

**Former Lauriston Club, 12 Manchester Road, Chorlton,
Manchester. M21 9JG.**

**Proposed Change of Use From A Public House (Sui Generis) To
Dwelling House (C3(a)) With External and Internal Alterations.**

HERITAGE STATEMENT

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1094	15/09/2023	A.	27/09/2023	Manchester City Council

1.0 **INTRODUCTION**

The site is the Former Lauriston Club, 12 Manchester Road, Chorlton, Manchester. M21 9JG. The site above is within the Wilbraham Road / Edge Lane Conservation Area as shown in Appendix A.

The Wilbraham Road / Edge Lane Conservation Area was first designated on 10th October 2005. It was then extended on 22nd February 2007.

Original Use

Lauriston House as it was known when it was built in 1885 as a dwellinghouse. The main front elevation has a stone portico entrance with wrought iron railing, stone steps upto the main building. Stone cill and head to all windows, stone plinth course and quoin stones to the front and side corners of the main front and side elevations.

The property was built with 3 floors and loft. The front entrance has a stone portico and vestibule with stone steps into the property. On the ground floor there were 3No. large rooms each with marble mantlepieces Upstairs there were four rooms as well as a bathroom which led off from the landing. At the end of which was a 'small compartment with coloured glazed door opening out on to the top of the stone portico.

Lauriston House was occupied by Henry C. Lloyd from 1891 who described himself as a merchant, was a widower and lived with his daughter, housekeeper and domestic servant. He his daughter and son were cared for by an army of seven servants, including a house keeper, footman, cook, butler, house maids and a kitchen maid.

Lauriston House had been sold to the Liberals as their new club in 1897. The club declined and in the 1980's a fire partially destroyed the roof and gutted the inside. It was saved from demolition to become the Lauriston Club until 2020 when the club was forced to close due to Covid 19. The club has been vacant from July 2020 to present day.

Refer to Appendix B for photo take before 1980 and current photo take in 2023.

Refer to Appendix C for photo take after the fire in 1980's showing the roof and also the main entrance internally.

2.0 **PROPOSAL**

The proposal consists of a subtle renovation and alterations to the existing exterior:

Front Elevation:

Replacement of existing timber doors with new external quality timber doors and frames. Colour to be confirmed.

New timber doors / French doors to lower level / basement level. Colour to be confirmed.

Refer to proposed elevations.

Replacement of existing timber sliding sash windows with new timber sliding sash windows with additional transoms and mullions. Colour to be confirmed.

New timber sliding sash window to lower level / basement level. Colour to be confirmed.

Refer to proposed elevations.

Rear Elevation:

Replacement of existing timber doors with new external quality timber doors and frames. Colour to be confirmed.

New timber doors / French doors to lower level / basement level. Colour to be confirmed.

Refer to proposed elevations.

Replacement of existing timber sliding sash windows with new timber sliding sash windows with additional transoms and mullions. Colour to be confirmed.

New timber sliding sash window to lower level / basement level. Colour to be confirmed.

Refer to proposed elevations.

Side Elevations:

Replacement of existing timber doors with new external quality timber doors and frames.
Colour to be confirmed.

New timber doors to lower level / basement level. Colour to be confirmed.

Refer to proposed elevations.

Replacement of existing timber sliding sash windows with new timber sliding sash windows with additional transoms and mullions. Colour to be confirmed.

New timber sliding sash window to lower level / basement level. Colour to be confirmed.

Refer to proposed elevations.

New stone corbelled eaves to perimeter of roof. Refer to proposed elevations.

New hipped / mansard roof structure with no ridge height alterations with timber structure, slate clad and lead pitched roof dormers to West Elevation. Proposed new roof to also have rooflights to new bedrooms and ensuites.

Client is to also install Photovoltaics Panels to the main roof on the East and South facing sections.

Refer to proposed plans and elevations.

Proposed Brickwork Chimneys:

Proposed 2No. brickwork and stonework chimneys to be built to the side elevations of the property to replicate the existing chimneys that were present in 1980's. Brickwork and stonework to match the existing.

The existing stone facade features, quoins, cills, heads and plinth are to be cleaned to remove any dirt and environmental effects.

Internally the client would be making use of all current 3 floors and also extending the living accommodation into the loft/ attic with bedrooms and ensuites with dormers and skylights.

Existing Drawings:

1094/A/001, 1094/A/001/BP, 1094/A/002, 1094/A/003, 1094/A/004 & 1094/A/005.

Proposed Drawings.

1981-A-P000-01, 1981-A-P100-00, 1981-A-100-00-01, 1981-A-P100-02, 1981-A-P100-03, 1981-A-P200-01, 1981-A-P200-02, 1981-A-P200-03 & 1981-A-800-00-01.

The Change of Use would result in the loss of 466.8m² Class Use: (Sui Generis) and a total gross internal gain of 568.8m² Class Use: (C3(a)).

Existing Site Area: 548.0m².

The existing public house had three floors:

Basement: Delivery Hatch / Storage of Beverages / Glasses / Store.

Ground Floor: Bar / Seating Area / Stage / Kitchen / Toilets.

First Floor: Billiards Room / Darts Room / Office / Store / Toilets.

Loft: Vacant.

The proposed dwellinghouse would accommodate four floors:

Lower Ground Floor / Basement: Gym / Living, Bedroom 6, Bedroom 7, Bathroom, Utility / Mud Room, Cellar, Piano / Games / Entertainment, External Sunken Terrace.

Ground Floor: Vestibule, Family Room, Study / Library, Kitchen / Dining, Hall, Utility And Cloak Room.

First Floor: Drawing Room, Bedroom 1, Ensuite, Bedroom 2, Ensuite, Laundry Room and Dressers.

Second Floor: Bedroom 4, Ensuite, Bedroom 5 and Ensuite.

APPENDIX A



MANCHESTER
CITY COUNCIL

Wilbraham Road/
Edge Lane
Conservation Area
Boundary Map

Key



Listed Building



Conservation Area
Boundary

APPENDIX B



APPENDIX C

