

Heritage / Conservation Statement

For

1 Stockton Road, Chorlton



As requested by Mr C Nixon

Prepared by:



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Introduction

This report has been prepared in support of the planning application for property alterations of a side / rear extension to the existing dwelling at 1 Stockton Road, Chorlton. It provides a description of the existing property, the proposals for the development and other considerations taken into account for the design of the new additions.

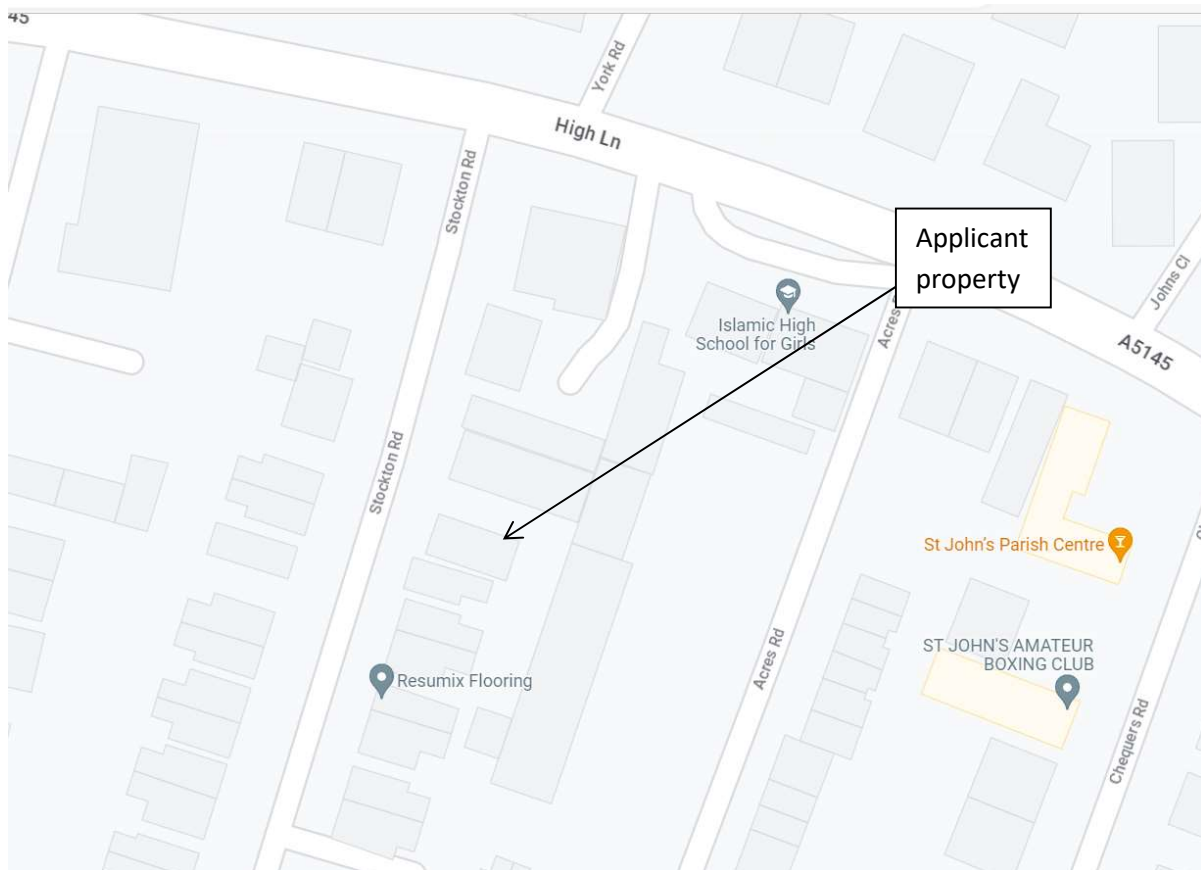


Figure 1 – Existing Site Location

Existing Conditions

The site known as 1 Stockton Road, is located within the area of Chorlton and accessed via High Lane (A5145). The site contains a semi-detached dwelling with its own vehicular access. The proposed development site is within the designated conservation area known as “Wilbraham Road / Edge Lane” (as shown in the below figures) and designated by Manchester City Council. The site is also in proximity to the “Chorlton Green” conservation area.

