

HERITAGE / DESIGN STATEMENT IN SUPPORT OF PROPOSED NEW CARPORT TO SIDE ELEVATION

Prepared by Steve Elson Architecture
For
Mr Chris Fox
29 Carlton Road
Whalley Range
Manchester

Date: 18th July 2021

Generally

The existing building is a semi-detached house located within the Whalley Range Conservation Area. The house was constructed in 1957 and is typical of the style of that period.

An existing concrete panelled garage will be demolished to the rear of the property (under previously granted permission), this was of no architectural significance, the proposed carport to the side elevation will replace the garage storage.

[At the time of writing an approved extension is being constructed – Application number 129410/FH/2021 Approved 10th June 2021.](#)

The land surrounding the house is mainly garden, with access off Carlton Road. The property is enclosed by a low brick wall to the front with beech hedge, with post / timber panel fence to the other boundaries.

See Appendix A and B for photographs of surrounding area and relevant elevations.

History and development of the building and it's setting

The neighbouring area is mature residential, comprising variations of house types and flats ranging from Victorian to present day. Mature trees are numerous, located on pavements. Boundaries are generally low walls and privets / shrubs.

Carlton Road contains numerous buildings of architectural style which have been added over the years. The following is a description of those buildings in the medium context:

The proposal is located within one of three sets of semi-detached houses positioned towards the northern most point of Carlton Road and the junction with Withington Road. These houses stand on their own within Carlton Road. From available deeds they were built in 1957.

The existing external walls comprise red facing brick to the principle elevation, with commons type brick to the remaining two elevations. The roof is of interlocking concrete tiles. The windows are typical white uPVC. The houses all have a single chimney stack to the front elevation. The architecture is simple but typical of domestic architecture of that period.

Looking at the front elevations – to the right hand side of the semidetached houses is a three storey flat roofed apartment block: Saxon House This is built from a brown brick with white timber infill panels below and above windows and timber planking detail at stair cores. The architecture suggests construction c1970s. This block is separated from the houses via a car park.

To the left-hand side lies another apartment / housing building: William Coates Court. Whilst Saxon House is a block, this development is more broken up comprising multiple joined smaller blocks of two – three storeys with pitched roofs. The architecture suggests these were constructed c1970s – 80s. A car park separates this development from the 1950s houses.

To the rear of the garden and slightly opposite the proposals is a three and a half (some roof accommodation) storey apartment development: Crystal House. This is a large development occupying the corner of Withington Road and Dudley road. The architecture suggests this is a fairly recent development. Burling Court, another flat roofed three storey apartment blocks is located at a further distance to the south west.

Opposite to the principle elevation are large houses. Directly opposite is fully rendered pair of houses and has been converted into the Abbotsford Care Home. To the right hand side of the care home, also forming the corner of Carlton Road and Rufford Road is a pair of large houses which looks to be converted for office use. To the left is a house converted to apartments. All three are typical examples of Victorian architecture.

The buildings opposite the principle elevation are architecturally, significantly more important in terms of the Whalley Range identity than those at the rear and sides.

Materials in the medium context are brick walls, rendered walls, slate and concrete roof tiles, sloping and flat roofs -some with skylights.

Significance of interior and exterior

The interior contains no architecturally significant features. There are no special covings, woodwork or others visible. The fireplace looks to have been removed some time ago.

Externally to the rear there are no significant architectural features, the front principle elevation is faced with a good quality brown/red brick with concrete lintels above windows, and a concrete shelter to the front entrance. The front elevations therefore are more significant.

Assessment of impact on historic fabric

The proposal consists of a single storey carport to the side of the existing house. The carport projects 4000mm along the side wall and 2015mm width across the path. The house has recently been purchased and the clients require additional space to accommodate a motorbike and garden tools. The side entrance will remain unchanged.

The immediate neighbouring property is building a utility room to a similar projection.

The carport indirectly faces the side of 27 Carlton Road and Abbotsford Care Home. Owing to the distances and the architecture of these buildings described above it is proposed that the impact of the proposals to these is minimal.

To the principle elevation – a small portion of the proposed carport is visible but will be mainly concealed by the existing gates and boundary fence, which are to remain.
In consideration of the buildings opposite and to minimise visual impact, the proposed carport is finished in a black paint to match existing gates and so as not to appear unsightly.

Layout

Under the previously approved Planning Application the existing garage is to be removed. The new carport will be complimentary to the new extension.

Materials in the proposed carport are to match that of the existing house gutters /gates and the roof covering will be glazed panels.

The existing landscaping and boundaries are unchanged in this proposal.

Conclusion

The proposal sees the addition of a black framed, glazed car port suited to the property. This new element will be of contemporary construction utilizing materials found in the immediate setting, with the addition of some modern materials with attention to proportions and quality, appropriate to the area. As such, there will be no detrimental impact and the proposal should enhance and preserve the qualities of the house and its setting.

