

Heritage Statement and Photographic Record

(to support a householder planning application at 5 Rufford Road, Whalley Range)

Heritage Statement:

Site Context:

Rufford Road is a residential street running between Whalley Road and Carlton Road, South West of the City Centre.

No. 5 is located on the North side and is a semi detached house dating to 1919 and is currently a single family home (refer to fig 0.1).

The property is part of a series of close knit semi detached houses on Rufford Road built later than the majority of the properties in this part of the conservation area. As such the properties lack the same level of brick detailing and ornate design features.

Existing property (refer to fig 0.2 - 0.9):

The building is constructed in red brick to front elevations and off-white brick to side and rear elevations.

A decorative polychromatic corner brick patterning is present at the rear and side together with a continuous horizontal red brick band below window sills and directly above ground floor windows. The roof is tiled in grey slate, with decorative terracotta ridge tiles and red brick chimneys. Eaves boards are painted black. The main entrance is under a timber canopy with a mono-pitched tiled roof.

The front elevation fronting Rufford Road consists of a 2 storey bay window under a gabled roof.

The proposal does not seek to detract from any original features.

The side return is currently covered by a more recent timber framed canopy with polycarbonate roof, which extends from the kitchen window to the side boundary with no. 3. It is proposed to remove this as part of the works.

There is currently no vehicular parking provision on site however on street parking is available on Rufford Road.

Whalley Range Conservation Area:

The property lies within the Whalley Range Conservation Area situated approximately two miles south of Manchester city centre.

Much of the area, which is predominantly residential, is contained within 63 acres of flat land and reflects the layout of tree lined streets established by Samuel Brooks in the mid 19th Century. The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.

The application site sits opposite The Grade 2 listed Church of St Margaret on Whalley Road. The Church is a stone building with a slate roof and a tall spire. It was designed in 1843 and consecrated in 1849. The architects were Locker & Newsham with N. T. P. Harrison.

Massing and Scale:

Throughout the design process the applicant has been conscious of the properties location within the Whalley Range Conservation Area and the proposals seek to be respectful of the surrounding buildings proportions and materials.

The single storey side return extension will not extend beyond the rear or side wall of the existing property. This sympathetic approach means that the new extension will not be visible from Rufford Road and have no impact on the existing street scene, building line and openness of the Conservation Area. The height is similar to that of the existing canopy (to be taken down) and has been designed as a simple lean to structure, so as to sit comfortably and proportionally with the existing property.

Materiality:

It is envisaged that the dormer will be clad in a robust contemporary standing seam material which contrasts well with existing brickwork, whilst taking hues from the original dark grey slate roof in its proposed colour.

The use of a contrasting material provides a clear distinction between the old and the new. This approach is taken to avoid matching old and new brickwork, often creating poorly designed, pastiche additions which ultimately detract from the quality of the existing architecture and can have a negative effect on the Conservation Area setting.

Heritage Impact Assessment:

The proposed alterations to the property preserve much of the existing external fabric and details. The new extension aims to improve the aesthetic and architectural merit of the existing building with a simple, yet contemporary proposal whilst being respectful and sensitive to the neighbouring buildings and the wider Whalley Range Conservation Area.

Fig 0.1 - Aerial View of site context





Fig 0.2 - Looking West toward Whalley Rd



Fig 0.3 - Looking East toward Carlton Rd



Fig 0.4 - 5 Rufford Rd in centre



Fig 0.5 - Looking toward St. Margaret's Church



Fig 0.6 - Front Elevation



Fig 0.7 - Rear Elevation



Fig 0.8 - View down side to the rear garden



Fig 0.9 - View down side to front garden