The majority of buildings within the Conservation Area display a characteristic aesthetic, featuring Manchester red or orange brick. Windows often incorporate timber details, particularly vertical sliding sash windows, and the use of bracketed eaves supporting overhanging pitched roofs is a recurring element throughout the area. Additionally, single height bay windows and brick boundary walls are commonly seen. In line with these architectural traits.



Figure 2 – Existing Site Plan

The development site embodies many of these characteristics, therefore making it crucial to preserve its contribution to the local area's character. The proposed development and its design retain and restore these defining features while also drawing inspiration from the existing characteristics to introduce new, relevant contemporary design elements.

This semi-detached period dwelling spans across three storeys and features an existing converted basement. The front elevation of the property is incorporates various decorative brick ornaments, mirroring the design found on the neighbouring property. The house is positioned away from the roadside, with a low-level brick and stone wall defining the boundary.

The character of the property is further highlighted by a double bay window on the main elevation, complemented by timber sash windows. To the rear, the house has undergone multiple adjustments and modifications, the most notable being the addition of a brick utility lean-to. Unfortunately, the existing lean-to has been poorly constructed and is currently encroaching sideways into the neighbouring property.

Internally, the house has experienced several alterations due to its previous division into two separate residences. Nevertheless, the traditional Victorian era layout remains intact, with a ground floor primary living room, middle dining room, and a kitchen located to the rear of the property. Upstairs there are four bedrooms and two bathrooms, which have seen extensive use during the property's tenure as a house in multiple occupation (HMO) but are in need of upgrades.

The existing basement had previously been converted to provide three additional rooms, albeit in a substandard manner. A new concrete floor has been poured, and plasterboard has been applied to the walls. Following further assessment, it appears that these works were carried out by the previous owner before placing the property on the market to create the illusion of a compliant converted / usable living space.



Figure 4&5 – Existing elevations of the site (front and rear)

As stated above, due to the age and construction of the property and the lack of compliant maintenance received by the previous occupants it would not meet current building regulation standards.

The property includes vehicle access with parking to the front elevation which shall remain.

The dwelling is not statutory listed or locally listed and holds no significant importance.

Historical Information

As previously stated the application site is within the Wilbraham Road / Edge Lane Conservation Area as designated by Manchester City Council. Many of the buildings within the area are architecturally impressive with the majority regarded as making a positive contribution to the area.

Only two building are formally listed for their architectural or historic interest, these being Lloyd's Hotel on the junction of Wilbraham Road / Manchester Road and St Clements Church on Edge Lane.

As mentioned previously most of the building are constructed in Manchester red / orange brick sometimes in conjunction with buff coloured sandstone dressing.

Timber details are most commonly used for windows, eaves and barge boards and all of the 19th century buildings have pitched roof coverings of blue / black slate.

According to the Manchester City Council portal, there are no previous planning applications on the site despite the property being used as a HMO in the past.

Brief

The clients wish is to update the property by replacing the outdated layouts with modern open plan living spaces, creating a new kitchen and family room on the ground floor. However, the front room will be preserved to maintain the integrity of the principal facade.

The existing basement will undergo a compliant conversion to accommodate additional living space. This conversion will include an extra bedroom, as well as a multi-purpose room that can serve as a utility room or other.

To facilitate convenience, a new side access is proposed for the basement, providing direct entry into the utility room. This alternative entryway will allow the family to bring in groceries and shopping more easily. Additionally, the new side access will serve as an escape route from the new basement living area.

No alteration is proposed to the principal elevation other than replacing the basement window located in the existing light well under the window bay. The existing window has been poorly fitted and has shown signs of water ingress. The new window will match the existing in appearance.

The modernised dwelling will greatly enhance the existing building and maintain the design features of the surrounding area.

Design Strategy

The proposal is a single storey extension flat roof extension, its simplistic infill form is subservient to the grander scale of the 3-storey existing property. The extension is also in line with the existing side gable, resulting in having no visual impact from the street or on the principal elevation.

