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Design, Access & Heritage Statement

Extension and Refurbishment of
5 Vincent Avenue
Chorlton-cum-Hardy

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CONTENTS

Introduction

Existing Site and Heritage Assets

Historical Background

Assessment of Heritage Significance

Development Proposals

Impact of Proposals

Justification of Proposals

Introduction

This Design, Access and Heritage Statement has been produced to support an application to Manchester City Council for consent to construct a part two storey, part single storey rear /side extension and carry out various refurbishment works at 5 Vincent Avenue, Chorlton-cum-Hardy. It has been commissioned by the applicant, Mr K Lovett-Blackwell.

The National Planning Policy Framework (NPPF) 2021 states at paragraph 194 that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

at paragraph 199:

“ When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”

and at paragraph 200:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

As any proposed development on this site has potential to affect designated heritage assets, the planning application requires submission of this statement of heritage significance of the asset and its setting. This will enable the planning authority to consider the potential impact of the proposed scheme.

The property was recently purchased by the current owners to become their family home, following a programme of extensive refurbishment.

Existing Site and Heritage Assets

The site lies within the northern part of the Wilbraham Road/Edge Lane Conservation Area, which was designated in 2005.

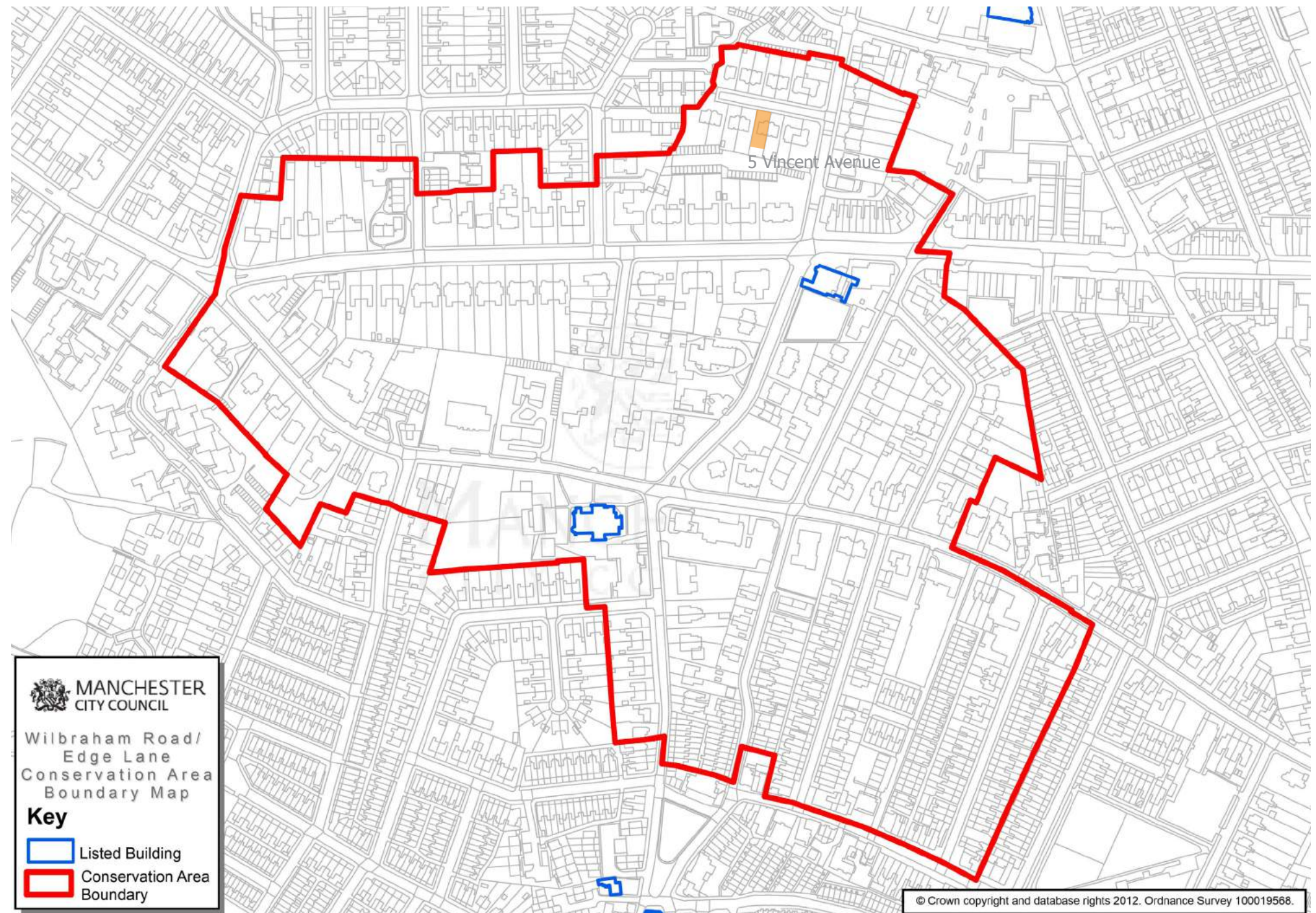
The area is located approximately 3 miles south east of the City Centre and is immediately north of the previously designated conservation area of Chorlton Green. They share a common boundary.

