

577-579 Wilbraham Rd

Material Alteration



INTRODUCTION

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This document has been produced for a material alteration for the proposed planning application 137425/FO/2023, as granted on 26 July 2023.

This document sets out the reason for the need to amend the material finish on floor levels 1 and 2 in the existing building.

BACKGROUND

Planning permission was granted by Manchester City Council on 26 July 2023 for an extension of GF Bank and FF / SF apartment building, at 577-579 Wilbraham Road, Chorlton-cum-Hardy Manchester. The description of the development as shown on the decision notice is: Erection of a three storey rear extension and elevational alterations to the Barlow Moor Road and Wilbraham Road frontages, in connection with the creation of two retail units (Class E) on the ground floor with six self-contained flats above (Class C3)



EXISTING CONDITION

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Proposed amendments due to poor existing condition of brickwork

This application seeks to amend the material finish on floor levels 1 and 2 in the existing building. higher level on the existing building.

The decision to make these amendments became apparent to the client following tests to remove the external render and existing fascia panels (features added to the existing building by the previous owner). The structural and aesthetic blemishes are significantly to the condition of the existing building at several points on the existing fabric. It was anticipated in early planning discussions that the existing brickwork beneath the render is to be examined at the construction stage, and a secondary approach was to be investigated if required. As seen over the next pages, the condition of the brickwork is poor, piecemeal, and non existant in places (image to the right). The client and design team had originally been enthused to expose the original brickwork and we would like to confirm that the additional works to the fabric will signifiacntly increase the programme and scope of construction.

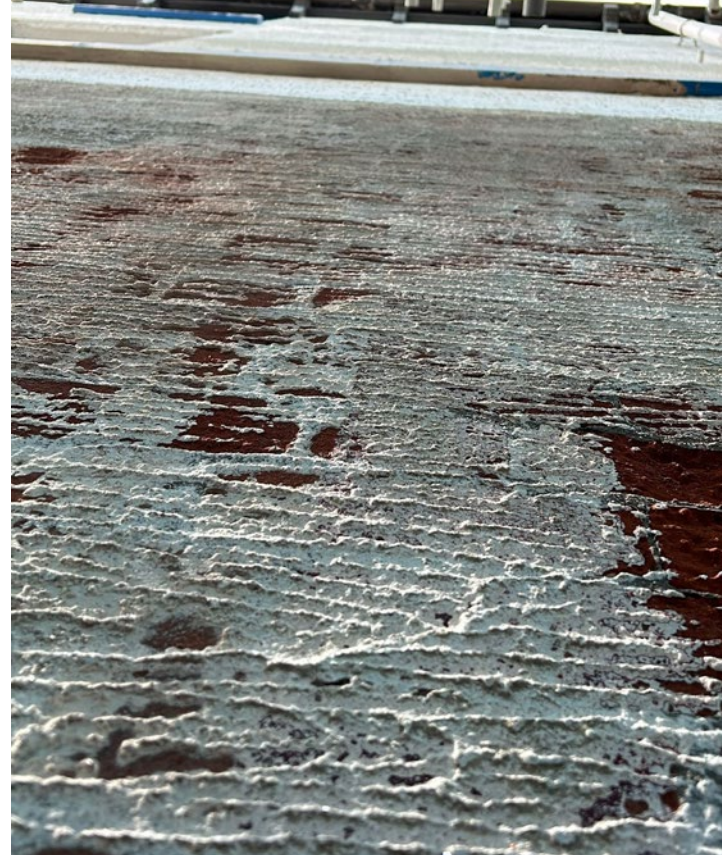


Areas highlighted below are areas without any existing brick. Once the signage boards were stripped back, it was clear that the original brickwork had been stripped out by the previous Bank.