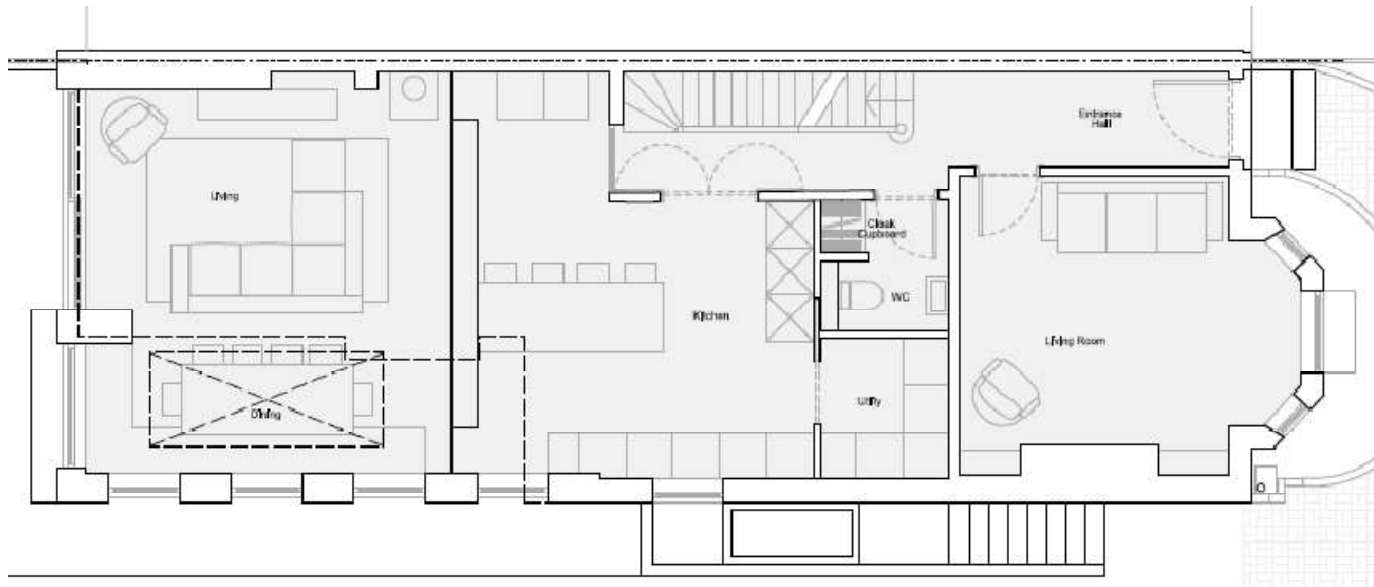


Figure 6 – Proposed ground floor layout

The rear and side extension infills the space between the side gable and the existing double storey outrigger. It also replaces the existing brick lean which currently protrudes from the rear of the house.

The semi-detached houses in this area feature brown/red brick construction and various brick ornamentations, along with timber windows. These materials have greatly influenced the visual design of the proposed rear and side extension. To reflect a contemporary change to the building, the extension incorporates a linear rhythm that breaks down the large expanses of brickwork.

Since the rear of the property faces north, additional windows have been introduced to the façade. This allows abundant natural light to enter the dwelling, resulting in a bright and airy interior that seamlessly connects with the rear garden.

The brick detailing of the extension has been carefully chosen to harmonize with its surroundings. Matching brickwork is used for soldier course window lintels, maintaining a cohesive look. Furthermore, the window and sliding door frames will feature a slim profile with a timber finish. This choice complements the brown/ red brick and gives the property a more contemporary aesthetic, while still remaining consistent with the surrounding context.

