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CHARTERED ARCHITECT

HERITAGE STATEMENT
REGARDING THE REFURBISHMENT, EXTENSION AND CONVERSION OF A VACANT PROPERTY TO 2 APARTMENTS AT 18-20 ROCHDALE ROAD M4 4HT

USE

The Planning Application referred to on the forms and drawings relate to the property of 18-20 Rochdale Road on a corner plot immediately adjacent to Sudell Street. It is a substantial corner property, formerly commercial use but fallen vacant for a significant number of years and is in a poor state of repair.

The proposal involves the refurbishment of the property in its entirety with the conversion of the ground floor and upper floors, into two duplex apartments (C3).

On making the application it was highlighted that the building was a non-listed Heritage asset, which had not been previously known and had not appeared in the paperwork during the acquisition of the property. This particular report therefore explains in more detail the steps being taken to preserve the building and acknowledge its essential architectural character stop

SCOPE OF THE WORKS

The amount of development of the property, is described in detail in the design and access statement together with the following points;

- The layout of the building, describing the various functions and internal arrangement.
- Scale of the development and its relationship to the streetscape.
- Local impact.
- Site layout and parking.
- Residential quality and compliance with the Manchester residential quality guide.
- Security and the steps taken within the building to maintain an adequate standard.

HERITAGE ASSET.

The works to the building of necessity will require the building to be upgraded. It is recognised that the building does not have a listed status but nevertheless due notice has been taken of the external appearance of the building and its original form.



The picture above shows the building in 1905 with shops on the ground floor, it was part of a substantial terrace of properties, which have since been demolished.

WORKS TO THE EXTERNAL FABRIC.

The drawings together with the Application documents indicate the works being undertaken. The external brickwork stonework is being cleaned down and the building appointed to bring it up to a satisfactory standard. The fire escape which is in poor condition on the Sudell Street elevation is being removed and the existing wall made good. Rainwater goods et cetera are also being refurbished and defective items being replaced, to match, so far as is practicable. New windows are being provided to the ground floor accommodation and on the upper floor most particularly new windows are being provided to replace the defective ones with a pattern to match that of the historical design.

The works to be undertaken will make significant improvements to dilapidated vacant building in exceptionally poor condition. There is no doubt that it will significantly enhance the property, giving it an extra lease of life and bringing it into useful purpose.

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CONCLUSION

The proposals would provide apartments adding to the housing stock available within the borough. Most importantly it would reinvigorate and bring back into use a vacant and dilapidated building and enhance the appearance of the property and streetscape.

R E GONSHAW
GONSHAW ASSOCIATES **22 August 2019**