



**Creative Support Ltd
Wellington House
131 Wellington Road
Stockport
SK1 3TS**



Heritage Impact Assessment

**Gavin Bebbington-Young
Chartered Building Surveyor**

July 2024

Wilkinson Cowan Partnership Ltd
www.wilcowan.com



Stanley House, 15 Ladybridge Road, Cheadle Hulme, Cheshire SK8 5BL
0161 486 6966 stockport@wilcowan.com

Office 7, 1st floor Baird House, Liverpool Innovation Park, Liverpool L7 9NJ
0151 515 6898 liverpool@wilcowan.com

Wilkinson Cowan Partnership Ltd is a Company registered in England & Wales
Company Number 7123292 VAT Number 343 758 829

INTRODUCTION

The property is an assisted living accommodation housing 12 flats over 4 floors. The property is situated within the Wilbraham Road/ Edge Lane conservation area and is within a built-up residential area. 8-10 Hastings Avenue is a detached property bounded to the front by an adopted highway and a car park to the rear. The building is a four-storey residential property accommodating flats in Chorlton, Manchester. The super structure is of traditional cavity wall masonry construction predominantly built in stretcher bond.

The main roof is of a dual pitched roof construction with further dual pitched roofs to the side, rear and outrigger. The roof is finished with interlocking concrete tiles and terracotta ridge tiles. The third floor (loft flats) have a mock Tudor finish externally.

Fenestration to the property comprises of double glazed units, set within retrofitted softwood timber frames to front and rear elevation. A number of windows to the front elevation lower ground floor have been replaced with uPVC casement windows historically prior to WCP's engagement (W13, W21 and W26 within the accompanying drawings). The door on the front elevation (exit from communal room) is timber with the side and rear doors being of a uPVC composite door set within a uPVC frame.

A main entrance, situated towards the rear on the right hand side, has both a stepped and ramped access.

The property benefits from a single passenger lift providing access to all floors.

This impact assessment is to provide supporting information for the submitted planning application with the proposal to replace the dilapidated uPVC windows, roofline joinery, Mock Tudor detailing and repair of the tarmac driveway.

DESCRIPTION OF THE PROPERTY

The properties front façade, left and rear elevation comprises of a brick outer leaf laid in stretcher bond with a cementitious mortar pointing. An English Garden wall bond has been utilised to the right elevation. To the front elevation sandstone banding courses are located at the cill and lintel heights with projecting sandstone cills and flush sandstone lintels. Mock Tudor timber panelling has been installed to the front outriggers and dormers. The pitched roofs are predominantly finished with interlocking concrete roof tiles and terracotta ridge tiles with the exception being the front elevation ground floor outriggers which are finished with concrete plain tiles and concrete ridge tiles. Projecting sandstone cills are present to all elevations with a brick soldier detail to the side and rear elevation structural opening lintels. Fenestration to the property predominantly comprises of retrofitted double glazed timber windows and double glazed composite doors with the exception of the uPVC windows and doors to the lower ground floor.

The Landscape layout is a mixture of grassed areas, a tarmac driveway and pressed concrete flags to the pedestrian walkways.

PROPOSED WORKS

A refurbishment of the properties external elements is required to the dilapidated timber windows, decaying Mock Tudor panelling and decaying roofline joinery. This refurbishment will involve the replacement of the dilapidated windows with double glazed white uPVC casement windows. Delaminating paint and decaying timber to the Mock Tudor panelling is to be replaced with new black uPVC boards to match the existing layout. The roofline fascia's and soffits are showing signs of decay with delaminating paint and are to be replaced with a suitable black uPVC to match the existing profile and depths. Black uPVC rainwater goods are suffering from UV degradation and are to be replaced with a suitable black uPVC alternative to match the existing layout. Sandstone detailing to the front elevation and sandstone cills throughout the property are to be decorated with a white masonry paint. The front elevation lower ground floor cementitious render is showing signs of UV degradation with hairline cracks occurring, this is to be replaced with a new cementitious based render and decorated to match the existing remaining render. New masonry air bricks are to be installed at low level throughout the property to allow for ventilation of the cavity. The formation of a new door opening is to be constructed to the rear elevation by removal of the cavity wall below an existing window to form a new opening. A uPVC doorset with 6.8mm laminated and satin glazing is to be installed to provide an alternative means of escape for the ground floor residents and staff.

