

**HERITAGE / DESIGN STATEMENT
IN SUPPORT OF PROPOSED NEW REAR EXTENSION, SOLAR PANELS
TO REAR EXISTING ROOF SLOPE
AND
NEW SKYLIGHT TO FRONT EXISTING ROOF SLOPE**

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For
Mr Chris Fox
29 Carlton Road
Whalley Range
Manchester

Date: 18th March 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 is located to the rear adjacent to the boundary. This is of no architectural significance.

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 privet 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 extension to the rear and part side of the existing house. The extension projects 3938mm (brick dimension) rearwards and 1208mm to the side. The house has recently been purchased and the clients require additional space to accommodate a new kitchen and dining space. The existing kitchen is small – this will be converted into a ground floor WC, shower, and space for appliances. The side entrance will remain unchanged.

The immediate neighbouring property has a timber framed conservatory to a similar projection.

The proposal includes for photo voltaic panels to be fitted to the rear roof slope. The client is keen to utilize the roof orientation for solar energy. An example of the sectional design for these is shown in Appendix C.

The rear extension indirectly faces both Crystal House and Burling Court, approximately 30m and 45m, respectively. 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 extension 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 single skylight to the front roof slope is specified as a recessed installation – which allows for minimal projection from the roof plane. A typical detail is shown in the appendix.

The project includes the replacement of existing roof tiles. The new roof tiles will also be used on the proposed extension and will be of suitable specification to match existing as much as possible and achieve both roof pitches.

Layout

The existing garage is to be removed. A new single storey extension is proposed creating an extended kitchen and lounge on the ground floor.

Materials in the proposed extension are to match that of the existing house and introduce white render to part of the rear elevation and side to access yard. New doors will be metal framed. The roof covering will be of standing seam zinc finish. The roof features skylights of the Velux type.

The extension roof has an asymmetrical apex. The apex lines through with an existing step in the elevation. The apex is thus moved away from the neighbouring boundary with lower eaves. This results in reduced height to the neighbouring boundary.

The extended kitchen and lounge will have access to the rear garden via bi folding doors. There will be stone paving to the immediate garden.

The existing landscaping and boundaries are unchanged in this proposal.

The proposal includes for solar panels to be fitted to the rear existing roof slope and the installation of a new skylight to the front roof slope. There is also provision for solar panels to be fitted to one of the roof slopes of the new elevation. Details of these can be found in Appendix C.

Conclusion

The proposal sees the removal a precast concrete garage, and the addition of a new bespoke extension giving added accommodation better suited to modern living. 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

