

Heritage Design & Access Statement

Proposal: renewal of render finish to rear elevation, render to replace existing textured paint on side elevation, both incorporating external wall insulation. Minor alterations to roof edge at side to facilitate this.

Location: 18 Limefield Terrace, Manchester, M19 2EP

Project Number: PPR020

Date: 22nd November 2023

Proposal

The proposals comprise a range of retrofit works to an existing end-terraced property, 18 Limefield Terrace, Manchester, M19 2EP. Works include:

- Render with external wall insulation to the side and rear elevations
- Extension of the existing roof verge to the side elevation

All this work combined will dramatically reduce the space heating demand and energy use in the property, and therefore improve comfort and reduce carbon emissions.

The proposals are as part of a whole house retrofit proposed for the property, intended to improve the comfort and health of the residents. It will also reduce energy use and carbon emissions in line with:

- The UK's legal commitment to achieve net zero carbon emissions by 2050
- Greater Manchester's commitment to be carbon neutral by 2038
- Manchester City Council's declaration of a climate emergency in July 2019

People Powered Retrofit

This retrofit is one of a number taking place across Greater Manchester and beyond with People Powered Retrofit, a not-for-profit service offering independent advice and support to help householders plan, procure and deliver their home retrofits to a high standard. You can read more about why we think retrofit is important here: <https://retrofit.coop/guides/why-retrofit>

Context and heritage

The property is in the Rushford Park Conservation Area at the south-eastern extent of the conservation area boundary. Limefield Terrace consists of three groups of three terraced houses with each central house set back from the adjoining properties.

Number 18 is the last house on Limefield Terrace, adjacent to the railway embankment with no through road or no vehicular turning head, coupled with mature trees and planting, so there is some degree of privacy or seclusion to the front of the property. The property is not listed and does not form the setting of a listed building.

Rushford Park Conservation Area is situated in Levenshulme, about three miles south-east of Manchester city centre. The Conservation Area is bound to the north by Nico Ditch, believed to be a defensive earthwork dating from the Danish invasion of 869-970, and to the east by the mainline railway embankment.

While the history of Levenshulme can be traced back to 1320 and the name of 'Lyvenis-holme', the area of Rushford Park takes its name from a modest country house, Rushford House, built in the late Georgian period to the north-east of the Conservation Area. The country house no longer stands and the oldest building in the Conservation Area is now Hawthorn Cottage, a farm house which was built around 1820 at the south-west edge of the Conservation Area.

The establishment of the Rushford Village area coincided with the later development of the main railway line connecting Manchester to Crewe, commencing in 1835. The year 1840 marked the operational status of Rushford Station, with significant property development by the London and North Western Railway Company following. This notably included the establishment of a school for the children of railway employees. It was during this part of the early-mid Victorian period that the houses on Limefield Terrace were constructed.

Aspirations for commercial development of Rushford Village were hindered following the closure of Rushford Station in 1854. The focus of development was turned by the establishment of Levenshulme Station in close proximity in 1843.

Further extensions of Rushford Park followed in the late Victorian period, and again in the Edwardian era. Throughout these phases, restrictive covenants were enshrined within the title deeds, effectively governing the division and allocation of the original Rushford Park and the farmland to Hawthorn Cottage.

Control of development

The designation of the Conservation Area status in 1986 has been instrumental in retaining the character of the existing properties.

Improvements are encouraged, where the character and original detailing of properties are respected, maintained, or enhanced.

Amount

The proposal does not involve any increase in the amount of accommodation at the property. As per the Association of Greater Manchester Authorities (AGMA) and Central Government guidance, external wall insulation is understood to be an improvement to a property, rather than an extension.

Layout

There are no proposed changes to the layout of the existing property.

Scale

There are no proposed changes to the scale of development at the existing property.

Landscaping

The proposed works do not involve any changes to the front or rear garden areas or existing boundary treatments. Existing rainwater and soil pipes are to have very minor relocation works to reconnect below ground, which is necessary having considered the material thickness of the insulation, and minor work will be required to make good landscaping at the interface with the external insulation.

