

HERITAGE STATEMENT.

Statement of Heritage impact for:

803 Wilmslow Road, Didsbury M20 2QR.

Proposed Basement Conversion.



The building lies within a Conservation Area and is Grade II Listed. The application is for the proposed Basement Conversion.

The ground floor of no. 803 has a wide entrance hall with large scale original panelled and glazed front door. This room retains its plaster cornice and turned newel post. The original chamfered panelled doors and architrave survive in the hallway and lead into two large reception rooms. Both rooms have their original deep plaster cornice but have lost both chimneypieces. The rear of the building has a large kitchen with a later c. 1880 two storey extension leading from this room, presumably to provide a scullery and upstairs toilet. The rear of the building is plain and has its original casement windows, some with original metal latches/ some replaced to the front of the building with c. 1930 monkey tail examples. The rear of the building has also had a later brick lean-to removed which would have allowed access to the back door.

The cellar is accessed from beneath the main staircase and is virtually untouched since construction. There is an original coal room which has its iron coal cover in front of the front door above. The two cellar rooms either side have stone flags. The ceiling has had extensive structural repairs completed before the existing owners bought the property.

Reference and property description.

The property is a family home. The property is constructed from a mix of Brown Mix Commons and Sandstone cills with white double glazed casement opening windows, and a slate tiled roof.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The brickwork will match the existing along with the thickness of the mortar joints. New windows will be white timber double glazed casement sash windows to match the existing, the configuration of the opening windows will be designed to be sympathetic to the existing. The proposed Patio doors will replicate the profiles of the existing timber windows.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The materials and design of the project are specifically designed to be sympathetic with existing house and surrounding properties. The materials will look newer than the existing but with time they will weather in time. The use of timber double glazed windows and doors are designed to be sympathetic to their existing appearance.

The following sympathetic solutions have been considered and discounted for the following reasons.

The overall design is to reflect the character of the surrounding area. The development has been designed to be robust and adaptable over time. This has been achieved by providing sufficient internal and external spaces that provide potential opportunities for the dwelling to be extended, converted and adapted.

The development has been set back from the highway, which provide adequate off-road parking for numerous cars to the rear of the property.

The scale of project is complementary with neighbouring properties.

The appearance of the development will be in-keeping with the surrounding properties in terms of colour and texture of materials and will have minimal impact on the Street Scene.

We feel that the development proposal maintains a positive relationship with its surroundings and is appropriate to the context and character of the area.

Additional information

The project will not affect the setting of any surrounding listed building.

Materials:

White timber painted Casement DG window with 100 mm reveals. Proportions and patterns of fenestration to complement the existing windows of the building.

Ornate cast iron ornate Handrail for the Basement to match the existing front gate.

Radiators

Anthracite Horizontal Traditional 3 Column Radiator

- SKU

R-11-51 supplied by radiator outlet – this radiator is supplied in a very wide range of sizes. We would propose to site radiators in current locations. In the master bedroom the radiator would be moved to be below the front window. (It is currently in between the windows). <https://www.radiatoroutlet.co.uk/300-x-608mm-anthracite-horizontal-traditional-3-column-radiator>



Bathroom radiators :-

<https://victoriaplum.com/product/the-heating-co.-white-heated-towel-rail-1200-x-600> - This is a similar design to the current bathroom radiator which could be re-used in the family bathroom.



Cellar Doors

Product :	Rustic Ledge and Brace Doors
Product codes:	woodland-ledge-brace-bnb
Face veneer type :	Solid Oak Rustic grade
Size :	Thickness 20mm + 20mm ledges/braces
Door style :	Butt and bead design detail
Panel style :	Vertical planks with butt and bead design
Colour :	Natural pine
Finish :	Ready for final finishing

