Application number: 129543/FH/2021
Proposal: Installation of external wall insulation and associated elevational alterations

DESIGN & HERITAGE STATEMENT

This statement supports the application and is an amendment to 199543/FH/2021/

The work proposed upgrades the elevation and includes minor alterations
1. replace the existing render to the rear of the building and reinstate to match finish with a new insulated render system
2. install new windows replacing the UPVc to Timber finish
3. alteration of a door location a ground floor level to improve the means of escape

USE of site
Crossland Road in on the edge of the Chorlton Green conservation area. The locality of the site is predominantly residential. The area is characterised by Victorian & Edwardian properties. The property is a single dwelling of two storeys and will continue to remain so.

AMOUNT of development
There is a modest front garden and a wide rear yard and the site can comfortably accommodate the insulation proposed.

LAYOUT of development
The present arrangement of the house with its primary front entrance facing Crossland Road and the works are proposed to the rear. The building forms part of an existing terrace of former workers cottages.

In terms of heritage significance little remains of the original external details. The building has been greatly altered in the past. Originally all of the buildings had brick facades but several houses in the terrace have since been rendered, including this property. The windows are UPVC at the back, with new timber windows at the front. A small porch has been added to the front; at the rear a flat roofed outrigger housing a bathroom has been built at some point in the past and the render continues into these areas. The composition does now form a part of overall streetscape which is a hotchpotch of materials and variety of forms.

The proposed changes are to the rear of the building. These are not visually significant as the appearance will remain white render and the rear of the building cannot be seen from the public highway. With the majority of built form to the rear being commercial service yards the proposals are scarcely visible from other residential properties backing onto the rear. The rear alley is used as service access for the restaurants on Beech Road and not regularly used for access.

The development will improve the quality of the fabric and improve the dwellings amenity and access and should be welcomed.

The doorway into the rear yard will be slightly modified as entrance will be moved to the rear elevation. The present kitchen window that faces north east into the front garden will be converted into a door. This will give direct access into the rear courtyard and provide an alternative means of escape for the staircase that discharges directly into this room.

The relocation of the door will not be noticeable from the back alley as the window head will remain the same, the reduction in width will be the only change which given the inconsistency of treatments to the back of the properties will have no impact on the area's character.

SCALE of development
The rear facade and extension are to retain a render finish, the replacement includes a wood fibre insulation beneath it to achieve appropriate insulation values. This will not create a major change in appearance. The main slate roof and extensions bitumen simple flat roofed rear outrigger will be retained and the render will be flush to the rear funnel on the subservient outrigger, and will add ~ 175 mm to the rear facade of the original house and 100mm to the return yard wall of the outrigger.

New glazing in timber is also to be provided. The alterations and improvements are considered to be minor and in-keeping with the terrace and its multitude of forms and material.

LANDSCAPING
The exterior of the house is typical of the locality with a garden at the front and a paved yard at the rear. The applicant will maintain this style and no additional areas of paving are proposed.

APPEARANCE
There will be no change to the existing colour and texture of the rear elevations as the colour will remain white render. The rear insulation is designed to fit into the existing setting with proposed changes to the existing details of eaves and verges; roof tiles and render will match the existing. Doors and windows will be painted timber framed to match the existing and set back from the face of the wall as noted in the conservation area specification.

ACCESS
The property fronts Crossland Road and the proposals will not change the relationship in terms of access to local infrastructure and services.
Consideration has been given to disabled access and the ground floor wc and shower is retained to accommodate this need.

CRIME & SECURITY
External lighting operated by PIR to the rear garden area will be provided.
Windows will include the facility for opening to provide background ventilation in a locked ajar position.

End of Statement