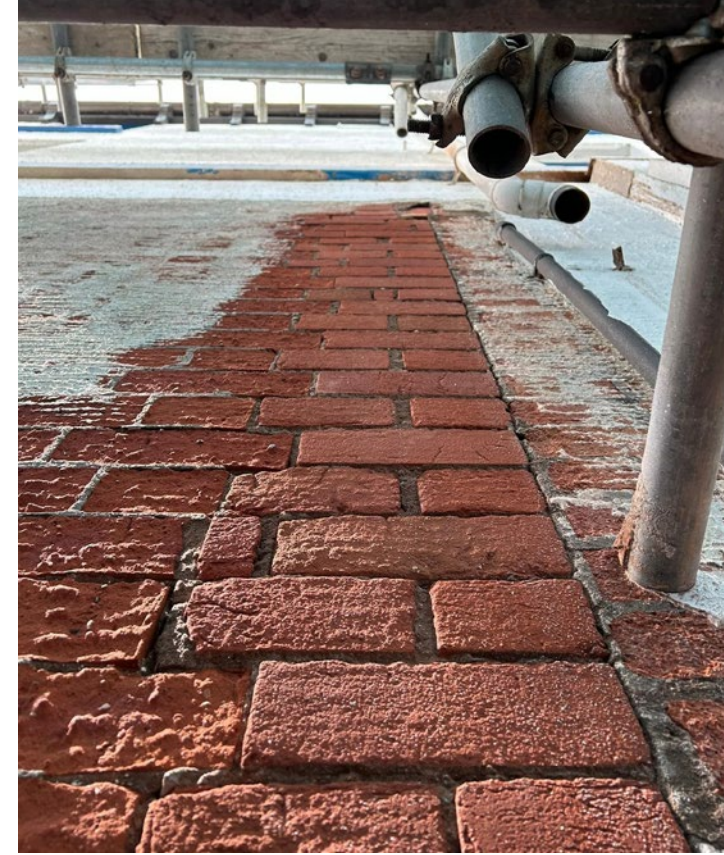
Proposed amendments due to poor existing condition of brickwork



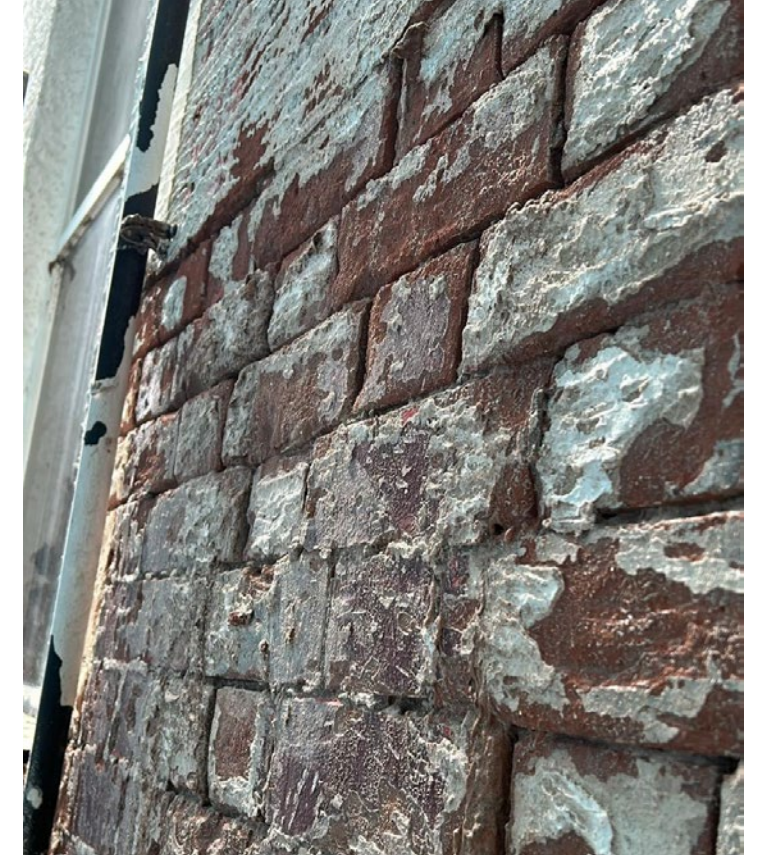
External brickwork has historically been removed to allow for internal wall support modification, as seen in the photo above and below. The exposed timber joists were then masked in the concrete.



Concrete applied to the face of the brick across the entire structure. This has proven extremely difficult to remove completely, and where removed in section has defaced the existing brick.



Other elements of brick are poor in appearance, with a patchwork of pieced together brick types, which is aesthetically poor. In situ concrete cills are exposed externally, (internal photograph below).



The patchwork of brick has been rendered with a mixture of adhesive and concrete to cover over its lack of unity. This process has led to damp and non-breathable sections of brickwork. The brick is therefore irreparable.

