

Heritage Statement

Project: Alterations to existing façade and the installation of a commercial extraction system.

Location: 467-471 Wilmslow Road, Withington, Manchester, M20 4AN

Date: November 2023

Introduction

This Heritage statement has been submitted in support of a planning application for the alterations to an existing façade, and the installation of an extraction system exhaust, to the rear of the building.

Site Analysis

The application site is a vacant ground floor unit, which was previously used as a bank. The unit is in a 2-storey building, towards the front, along Wilmslow Road, the building is a single storey, and towards the rear, the building has a second storey, with additional accommodation in the loft space. The uppers floors of the building on the proposal site, is a used for residential units,

The proposal site is located with the Withington commercial center, which has a mix of different uses on the ground floor, ranging from drinking establishments, takeaways, restaurants betting shops, etc. A lot of the properties have residential use on the upper floors, in line with the proposal site.

The building has been extended recently, to the rear, which allows for dedicated access to the upper residential units.

The ground floor unit has been vacant for several years, and the façade of the building is starting to fall into disrepair.

The area is designated as a Conservation Area, however, the building on the proposal site is not a listed building.



View of the building's façade as it currently stands.

Design Proposals

Our proposal for the external changes to the elevations, consist of changing the existing windows, the structural opening of the existing windows will not be altered, barring the two centre windows along the Wilmslow Road elevation; the sill height will be dropped to their original position, which is line with the sill height of the remaining windows.

The new windows will be powder coated aluminium frames, with no opening lights, they will be finished in an anthracite grey (REAL Ref:7040).

We are also proposing a new entrance door, which will match the proposed windows; the proposed door will have be a double door, with glazed panels. The colour will match the proposed windows, anthracite grey.

The proposed extraction duct, will be located to the rear of the building, hidden within the recess between the two outriggers. The proposed extraction duct will not be visible from Wilmslow Road, or from Egerton Crescent.



Rear view of the proposal site, showing the new extension and the recess, between the outriggers, where the proposed extraction duct will be installed.

Effect on Building:

The effect on the existing building will be the installation of a commercial extraction system, and we believe an improvement in the frontage, by installing new windows; barring this the building will remain the same.