Dwellings within the conservation area comprise a combination of substantial individual houses, semi-detached villas, terraces and apartments within either converted older properties or purpose-designed contemporary buildings.

Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area. It is the relationship of these various buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality. The fact that only two buildings in the area are formally listed bears out that fact.

The nearest listed building is the Lloyd's Hotel on the junction of Wilbraham Road and Manchester Road. The site of 5 Vincent Avenue is not close enough to affect the setting of any listed building or undesignated heritage asset.

The site is within a Smoke Control Area and is subject to Tree Preservation Order TPO 95 00037.



Map of Wilbraham Road /Edge Lane Conservation Area

Historical Background

HISTORY OF SITE AND SURROUNDINGS

The junction of Wilbraham Road and Edge Lane in Chorlton has long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by a substantial and mature tree coverage.

Chorlton-cum-Hardy remained a rural area until the mid 19th century, with only one or two properties and the lanes of Edge Lane and Manchester Road in evidence.

Vincent Avenue was developed in the latter part of the 19th century, with pairs of identical, three storey semi-detached villa houses being constructed, along with similar properties on Oswald Road.

Most of the buildings in the area are constructed in Manchester red/orange brick, sometimes in conjunction with buff coloured sandstone dressings. Occasionally blue brick is used to provide detail within the mainly red/orange brick facades.

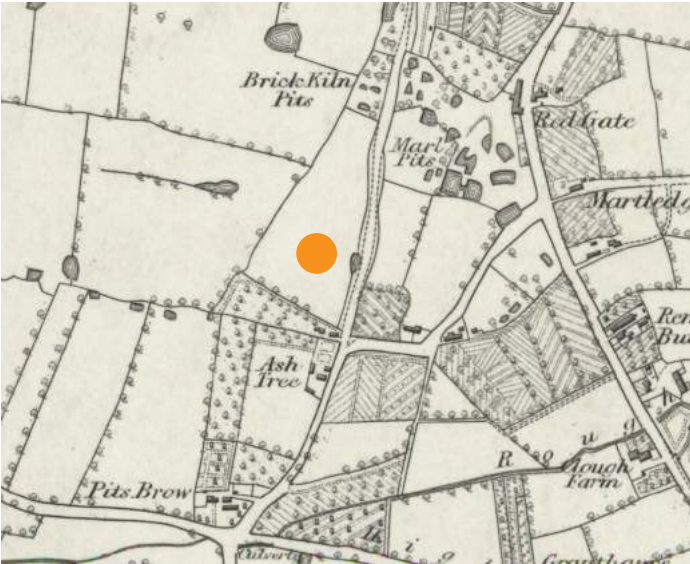
Timber details are also commonly used for windows, eaves and barge boards, whilst render is employed to create contrasting surfaces. All the 19th century buildings have pitched roofs covered in blue/black Welsh slate.