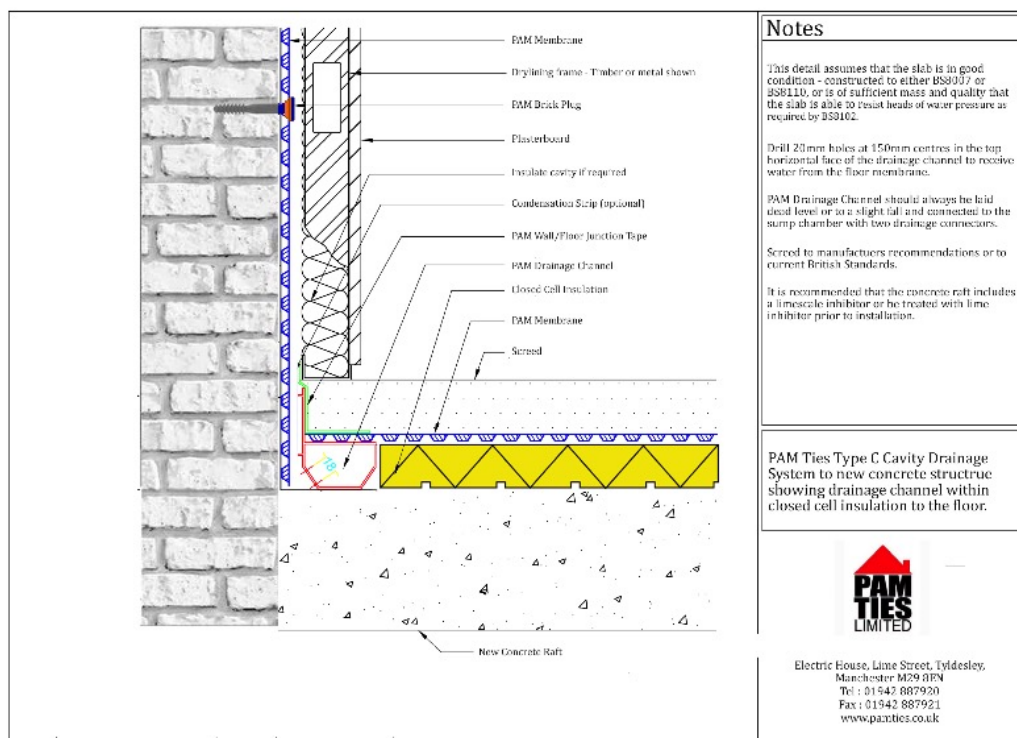
Brochure detail of socket range and consumer unit Hager RCBO 24

R-wiring work using existing wiring channels and socket and light switch sites will be used and wiring on a like for like basis to mitigate the potential impact on the historic fabric of the building and avoid any damage to joinery. Plastering required will be patch repairs and undertaken with lime plaster and all new plug sockets and light switches will be white or period style /traditional brass.



Appendix 3

Technical details of tanking system for the cellar including a cross section of the tanking system. This system is compatible with traditional construction and historic brickwork and joinery will be preserved.



The remit was to examine an existing basement under to 38 The Downs. To create habitable space

The walls in the basement section of the building is earth retaining to the front & rear with flank party walls. The refurbishment is below ground at a level of approx 2.0 metres to ground level.

CRITERIA:

The criteria for this type of design must be defined by the relevant British Standard as detailed below:

British standard BS8102: 1990 : Protection of Structures against water from the ground defines the grade, usage and performance levels required to comply with that standard.

Therefore, because of proposed habitation, the tanking specification must be:-

GRADE 3: dry environment, Ventilated residential and working areas, offices restaurants, gyms etc.

The basement area is to be tanked using a suitable HDPE 8mm studded membrane to the walls and 20mm studded membrane to the floor, taped using the correct butyl type tape. However as per the British Standard 8102 tanking using this method should include a suitable cavity drain and pump station/maintainable drainage to discharge water away the building.

