

Application number:

144174/FH/2025

Proposal:

Erection of single storey rear extension following demolition of outrigger, installation of rear dormer extension and external wall insulation to rear

Location:

53 Whitelow Road, Manchester, M21 9HG

Revision:

20.10.25 - First Issue

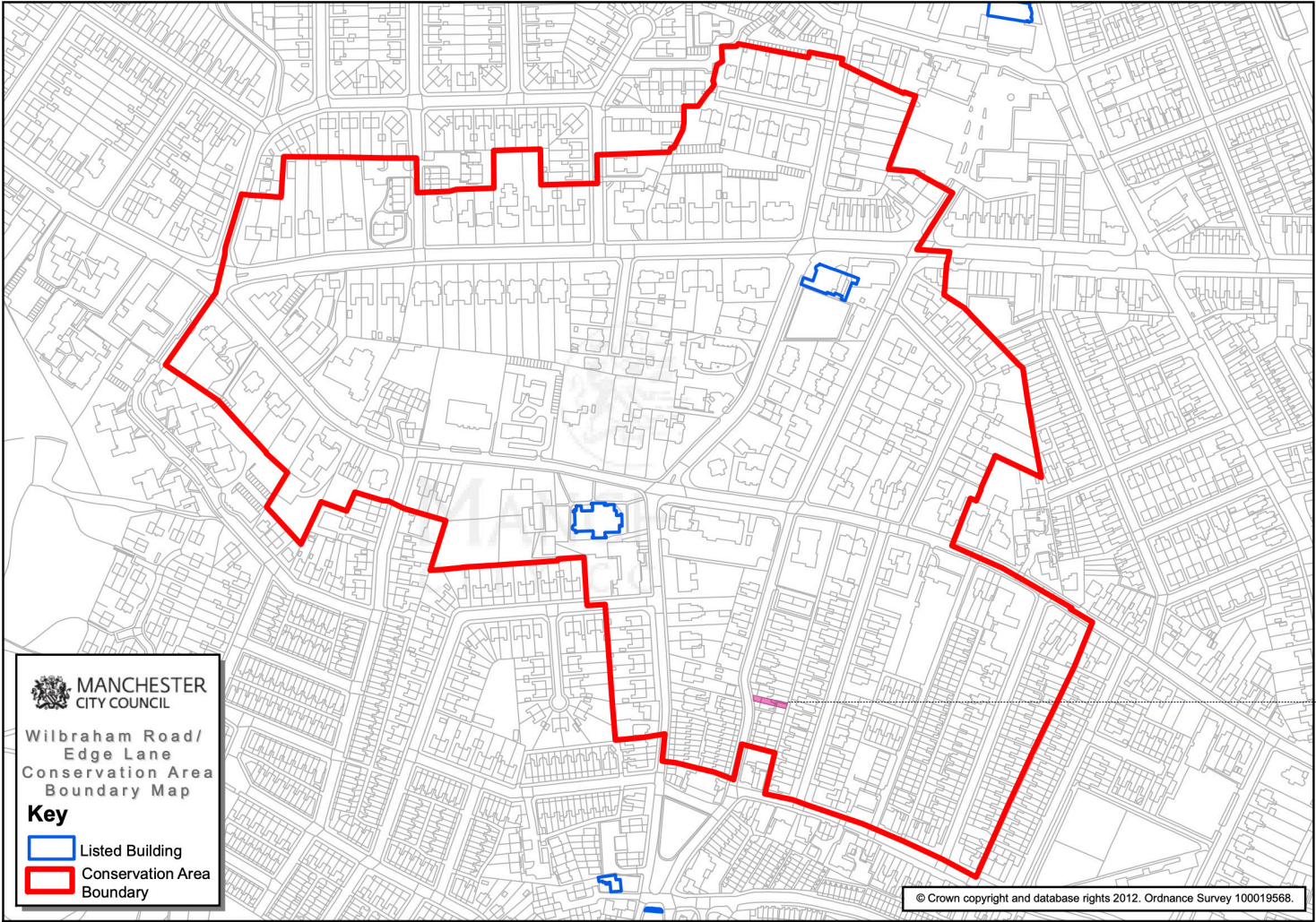
53 Whitelow Road is a mid-terrace Victorian property situated within the 'Wilbraham Road / Edge Lane ConservationArea'.