Specification of the works

The proposed specification for the replacement of 54 No. windows and 1 No. door as identified on drawings 002, 004, 006 and 008. This is summarised within drawing 011 with a full specification outlined within the REHAU Specification. The window layout will be identical to the existing utilising a white uPVC 63mm flush casement sash. All of the fenestration will be glazed with an inner pane of toughened 4mm soft coat low emissivity glass and an outer pane of 6.8mm laminated glass with a 28mm cavity filled with argon. A satin finish is to be installed to all bathroom and WC windows. All windows are to be restricted with a Pro-5 Jackloc Key-Locking Cable Window Restrictor. Opening directions are to be a mixture of top hung or side hung. Each window is to be fitted with a minimum of two 5000EA background ventilators where possible.

A proposed replacement for the decaying timber Tudor panelling is with a uPVC 150 x 22mm board foiled on three sides with a wood grain. All fixings are to be hidden with a layout and colour to match the existing.

Existing black uPVC half round rainwater goods are to be replaced with a FloPlast uPVC 112mm black half round guttering and black uPVC 68mm round downpipes. Locations of all outlets are to match the existing layout with falls no less than 1:350. Gutter brackets are to be spaced a maximum of 1000mm centres.

Following the removal of the existing decaying timber soffit and fascia's, new black uPVC 22mm full replacement boards and soffit boards are to be installed to match the existing profile and depths. Fascia's are to be fixed with FloPlast black head A4 Stainless Steel Shank 3mm x 65mm nails.

Render to the front and left hand side elevation is to be replaced with a cementitious render with a 8-12mm undercoat at a ratio of 1:4 overlaid with a 6-8mm final coat at a ratio of 1:6. This is to be decorated to match the surrounding rendered finish.

Air bricks are to utilise 150 x 225mm terracotta brown square hole airbricks. Louvres are to be brown 150mm uPVC louvre grills to replace the existing louvres suffering UV degradation.

Installation of the smoking shelter is to be a 2m x 1m galvanised mild steel shelter with a PETG sheeted roof and sides fixed directly into a new 100mm concrete slab situated on 150mm compacted hardcore.

Replacement of the dilapidated timber fence panels is to be with Waneylap fence panels to match the existing layout and height. New thermoplastic bay markings are to be applied to the front and rear elevation. Localised areas of the tarmacadam renewal to the front elevation driveways will be undertaken. Ensuring hollow areas of binder course and sub-base are filled and compacted prior to laying the finishing wearing coat.

Proposals impact on significance

Replacement of the uPVC guttering, cementitious render, uPVC louvres, timber fence panels and tarmacadam are to be on a like for like basis which will not impact the significance of the elements. Colour schemes for this property will be to reinvigorate the black and white details which are evident to the surrounding properties.

Installation of the smoking shelter is situated to the rear elevation and is not visible from the road. This will not impact the significance as it will allow for a designated smoke area for the residents whereby cigarette butts can be discarded into a bin and reduce potential litter to the highway and front elevation.

New thermoplastic bay markings are to ensure there is sufficient parking for designated staff members during their attendance with a resident. Bay markings will not project onto the brick façade and will be solely on the tarmacadam finish. This will reduce parked vehicles on Hastings Avenue pedestrian footpaths increasing safety and reducing hazards for ambulant users.

New installed air bricks will allow for additional ventilation to the cavity reducing the likelihood of moisture ingress. Whereby further extending the life cycle of the building and minimising health risks. A proposed type of airbrick is to match the existing airbrick on the front elevation bay window and will not impact the significance of the building.

Replacement of the decaying timber soffit, fascia's and Mock Tudor panelling with a uPVC alternative is to provide a low maintenance product which maintains the aesthetics of the property. This will not impact the contrasting surfaces between the roofline joinery and brick façade.