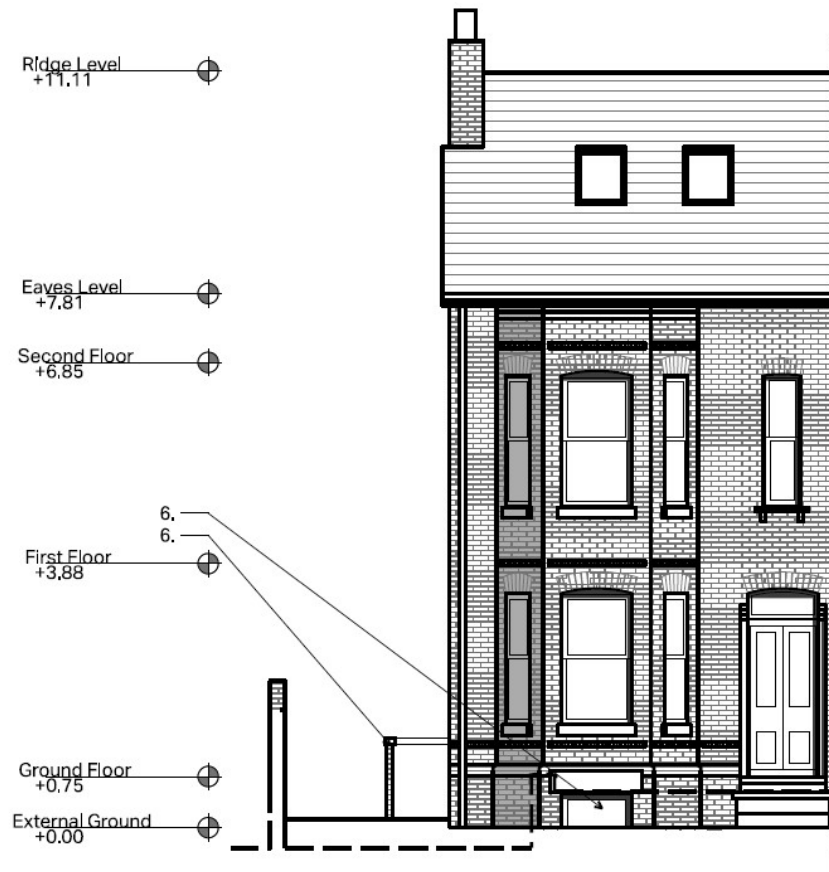


Figure 7 – Proposed front elevation

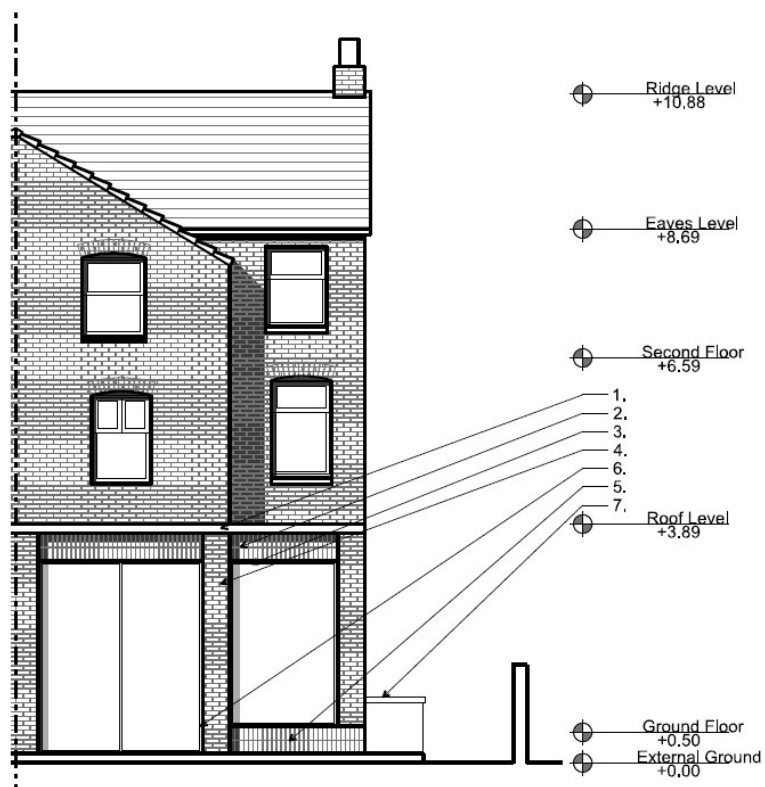


Figure 8 – Proposed rear elevation



Figure 9 – Proposed side elevation

Conclusion

The current property on the site is in decline and requires extensive repairs and modernisation due to the level of construction completed historically. The proposals to be considered for planning approval have been designed taking into consideration examples of properties in the surrounding area and the architectural elements that make the area conserved.

Aesthetically, the proposals have been designed to complement the site, and in a way that traditional can meet modern without risking the conservation area. The proposal is in keeping with the surrounding area by including brickwork and window details similar to that of the neighbouring properties but by introducing a larger living space. Materials have been carefully considered and will be reflected by comments made by the conservation officers.

The proposals by the applicant are to complement the area and allow them to enjoy and grow within a moderate house, in an area they wish to raise their family in.