Appearance and materials

The existing materials palette consists of two types of facing brickwork (orange-red Manchester brick contrasting with buff brick), painted brickwork, painted render and natural slate. The front elevation is faced in orange-red Manchester brick with quoins, banding beneath ground floor level and voussoirs over the front door in contrasting buff brick. The property does not currently have the decorative fretted barge boards which remain on the front elevations of four of the nine similar houses (it is likely these were lost due to poor maintenance).

At the external eastern corner junction, the side elevation brickwork has a white textured-paint finish, while the rear elevation has a painted render finish. An area of the rear elevation at the junction with no.16 adjoining is clad in natural slate tile hanging. The side and rear elevations are not visible from the wider Conservation Area, being bordered by the embankment and a long wooded garden.

The other groups of terraced properties along Limefield Terrace look broadly similar but with slight alterations having accrued over time. These include render or slate tile hanging to side and rear elevations.

The proposal seeks permission to introduce a white render to the secondary and less visible side and rear elevations. A high-quality mechanically fixed solution will be chosen - allowing the system to be removed in future if required without significant damage to the original brickwork. A 'vapour-open' wood fibre board is proposed to reduce the risk of damage through trapped moisture.

The render used will be a polymer-modified type, to allow flexibility and thus, prevent unsightly cracking due to movement. The render colour is proposed as 'Limestone White' (RGB ref. 238, 228, 209) to complement the existing facing brickwork.

With regards to the increase in external wall depth brought about by the external wall insulation render, attention will be paid to the junctions at the roof and the front elevation. The existing roof verges will be extended outwards a small amount (approx. 100mm) to account for the increased wall depth. All materials and details will match or complement the existing property. The external wall insulation render edges at the front will be tapered to reduce the thickness apparent from the Limefield Terrace elevation.

In summary we are proposing to resurface the existing damaged white areas on the less visible rear and side faces with rendered external wall insulation. Placing the insulation on the outside significantly reduces the risks of condensation damage to the historic fabric, while improving the liveability and wellbeing of residents.

Relevant planning policy

Core Strategy

South Manchester Policy EC9 (Economic Development).

South Manchester Policy H6 (Residential).

Policy EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development.

The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions.

All development must follow the principle of the Energy Hierarchy, being designed:

- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
- To reduce the need for energy through energy efficient features such as improved insulation and glazing.
- To meet residual energy requirements through the use of low or zero carbon energy generating technologies
- The use of building materials with low embodied carbon in new development and refurbishment schemes.

The proposal is therefore justifiable based on the above planning policy.

Relevant planning history

100147/FH/2012/N2, Approved 17.10.12

18 Limefield Terrace, M19 2EP

Erection of single-storey detached garage following demolition of existing detached garage.

Consultation

The householder has made his neighbours aware of the proposed works and no objections have been raised. Details of how the external wall insulation will be ended at the boundary have been agreed in principle and will be agreed in detail before the works are carried out.

Staff from People Powered Retrofit held a meeting with senior planning officers at Manchester City Council on Friday 18th March 2022. General approaches to retrofit measures were discussed, including external wall insulation. It was confirmed that applications for works similar to those proposed for this property within Conservation Areas would need to be submitted for approval. It was also confirmed more generally that external wall insulation would be supported if the colour and finish appearance were close to the existing materials.

Supporting images



Limefield Terrace globe view front



Limefield Terrace globe view rear



Rear elevation, showing render deterioration



Rear kitchen door



Rear corner with side elevation



Side corner with rear elevation



Side elevation middle



Side elevation front



Front elevation from end of Limefield Terrace



Front elevation showing adjoining houses



Front corner with side



New windows in old reveals, front



Neighbour's barge boards

Baumit Life color 0239

The most successful and long-lasting colour for a façade is one that respects the building's environment – blending in with the surroundings while promoting differences through its finer details, the façade should naturally contribute to the feel of a the space it occupies.



Proposed render colour

Supporting image



**Example of rendered EWI in a Conservation Area
(Salford)**