Fenestration replacement works from timber to uPVC is to align the property with the surrounding properties on Hastings Avenue all of which have been replaced with uPVC products. This will upgrade the aesthetics of the property to further synchronise Hastings

Avenue whilst improving energy efficiency and reducing their carbon footprint. All of the proposed windows are to be set back from the outer face of the masonry to enhance the modelled façade.

ACCESS

A concrete ramped and stepped access is available to the communal entrance door with engineering brick laid in stretcher bond providing a balustrade. Forming a level access for users with physical impairments. Access within the property is through a central staircase with an adjacent passenger lift serving all floors. Staff members are available to assist users when required.

CONCLUSION

The proposed work is an important step in the continuing maintenance and improvement of 8-10 Hastings Avenue. Through the replacement of the dilapidated timber elements and rain water goods. This will benefit the property and align it with the neighbouring properties on Hastings Avenue which have utilised similar materials. This development will significantly improve the facades and general structure of this excellent Edwardian property. The property is currently in a dilapidated condition and undertaking the long awaited maintenance works will enhance the row of grand properties on Hastings Avenue. Refurbishment of the structure will increase energy efficiency whilst the proposed materials providing a minimum maintenance product. Three windows to the front elevation lower ground floor have been replaced with uPVC casement windows historically prior to WCP's engagement (W13, W21 and W26 within the accompanying drawings). Decoration colours are proposed to retain the traditional black and white contrasting against the red brickwork.

Limited work is to be undertaken to the landscape with repair of the tarmacadam to be on a like for like basis. Application of thermoplastic bay markings for staff members will reduce parked vehicles on the highway and replacement of the timber fence panels with a Waneylap type is to bring the property in line with the required high aesthetic value.

PHOTOGRAPHIC RECORD OF CONDITION



Photo 1:
Front elevation.



Photo 2:
Mock Tudor to third floor.



Photo 3:
Interlocking concrete tiles to high level roofs.



Photo 4:
Mock Tudor to third floor.



Photo 5:
Mock Tudor to third floor.



Photo 6:
Double glazed timber windows.



Photo 7:
Bay windows with sandstone detailing.



Photo 8:
Low-level wall to site boundary.



Photo 9:
Small lawn to front elevation.

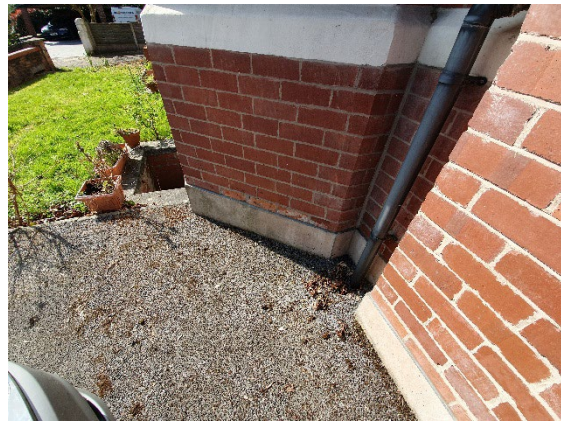


Photo 10:
Cavity wall construction with stone detailing



Photo 11:
Gutters overflowing with debris.



Photo 12:
Bins stored to RHS fence.



Photo 13:
RHS timber panel and concrete post fence.



Photo 14:
RHS timber panel and concrete post fence.



Photo 15:
Rear brickwork garden wall.



Photo 16:
Rear brickwork garden wall.



Photo 17:
LHS timber panel and concrete post fence.



Photo 18:
Low-level brick wall to front elevation.



Photo 19:
RHS gable end of building.



Photo 20:
Rear elevation and additions.



Photo 21:
Main building access to rear.



Photo 22:
Rear elevation and additions.



Photo 23:
Ramp to main entrance at rear.



Photo 24:
Drainage near main entrance door.



Photo 25:
Moss covered concrete.



Photo 26:
Main entrance door at rear.