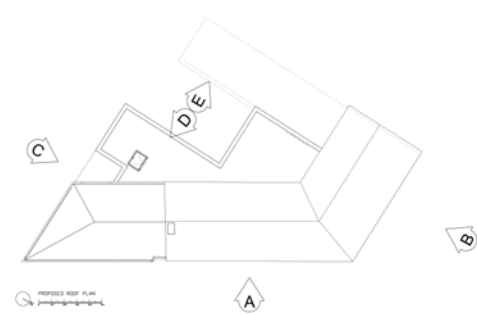


PROPOSAL

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The proposed elevations A & B are identical to the the previously approved scheme. The variation between the two sets of elevations are solely in the material treatment. The proposal is to replace the existing render finish at level 1 & 2.

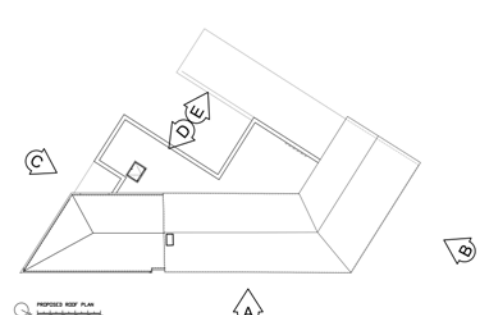


Whilst retaining the original brick was favourable, in terms of buildability, the bricks are in too poor condition to refurbish and expose, therefore we propose to overclad the building with brick at ground floor, retaining the horizontal band as existing.

To retain the original timber feature mouldings, the original render will be replaced with a newer and more high quality K rend product, which allows us to retain the existing timber feature along with existing window openings (not possible with a deeper brick slip build up).



APPROVED SCHEME



Proposed Elevations



Proposed Elevations



Visual Impact - High Quality Materiality

Visual Impact. Illustration to show how the proposed changes will harmonize with the existing design. This involves maintaining similar proportions, styles, and detailing to ensure that the new elements blend seamlessly with the original structure.



DESIGN DRIVERS

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Preservation of Architectural Features

In response to the recent necessity to develop a new external proposal. The design team and client want to emphasize the importance of maintaining key architectural elements in the restoration of 577-579 Wilbraham road, this includes retaining existing window openings, existing roof details including timber eaves moldings, and the intent was to expose the existing brickwork on the host building.

Therefore the response to overclad the poor quality external envelope by using a minimal material palette, we aim to retain the existing character of the host building.



Material Palette

The palette of Brick, black standing seam, and external render work harmoniously to give a warm and clean aesthetic. The neutral colour of the render is neutral but too much of a monotone will create lack the character that the site deserves. The client and design team want a long lasting appeal for the site and architecture within it.



K Rend - Causeway



K Rend offers a combination of durability, low maintenance, aesthetic flexibility, and improved thermal performance, making it the industry standard for external rendering in various construction projects. K Rend is an environmentally friendly building material that works well on top of existing brick structures. As well as giving a neutralised texture to the property, K Rend products are designed to withstand harsh weather conditions, including rain, wind, and UV exposure. The client's ambition is for a long term solution, and K Rend's durability helps maintain the appearance and integrity of the building over 25 years. K Rend finishes are easy to clean and require minimal maintenance. They are resistant to dirt and algae growth, which means they can retain their aesthetic appeal without frequent upkeep.

Matclad - Kingston Antique



The bonded brickslip is an antique red brick with hints of black running through the brick face. This particular brick was selected due to its quality, texture, and colour connection to the surrounding property. The hints of black further tie the brick into the Ivanhoe brick used within the extension.

Continuity with Context

The material palette reflects the internal functionality. The horizontal datum line is now more consistent throughout the proposal and demarcates the separation between leisure, and residential use within the development. This allows for an acitvated ground floor typical in the local vernacular and in MCC design guide.

As per the approved proposal...Vertically the separation ls enhanced between new and old in the form of the black standing seam link, and change of brick tone.



Contextually this approach not only respects the building's heritage but also contributes to the overall integrity of the surrounding environment where the use of a material change at first floor continues the local context of its immediate neighbours 575 Wilbraham Road / 581 Wilbraham Road (image left)