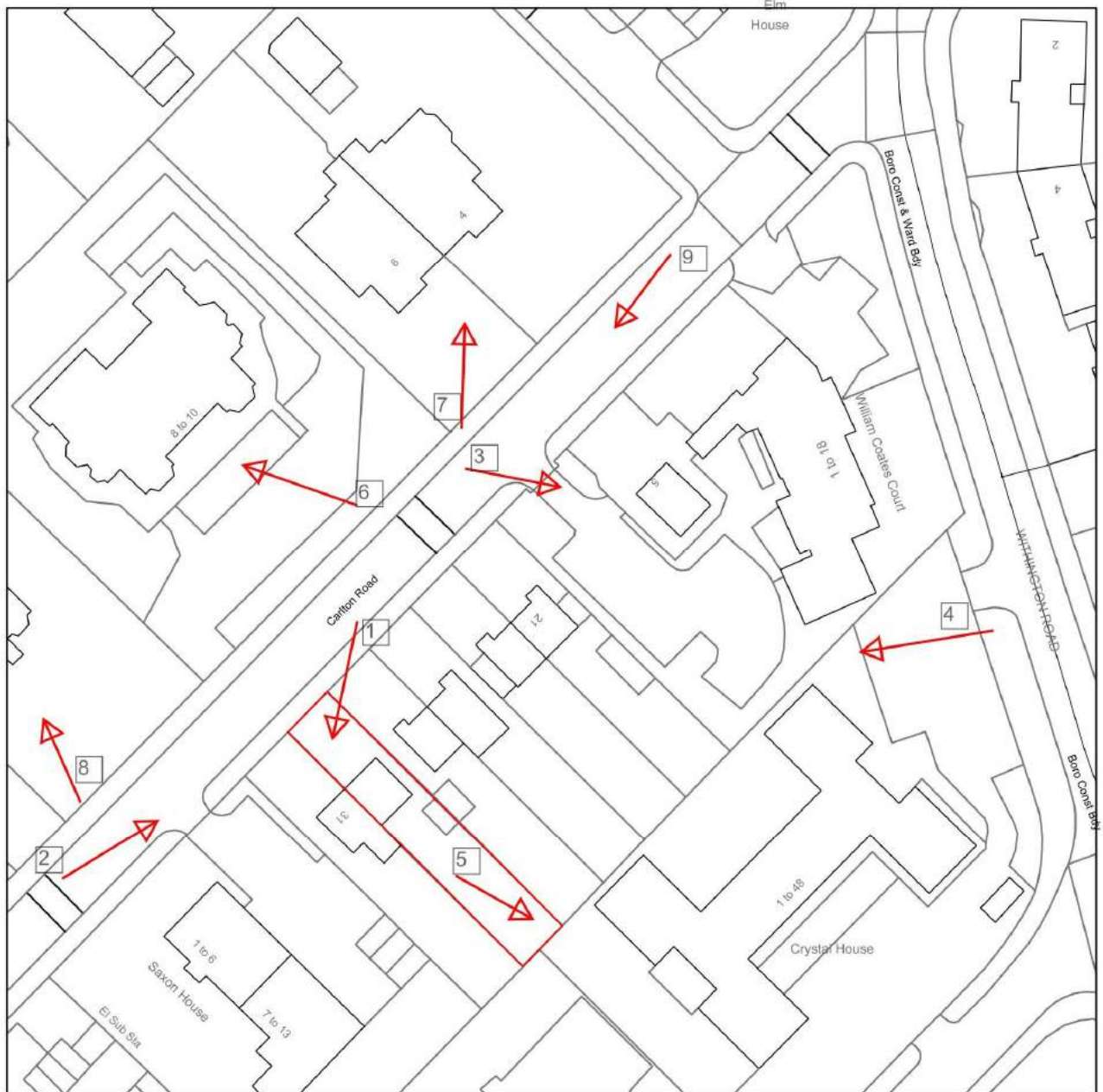


Figure 8 12 Carlton Road



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

