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The property lies within the Chorltonville Conservation Area.

Project: 4 the willows chorltonville manchester m21

The Willows

It is the setting of the houses, with grass verges and tree-lined roads which gives Chorltonville its special garden village character. It is restricted from traffic, with limited access and frequent cul-de-sacs, ensuring it is a quiet area.

Most of the houses and setting are well-maintained externally, maintaining the same character as when the estate was opened. They consist of a varied range of traditional houses, mostly semi-detached, built in brick, some smooth-finished and some textured.

Houses are predominantly semi-detached. Most houses have been repaired and updated over the years which has resulted in variations to the elevations. Replacement finishes are not exact matches of the original materials. These adaptations have unintentionally added a new character and quality to the estate which celebrates the individuality of each home by creating slight variations to each pairing, to emphasise the unique nature of semi-detached suburban living.

Most have brick relieved by render at first floor level or down to the ground floor cills. A few are also half-timbered on gables at first floor level. Originally all the roofs were plain red tiles but now some are grey with age and others have been re-roofed in red concrete tiles.

There are numerous details which give a special character to the area such as:

canted bays which have the side windows splayed at an angle; sprocketed roofs, which have a gentler pitch towards the eaves; contrasting quoins, which are the masonry features at the outside angles of walls; circular windows and arched openings to porches, with brick or tile voussoirs (wedge-shaped bricks); chimney stacks which are cruciform in plan; glazed brick window cills; a variety of gable motifs; stained glass windows and corbeled brackets which project successively more in each course to support overhanging eaves or porch roof.

Most of these features are typical of the style of the Arts and Crafts Movement.

The trees planted in the verges have matured and therefore require regular maintenance and pruning. If a tree grows too large, presenting a risk of serious damage to the roadway and garden walls, the Residents' association organise felling and replacement.

The majority of successive house owners have removed the original privet hedges, so that there is now a considerable variety in the boundary treatment to the frontages, with hedges, walls and fences as well as some gardens open to the road. The surfaces of the roads and footpaths were originally gravel but have been replaced in recent years by tarmacadam.

USE of site

The locality of the applicant site is entirely residential.

AMOUNT of development

The house presently provides three bedrooms. No modifications are proposed to the amount as the application seeks to adapt the elevation treatment to provide a better quality of insulation.

SCALE of development

There is no change to the current scale of the buildings

The existing coarse grain render to the front elevation and round to the main entrance door to the side will be replaced by a finer grained insulated render. The brick plinth will remain as is. The remainder of the side, not visible from the street and the rear of the property will be treated with a rendered woodfibre insulation system up to 180mm thick

The side elevation is dominated by 2 soil vent pipes with related waste pipes and a rainwater down pipe. These will be concealed within the new insulation which in those location will be finished with UK grown larch treated with a mineral accelerated aging compound (SiOO:X).

The height of the house is not increased and the original ridge and hip lines intact..

LANDSCAPING

The present arrangement of front and rear gardens will remain unchanged.

APPEARANCE

In view of the location within the conservation area a design of a high standard has been prepared to complement the status.

There will be no change to the windows visible from the street.

ACCESS

The property fronts The Willows facing the turning circle at the end of the cul-de-sac and the proposals do not change the relationship in terms of access to local infrastructure and services.

CRIME & SECURITY

There will be no change to these risks.

End of Statement