RECOMMENDATION

With the above in mind a Cavity Drain Membrane System comprising High Density Polyethylene and Polypropylene membranes, which are moulded into a stud formation and applied internally to the wall and floor. Membranes are impermeable to moisture and moisture vapour. The studs create an air gap, which allows the water entering through any defects or construction joints in the building to depressurise. Once depressurised it loses its potency and falls to the wall floor junction where our Drainage channel perforated drainage conduit is situated either recessed into the floor slab or sat within an insulation layer on top of it. The drain conduit also acts as a depressurisation zone at the wall/floor junction which is the critical zone where water often enters or ends up and from there it collects and manages water to a suitable point where it can be discharged from the building. The water is discharged freely via powered methods which means the insertion and use of a sump and pump system (recommended) or in the case of Charlotte House via the use of existing drainage, any existing drainage requires a non return valve to be fitted and must be maintainable.

INSTALLATION NOTES:

Floor and walls:.

Remove any loose friable material from all walls with preservation of original timber and brickwork.

For this job we are going to use 50mm compacted insulation laid over a new concrete flat solid floor slab or raft. Not only does this give us an insulated floor but also acts as a spacer for the perimeter drainage channel and other floor drains to ensure that the floor cavity membrane is at the correct height and above the drainage channels. 100% Closed Cell Extruded Polystyrene or other performance insulation materials are used as a spacer over floor slabs. Vapour barriers and membranes should be incorporated within the floor build in accordance with Building Regulations. Any membrane used must be covered or protected

with a ballast/floor finish material such as sand and cement screed, floor tiles, paving slabs or timber/particle board flooring.

The correct material specified must be highly resistant to water absorption and to the passage of water vapour. If the insulation cannot absorb water, it will maintain its insulated value. Saturated insulation is a good conductor of heat and therefore a poor insulator. We would recommend the use of Pamtherm XPS 50.

We do not propose to use 'ordinary' sheet polystyrene, fibreglass or mineral wool insulation in the basement. It doesn't take long for the moist conditions in a basement to cause problems with this type of insulation. These materials absorb moisture, they lose their insulating value, compress, grow heavy from water weight and often fall out of place. By retaining moisture, the insulation promotes the growth of mould. This is especially true when the insulation has a paper facing. Mould not only creates unpleasant smells but also can be a health hazard. It should be noted that this type of cavity drainage system offers significant benefits over directly applied cementitious based systems, thermally because it forms two air gaps (increasing the thermal value by a factor of 10) and from a practical aspect because cavity fixings can be used without breaching the system. BS8102 also states that this is the safest method of structural waterproofing.

Walls can be stud finished (treated timber or metal frame) using Pam 8 membrane. Or have a dot / dab finish using our Pam 8mm mesh membrane depending on preference.

The installation of Pam 8 / 8 mesh or Pam 20 membranes can be fixed to walls either vertically or horizontally, but when choosing the method of application, consideration should be given to the height of walls in relation to the size of the roll of membrane. There are fewer joints in horizontal applications but it can be awkward and difficult to manoeuvre the weight of a full roll of membrane. Particularly in situations where the membrane has to be taken in and out of numerous recesses, also around convoluting junctions or where walls are not square. Vertical application may have more joints, but this method is more manageable and much easier to fix.

Pam membranes are fixed to walls with the Pam Brick Plugs. The brick plugs should be prepared for use before fixing by either wrapping Pam butyl Rope around the neck of plug just under the head or Pam plug seals. This will form a watertight seal with the membrane when the plug is driven home into the substrate.

If the ceiling height is constant, measure and cut drops of the membrane to completely cover the wall areas to be treated. Place the membrane against the wall as level as possible by eye sight and in the top right or left hand corner (depending on which way around the room the membrane is being taken) drill a hole through the centre of the membrane stud using a 10mm drill bit. Insert the brick plug and hammer home the plug till it finishes flush with the membrane.

Using a spirit level, level out the membrane and then drill and fix another brick plug in the same manner approximately 1.5m along the top of the sheet and along the same line of stud as the first fixing. Offer up the next length of membrane and position the flange over the studs of the first sheet and fix with two Brick Plugs at high level as previously described. Continue on in this manner, ensuring the membrane stays as level as possible until all the walls are covered. These independent membrane drops will relax after a while and hang flatter to the wall. The drops are now ready for the next step.

