

Design and Access statement for replacing the rendering at 36 Meadow Bank, M218EE, Manchester.

Reason for application:

- To Remove the existing cracked pebbledash and replace it with new pebbledash

Design principles and Material usage principles:

- Replace like for like. Where pebbledash was, apply pebbledash and where brick was, keep it brick.
- The original pebbles were coloured in red and white, whilst the new pebbles would be white only
 - o <https://www.stonewarehouse.co.uk/gravel-chippings/pebble-dashing-aggregates/polar-white-chippings-3-8mm>

Use:

- Development would be used to replace the over 100 years old pebbledash that is cracked at multiple spots and replace it with a new, but authentic to the house / age of the house render.
- There will be no change in the brick part of the building. Proposed work would remove the pebbledash and replace it with new pebbledash – like for like. The pebbledash in its current stage is discoloured and not the original appearance anymore.
- As per the guidance on the government website the colour chosen would be white:
 - o “Areas of render may be painted in neutral colours, preferably white.”
- Gable motive would be restored and installed again.
- Windows have already been replaced. The original stained glass was encapsulated into new wooden frames that will fit nicely with the new dash.

Amount:

- Permission is required for the outside of the Semi-Detached house 36 Meadow Bank. All 3 sides of the building as well as the outbuilding behind the house.
- Images of all sides:

Front



- Side



- Back



Layout & Appearance:

- Despite many neighbours using modern materials such as shown in the images below (e.g. silicone render, modern pink paint etc.). The applicant would like to keep the style of the build. The aim would be to bring the render back to its former glory. The traditional gable motive would be repaired and kept.
- Image current state close up showing missing pebbles:



- Image 3: Intended design / final product (as seen Southgate Street in Chorltonville).



Images / Examples: Neighbour houses (Not indented design, just showing what has been done in the same street where they either have the original, painted it or replaced the dash with mainly modern material such as silicone render. Below examples all on Meadow Bank

- 33 and 35 original and painted



- 31 and 29. Original and painted



- Direct Neighbour house: Meadow Bank 34 pebbledash replaced with silicone render in yellow (1.5mm silicone render)



- Meadow Bank 27 house painted smooth pink next to smooth white painted house



- Meadow Bank 21 pebbledash replaced with silicone render (1.5mm Silicone render) next to 23 which is in its original state:



Further examples of houses in Chorltonville which vary in smooth render, silicone render and rough painted pebbledash.





