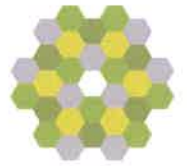


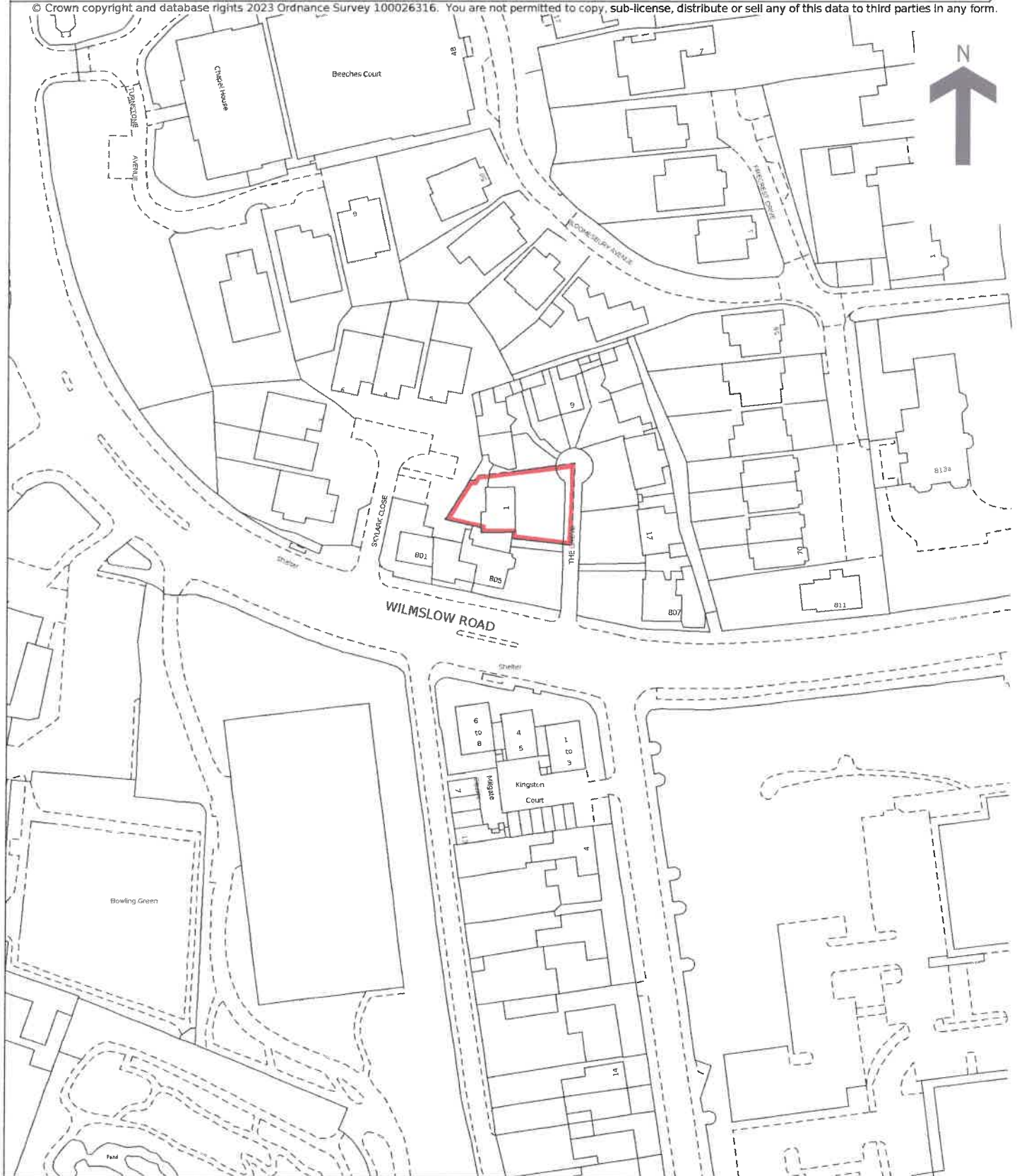
HM Land Registry

Official copy of title plan

Title number **MAN410065**
Ordnance Survey map reference **SJ8490SE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Manchester



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No 1 The Grove

The Location

1 The Grove
Didsbury
M20 2RG

Location and site description

No 1 is a detached house built circa. 1870 situated on The Grove cul-de-sac, which comprises of 12 properties all with Grade II status.

Official Listing Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1270569
Date first listed: 6th June 1994
Statutory Address: 1, The Grove, Manchester
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid reference: SJ 84862 90436

GV II

House. Probably c.1870, altered. Brown and white (speckled) brick in header bond, with dressings of sandstone, some red brick, and some applied 'half-timbering'; slate roof. Double-depth double fronted plan. North German vernacular style. Two storeys, a symmetrical 2:1:2 window façade presenting 3 steeply-pitched gables, that in the centre much smaller but all with ornamental half-timbering at the top and bargeboards with apex finials; central panelled and glazed door with rectangular stone lintel: 2 large 3-light windows at the ground floor, and 5 2-light windows at 1st floor, all casements with rectangular stone lintels and red brick relieving arches over these. Rear and interior not inspected. Part of a small but distinctive settlement, said to have been built for immigrant North German community. Rare example of domestic architecture reflecting cosmopolitan nature of C19 Manchester society. Forms group with other items in The Grove including Nos 803-805 and No 807 Wilmslow Road.

No 1 The Grove

Summary of proposed works

To replace two ground floor sash windows and four upper floor casement windows.

The current windows are a mixture of original and non-original glazing and timber.

The current windows have:

- Heavily scratched glazing
- Warped frames
- Evidence of rotting timber
- Sashes have been previously altered
- Substantially altered and damaged frames
- Uneven sight lines
- Unmanageable condensation
- Unstable and flexing glazing
- Mold beyond normal maintenance

As a consequence of the above No 1:

- Is thermally inefficient
- Has a high carbon impact on the environment
- Suffers from extreme noise pollution as in close proximity to Wilmslow Road
- Is dangerous with unstable single glazing
- Suffers from constant glass vibrations from heavy vehicles and buses
- Lacks security from intruders
- Has affected air quality within due to extreme condensation and mold spores
- Aesthetically compromised

The proposal

After much research, Patchett Joinery Ltd has been chosen to survey and ultimately craft the new windows. This company established in 1840 utilises 175 years of expertise, to design and replicate original timber windows with the detail, subtle proportions and elegance whilst meeting the modern demands of thermal insulation and draught proofing.

The proposed windows would be designed and manufactured in their factory in Bradford, using Accoya – a sustainable, non toxic highly rot resistant and green building timber, heritage glazing and traditional weight and pulley systems in the sash windows. The window furniture is also sourced and manufactured in the UK. No 1 The Grove, through this retrofit, would benefit substantially whilst still maintaining its external appearance and heritage.

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