APPENDIX A – PHOTOS OF EXISTING CONTEXT



Figure 1 Principle elevation with Saxon House adjacent



Figure 2 Saxon House



Figure 3 William Coates Court



Figure 4 Crystal House viewed from Withington Road



Figure 5 View of Crystal House from rear garden



Figure 6 8 – 10 Carlton Road Abbotsford Care Home opposite



Figure 7 4 – 6 Carlton Road Houses to Carlton Rd - Rufford Rd junction

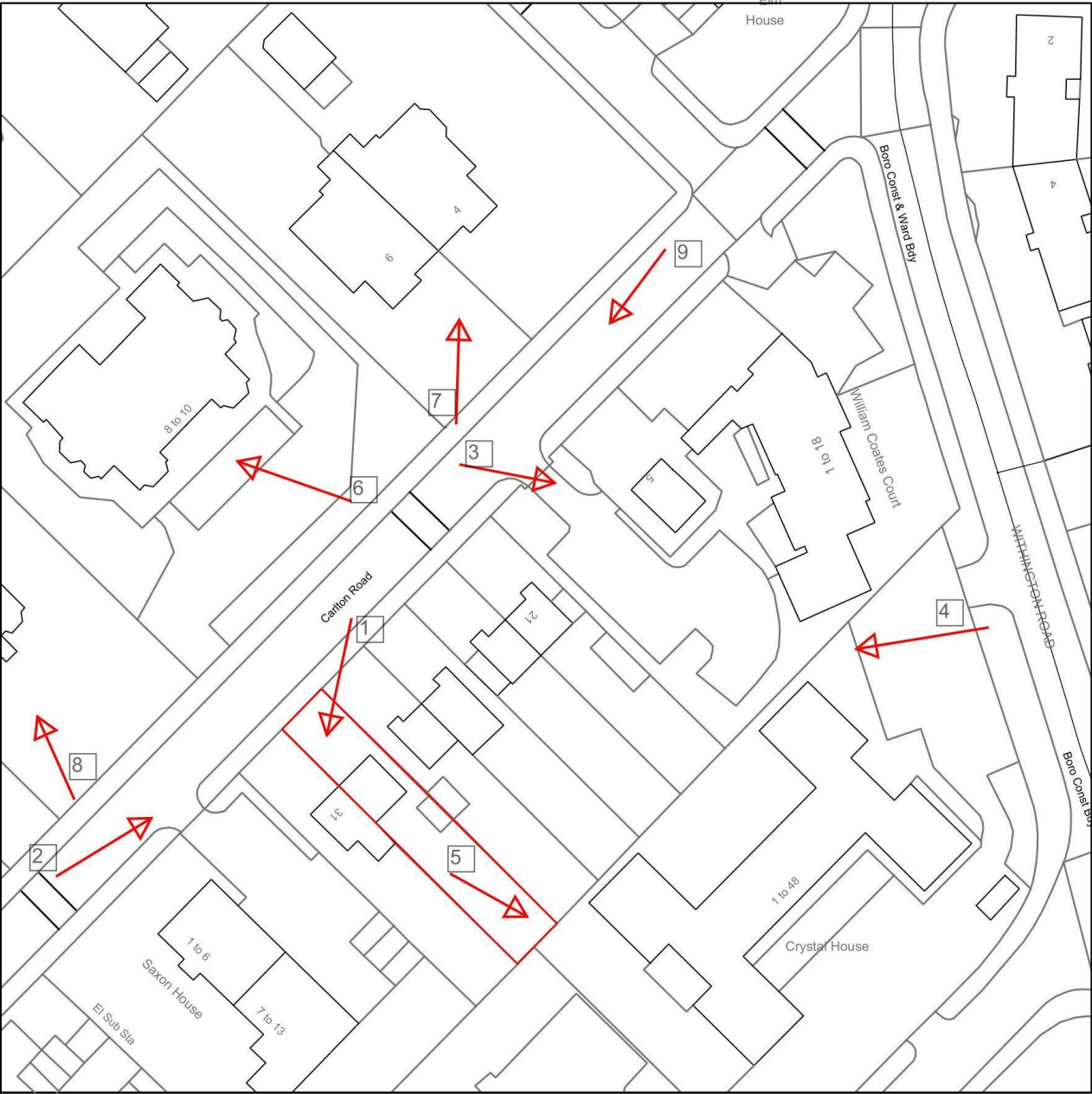


Figure 8 12 Carlton Road



Figure 9 View looking down Carlton Road to West

LOCATION KEY



APPENDIX B – PHOTOS OF RELEVANT ELEVATIONS AND NEIGHBOURING PROPERTIES



Figure 10 Rear Elevation



Figure 11 View to garage and number 27



Figure 12 View to boundary with Nr 31



Figure 13 View to boundary with Nr 27



Figure 14 View down side to garage where proposed car port will be erected.