Whitelow Road consists of larger semi-detached Victorian houses to the north, and smaller terraced houses to the south.

Buildings are consistently in red brick, with some decorative brick, stone and timber details on the street elevations.

Side and rear elevations are plain brickwork, some have been rendered.

Contemporary rear extensions are visible on a significant number of houses, although they have little impact on the street scene or, therefore, on the character of the conservation area.



53 Whitelow Road

EDITIONAL STUDIO

WHITELOW ROAD

PROPOSAL

The proposed extension & dormer will not be visible from Whitelow Road.

The scale of the extension and the dormer are subservient to the main house and it’s roof.

The proposed standing-seam metal cladding is a high-quality finish, appropriate for a heritage setting.

The dark grey render is contemporary but recessive. An example of grey render can be found in a more visible location in the neighbouring Chorlton Green conservation area (2 Chorlton Green, see image).

The proposed extension and dormer can be glimpsed through a gap in the buildings on Stockton Road, but will have no impact on the street scene and, therefore, no negative impact on the conservation area.



View of the proposed rear elevation.



Dark grey render at 2 Chorlton Green in the adjacent Chorlton Green conservation area.

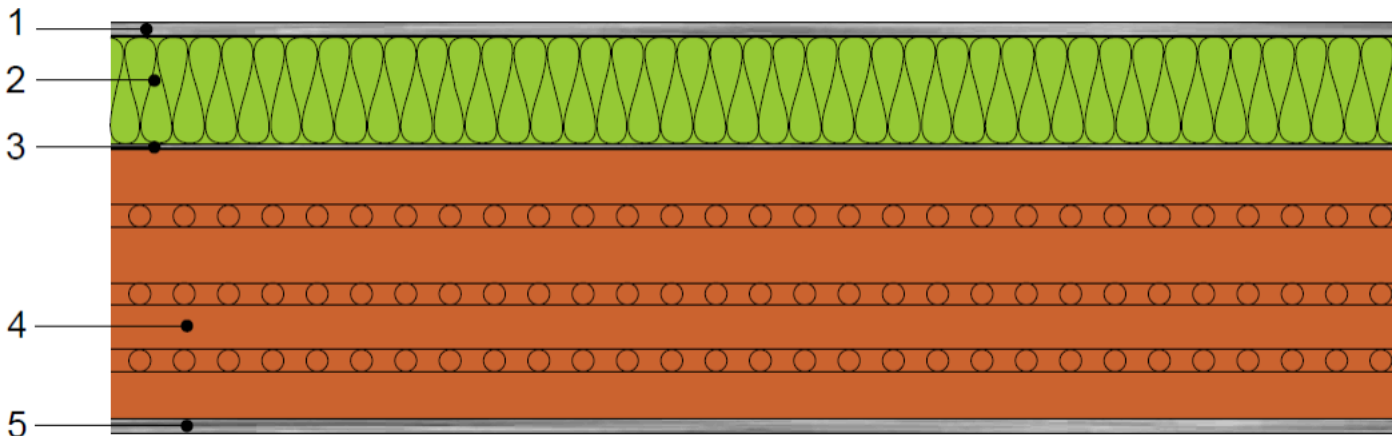


Metal-clad dormer on 46 Whitelow Road (Application 137552/FH/2023) with rendered gable invisible in the background.

The external wall insulation is proposed to be Lime Green Warmshell Insulation System with Lime Green Finish WP External Lime Render in ‘Cinders’ as a top coat.

[Link to BBA Certificate](#)

Masonry walls



Sectional Detail of Lime Green Warmshell Insulation System

- 1. Lime Green Finish WP External Lime Render in Cinders
- 2. Woodfibre boards
- 3. Levelling coat
- 4. Existing masonry
- 5. Existing internal plaster finish.



Lime Green Finish WP External Lime Render in ‘Cinders’