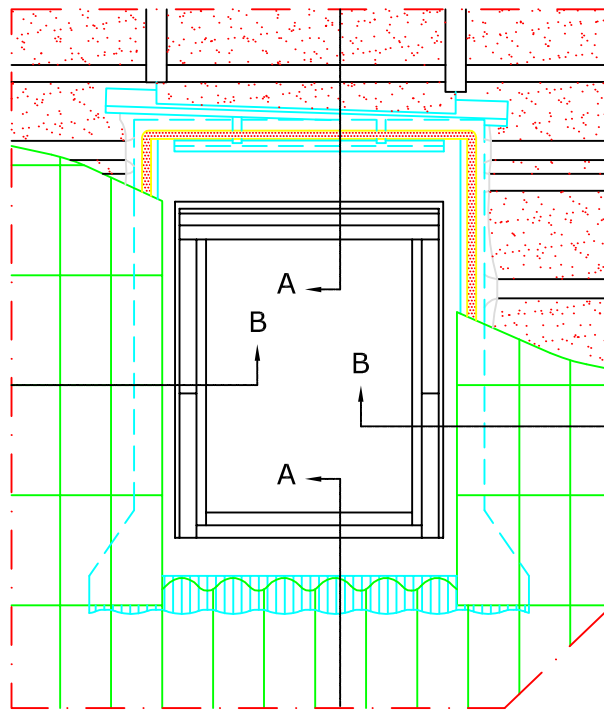


Figure 15 View to garden rear boundary

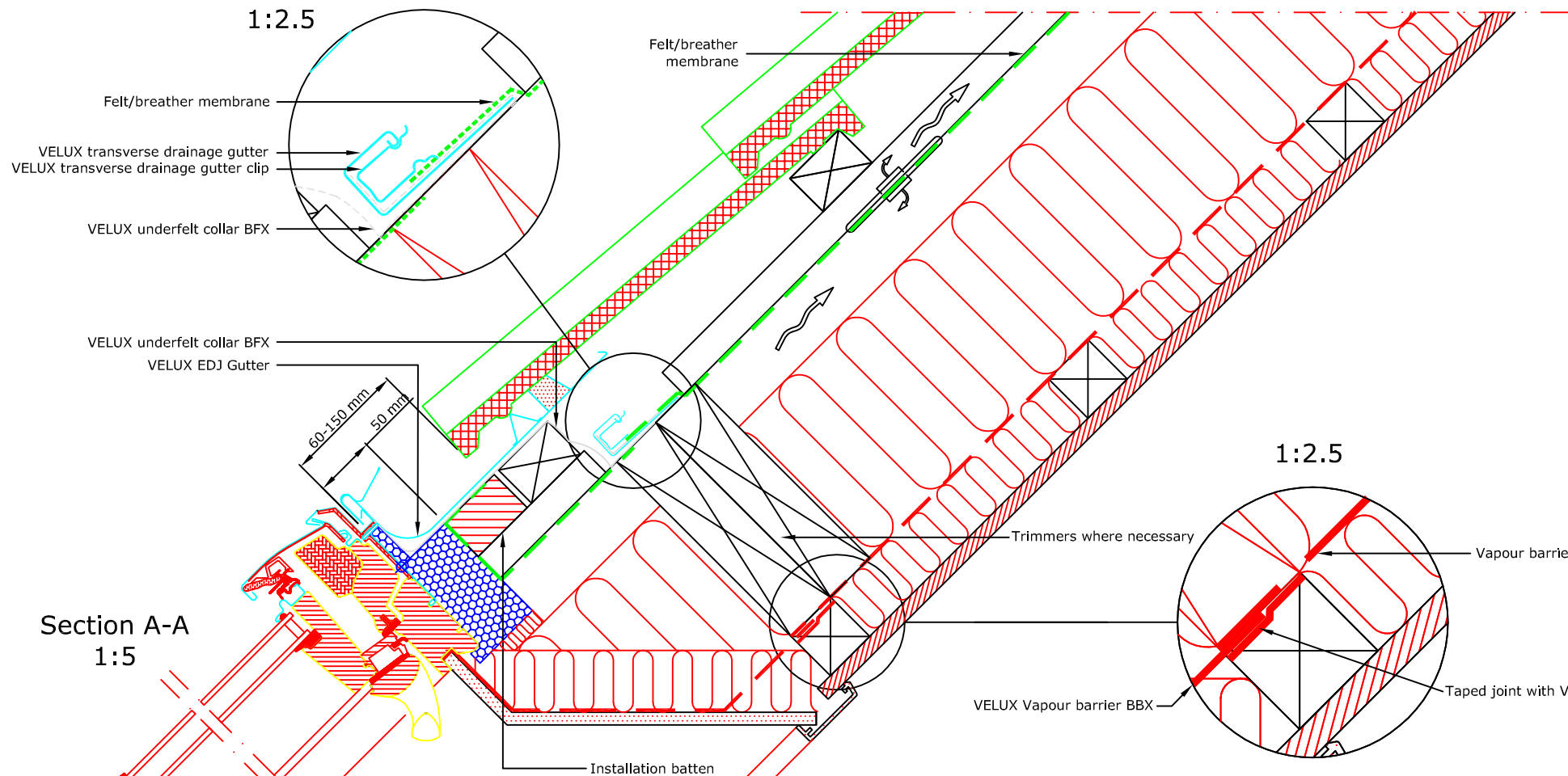
APPENDIX C – DETAILS:

