

Our Ref: 0315/2.3/02

Heritage Statement

Application Address - 22 West Meade, Chorltonville, Manchester, M21 8FD

1.0 Introduction

This Heritage Statement has been prepared by studioPH Architecture on Behalf of Mr & Mrs Williams in support of a Householder Planning Application for the construction of single-storey rear extension following the demolition of existing lean-to extension and construction of out-building at 22 West Meade, Chorltonville, Manchester.

2.0 Existing Site & Buildings

The application site is located on the northern side of West Meade to the south and west of Chorlton village centre.

Then site is located on the edge of the Chorltonville Conservation Area, an area close to the Mersey Valley which dates back to the early 1900's and received Conservation Area status in 1991. The design of the estate was heavily influenced by the Garden City Movement which recognised that houses needed space around them for gardens to improve the health and well-being of the occupants.

The area is characterised by larger two storey detached and semi-detached dwellings with large gardens and tree lined roads. The design of the dwellings was influenced by the Arts and Crafts Movement with features such as those listed below giving the area it's special character -

- Canted bay windows
- Contrasting quoins on corners of houses and gable motifs
- Feature circular window
- Chimney stacks which are cruciform in plans
- Glazed brick window cills
- Stained glass windows

The existing dwelling (pictured overleaf) is a detached three-bedroom house with many of the features noted above. It occupies a corner plot fronting with West Meade with driveway access to Brookburn Road. The house is constructed with masonry to first floor level with a render finish above and a tile covered roof.

The house has a brick built lean-to outrigger on the rear elevation which was possibly a later addition which has been used for storage. The condition of the structure is poor and is suffering from water ingress etc.

Adjacent the sites northern boundary is a pre-fabricated concrete garage which is also in a poor state of repair.



Fig. 01 – Existing dwelling

3.0 Proposed Development

Design Concept

Our proposals seek to modernise and adapt the existing dwelling creating a ground floor Bedroom with accessible Ensuite for the current occupants. The existing garage block is to be replaced.

Proposed Layout & Design

The existing lean-to extension on the rear elevation is to be demolished with a new single storey lean-to proposed as a replacement. The new extension follows a similar form with a pitched roof and masonry external walls. The extension is to be occupied through a modified window opening to limit the structural work proposed. Painted, timber framed windows are proposed on the side and rear elevation in a style similar and proportion on the main dwelling.

The existing prefabricated, concrete panel garage is to be demolished and replaced with a smaller, timber clad contemporary garden room. The new structure will provide the Occupants with external storage and additional informal living space.

Impact of the Proposals

The proposals have been carefully considered, removing later low-quality additions to the house and site and proposing replacements that are sympathetic and will enhance the existing dwelling.

The proposals have no impact on the neighbours in terms of privacy, over-looking and loss of amenity space.

4.0 Conclusion & Statement of Justification

The proposal enhances and adapts a family home, the design of which is sympathetic to its surroundings and position in the Conservation Area.

The extension has been designed to comply with Part B (fire safety), K (protection from collision, impact and falling and M (access and use of buildings) of the Building Regulations and other relevant statutory guidance.

Where possible the design will incorporate features that will enhance the buildings sustainability and reduce its environmental impact. As a minimum insulation levels will be increased to exceed the requirements of Part L of the Building Regulations.