Thoroughly clean the flange and the studs where the seal is to be made, (the best cleaning material is a standard kitchen roll). Any dust or dirt will compromise the integrity of the sealed joint. If the membrane is covered in plaster or brick dust, wash off with clean fresh water only and allow to dry. DO NOT use soap or detergents, as these will leave traces on the membrane, which may affect the seal at a later date or make sealing more difficult.

The separate membrane drops should now be sealed together using Pam Double Sided butyl Tape. Apply the tape to the stud area below, which the flange will cover and press home onto the area between the studs. Flick over the flange section to cover the tape line, and check for uniformity of cover on tape line. Remove the tape backing paper, starting from the middle section of the wall drop, forming two backing paper tags, one going up and the other down. On the exposed section of tape apply hand pressure only to the flange to form an initial seal. Carry on to form the seal from the centre section of membrane working up to the top, then go back to the centre and repeat the operation going downwards. Sealing in this manner will prevent any buckling between the membrane or stress concentration at the joint. In very cold or humid conditions a hot air gun can be used to obtain a good sealed joint.

Now that the membrane is sealed to form one continuous sheet, Pam Brick Plugs or Pam Plaster plugs can now be fixed through the membrane in position to accommodate the chosen dry lining system.

FLOOR

Once the membrane has been fitted to the walls and before the dry lining system is installed, the floor membrane needs to be laid. Pam 20 membrane is recommended on floors unless there is a head height restriction, in which case Pam 8 can be used.

Begin at one side of the room and unroll the Pam floor membrane against the wall membrane with the studs facing down onto the floor and cut the membrane to the desired length or width of the floor, just like laying a carpet. Repeat this exercise till all the lengths/widths required to cover the floor area have been cut allowing for a two-stud membrane overlap.

The next stage of the operation is to link the floor membrane to the wall membrane, which can be achieved, using Pam Wall/Floor Junction tape or Corner strip. Using Pam Wall/Floor tape, work out how many linear metres there are around the walls, the Plat Wall/Floor Junction is produced in 10m or 20m lengths. Cut into manageable lengths, peel off the backing paper and fold the material in half down the centre and apply the Tape along the edges of the wall and floor membranes.

Please ensure that the floor and wall membrane is clean and free from debris, dust and moisture.

To form internal and external angles using Platon Wall/Floor Junction, the wall/floor Junction is cut to the centre line and bent either inwards or outwards depending on the angle. The edges are then sealed with tape to the membrane in the same manner as described above.

PLANNED DRAINAGE:

The membrane will create a continuous vapour and water barrier to walls and floor but as BS 8102 states that a drained cavity system is the safest method available for those seeking maximum assurance against failure a drainage system should always be installed behind the membrane.

The membrane sealing system is not designed to withstand hydrostatic pressure created by water ingress that has nowhere to go when no preplanned drainage is installed.

MAINTENANCE:

It is of the utmost importance that the mechanical features of this system are maintained on a regular basis. Pumps/non return valves should be checked over every 3 months in the first year, then at least yearly maintenance.

FIXINGS:

Where wood or metal lathes or heavy objects require fixing directly to the wall such as door frames, radiator supports, etc., PAM 10mm diameter Brick Plugs with Seals attached can be used, which take a size 10 screw.

Decorating can take place after plastering has been completed and the skim finish has dried. Any decorative finish can be applied.

VENTILATION:

Despite the fact that the system will divert water and control vapour behind the system it is still important to ensure that the humidity of the room is controlled. It is recommended that bathroom fans are wired via a spurred fuse and have an integral humidistat sensor fitted so that they will always work automatically but can be switched on manually when desired.

Appendix 4

1:10 technical drawings of replacement windows

See separate data sheet - technicaldatasheet_Casement

We ask the Council to approve the application so that the applicant can improve their home.