Skylight to front elevation

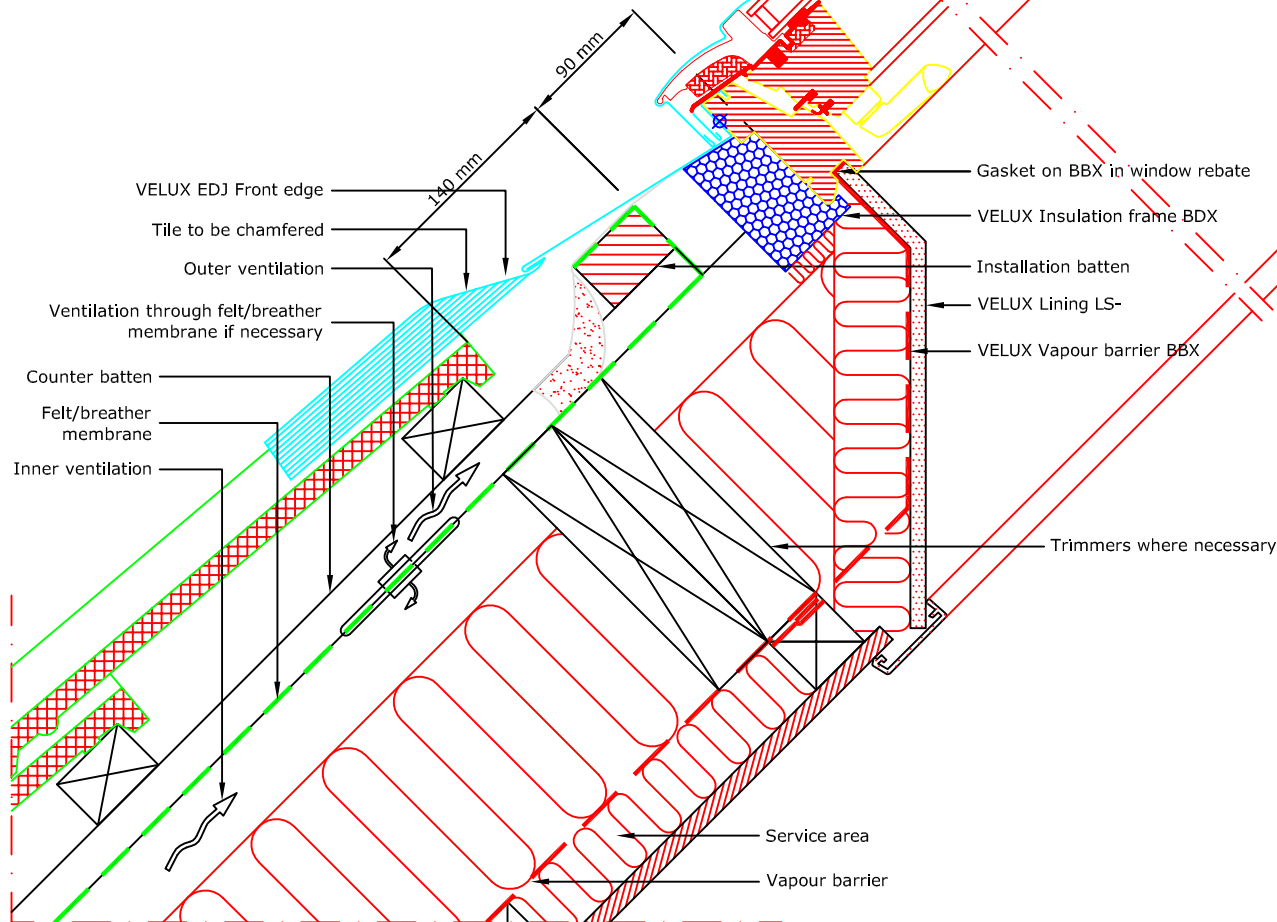
PV Panels to rear elevation



TYPICAL ELEVATION

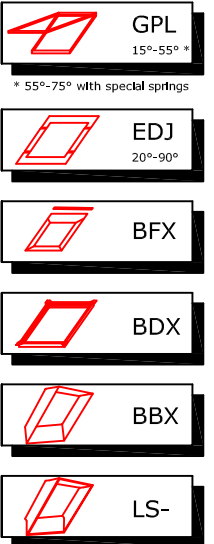


Section A-A
1:5



Section B-B
1:5

VELUX Products:



Roof covering:



VELUX Company Ltd
Woodside Way
Glenrothes, Fife KY7 4ND
tel: +44 (0) 1592 778 225

VELUX top-hung roof window

GPL single installation into profiled tile

EDJ flashing kit - recessed install for tiles up to 90mm thick

All dimensions are in millimetres where shown

NOTE! When installing VELUX roof windows, flashings and accessories, please ensure compliance with building regulations and British/European standards where necessary.
This detail represents the principles of a typical installation only and the design and specification of the final detail is the responsibility of others.

Latest revision:

Date: **January 2014**

Rev no:

Rev date:

Drawn: **PJH**

File name:

GPL-EDJ-0114-1111

Scale: **1:5 approx. @ A3**

ROOFTOP
PHOTOVOLTAIC

GSE ON-ROOF SYSTEM™

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Universal, cost-saving,
exceptional mechanical strength and waterproof...

And the roof cover warranty is still maintained !

**Fits all types of
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landscape
installation
without
crossed
rails

THE GSE ON-ROOF SYSTEM ADVANTAGES

- Only 3 fixation points on 5m rail
- High mechanical resistance
- Wide-range of the standard rails
- Landscape installation without crossed rails
- Innovative slate and flat tile solution
- Specific solution for curved tiles

COMPATIBILITY



Curved tile



Slate



Lightly curved tile



Interlocking tile



Flat tile

TECHNICAL SPECIFICATIONS

- Fits all types of roof covers
- Roof cover warranty maintained
- 100% waterproof and adjustable assembly
- 3 roof fixations (H : 96 / 136 / 176 mm)
- 5 sizes of rails : 2.10 / 3.15 / 4.15 / 5.17 / 6,20m
- Transmission of loads directly on the rafter
- Compatible with all module frame sizes
- Compatible for all snow and wind zones to the coast (French-law NV65/ Eurocode 8)
- Complies with the regulations governing the installation of roof coverings
- Mounting clamp with quick insertion
- Materials: Inox / Aluminum / PEHD/ PVC

OUR TESTS & CERTIFICATIONS



Mechanical resistance of the support

- CSTB test – Report no. FaCeT 18-26075954
 - Tensile strength : 1488 kg/support (1489 daN)
 - Shear strength : 306 kg/support (300 daN)



Climatic resistance (Eurocode 1)

- Wind uplift CSTB test (in progress)
- Design values calculated for the system (not incl. rail)
 - Upward/Downward : 6000 Pa
 - Slipping : Snow load 2800 Pa at 25°



Waterproofness test

- Wind tunnel (Moby Dick 2) CTMNC



Alpes contrôles

- ETN In progress

Compatible avec les éléments de couverture des marques :



CONTACT

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