and side extension clad in red brick, and a loft dormer clad in grey tiles. The proposed 2-storey side extension would project from the north-facing side of the existing property, resulting in minimal obstruction of natural light to the neighbouring property to the north (10 St Clements Rd). It would also include a mix of traditional materials to match the existing, and modern materials to contrast from the original. In the context of this previous work the current proposed new alterations seem minor in comparison and do not impact on any of the key aspects of this conservation area listed above.

03. The Works

Side extension:

The side extension is a required addition by the occupants, and provides 21.6m² of new internal space, including a new cloakroom, bedroom and relocated bedroom. The first floor extension is set back from the principal elevation and has limited street presence, softened with the use of white render and a simple architectural form. The small cloakroom is constructed from red brick to match existing on the ground floor, and white render on the first floor to clearly define it as a recent addition to the property and in keeping with the existing building. Several other properties in the area, notably those on Albemarle Road, include 2-storey side extensions of identical scale to that of the proposed scheme.

04. Site Access

Access will remain unaltered.

05. Summary Justification

The proposed materials to be used for the scheme either match, or provide a contemporary contrast, to the existing materials of the property and surrounding buildings, such that the scheme is seen as a contemporary addition to the area. The form and scale of the proposed side extension matches that of similar existing extensions in the vicinity, maintaining key views through the site. We believe these factors prevent the proposal from having a detrimental effect on the character of the wider conservation area.

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