HERITAGE STATEMENT

ALTERATIONS TO:

636 Wilmslow Road, Manchester, M20 6AH

INTRODUCTION:

This Heritage Statement accompanies a planning application for external alterations to a dwelling at 636 Wilmslow Road, M20 6AH.

THE APPLICATION SITE

The site comprises of a three-storey detached dwellinghouse with a basement, driveway and private garden. The site occupies a plot on the corner of Wilmslow Road and Ballbrook Avenue.

Whilst the existing building is not listed, it is located within the Ballbrook Conservation Area.

NATURE OF THE ASSET

The building is constructed with predominantly red brickwork and red clay tiles to the various pitched roofs. The existing windows are white timber sash, fascias are white painted timber and rainwater goods are black uPVC.

The property is double-fronted with the main entrance located centrally to the front elevation facing Wilmslow Road. A two-storey six-sided turret structure occupies the front right corner of the building with a flat roof at roof level. This is referred to as the 'turret' throughout this Heritage Statement.

PROPOSED WORKS

The proposed works is to remove the existing turret flat roof and replace with a new pitched roof. A new fascia and gutter will be provided to match the existing.

The new pitched roof will be in red tiles to match the existing roof tiles with mitred joints between the tiles at junctions. The new roof will be tied back to the existing roof and red ridge tiles will cap the apex of the new roof, to match the existing ridge tiles.

The new fascia will be white painted timber and will match the existing fascia in terms of depth and profile. The existing gutter will be continued around the fascia in black uPVC to match the existing gutters.

The pitched roof is proposed as a replacement of the existing flat roof as it has been the cause of constant problems over years with regard to damp and water ingress. The flat roof by its very nature has a limited 'shelf-life' and a number of large trees in close proximity to the property has meant that leaves collect on the flat roof, blocking the drainage outlets and exacerbating water ingress to the property.

The proposed pitched roof will alleviate the issues caused by the flat roof.

IMPACT ON THE ASSET AND CONSERVATION AREA

The proposal is deemed to be a positive contribution to the host building. The pitched roof will be in keeping with the aesthetic of the property, constructed with high quality materials.

In terms of its impact, similar pitched roofs are common across the Conservation Area, with two such examples on the adjacent Ballbrook Avenue (see Figure 1 below).





Figure 1: Examples of pitched roofs to neighbouring properties

As such, the proposals are deemed to be consistent with the common aesthetic across the Conservation Area.

The property is set well back from Wilmslow Road and behind a number of large trees. As such, the proposal is not deemed to have a detrimental impact on the streetscene.

SUMMARY

The proposal is considered to have an overall positive impact on the existing property, the immediate locale and wider Conservation Area.

The external changes proposed are sensitive to the existing building, using high quality materials which match the existing.

In terms of practicality, the proposal will replace an existing problematic flat roof and will alleviate the existing issues relating to damp and water ingress.