Window openings are almost exclusively vertically proportioned, originally with timber vertical sliding sash windows, the frames of which were well set back from the outer face of masonry, creating a modelled façade.

The modelling of the late 19th century buildings was enhanced by projecting bay and oriel windows, corbelling and mouldings around windows. Bays are sometimes single storey high and two storeys in other cases.

Rooflines are generally punctuated with gables, pikes, dormers and chimneys.

Map Prior to Construction of Vincent Avenue (1848)



Map Showing First Appearance of Vincent Avenue (1841-1852)



Large Scale Map Indicating Extensive Tree Planting (1840's-1890's)



Map Showing Progression of Development (1888-1913)



Map Showing Progression of Development (1900's)



Map Showing Progression of Development (1949-1970)



Historical Background

HISTORY OF IMMEDIATE SURROUNDINGS

Vincent Avenue is a tree lined cul-de sac of brick built Victorian properties, with matching brick boundary walls. A number of front gardens have been paved and turned over to parking areas, including that at No.5. Although some original windows and doors remain, there is a variety of types of replacement units.

The adjoining property at No.3 Vincent Avenue, originally an identical mirrored twin to No.5, has been extended to the rear and side elevations.

Other properties on Vincent Avenue, including No.5, have small rear extensions alongside their two storey rear bay windows. These later extensions vary in style and materials and are possibly replacements for original bay/oriel window features.

A number of the properties on Vincent Avenue have been converted to flats in more recent years, including No's 11-13, where the building now has render finishes to a number of its elevations.



Top left: Frontages of No.s 1-5 Vincent Avenue
Bottom left: Rear of No's.7-13 Vincent Avenue, viewed from the garden of No.5, showing existing rendered elevations
Top right: Vincent Avenue from Oswald Road
Bottom right: Rear of No.3 Vincent Avenue, viewed from the garden of No.5

Historical Background

EXISTING BUILDING HISTORY

Built around the mid-1800's, the property has survived relatively intact, although it has suffered from some inappropriate alteration, poor maintenance and structural defects.

Some years ago, a portion of land at the end of the original garden of No.5 was sold to an adjacent land owner. He is currently marketing his accumulated land holding as a potential housing development site. This land has been fenced off from the remaining garden of No.5.

PLANNING HISTORY

There is no record of any previous planning consents relating to the property.



Front elevation of property, where the bay window has suffered from severe subsidence



Rear elevation showing poor quality extension with incongruous 'Georgian' style window

Assessment of Heritage Significance

CHARACTER

The property is a large, late Victorian three storey (plus basement) semi-detached dwelling. The building has no statutory designation.

The property is one of a number of similar Victorian properties on Vincent Avenue, although some have been much altered in latter years, losing most of their original character. Many have been sub-divided into flats or HMO's.

STRUCTURAL CONDITION

The property has suffered from neglected maintenance and inappropriate alteration over the years.

The foundations of the two storey front bay window have settled (a common occurrence in such properties) but the extent of the movement and the failure to address this in any way has led to the brickwork becoming unsound and in a potentially dangerous condition. This is to be taken down and re-built exactly as existing, re-using the existing bricks and stone cills.

There are a number of other structural issues with the building. Most notably, there has been settlement of the whole of the staircase, hall floor, landing and flanking wall. This has evidently been caused by the removal of supporting structure within the basement at some time in the past to install an internal staircase down to basement level.

There is significant structural movement associated with a chimney breast towards the rear of the property, running from basement to roof level, within the area of the proposed kitchen.

A small, relatively recent, extension to the rear of the property is poorly constructed and the newer brickwork is parting from the original masonry.



Rotten timber lintel to rear bay window at basement entrance



Bay window, showing distorted window opening and cracked brickwork due to severe subsidence

Assessment of Heritage Significance

APPEARANCE

Some of the building's original external features have survived intact and are in reasonable condition. These include:

- Main brickwork (though an area around the front door has been painted white)
- Feature decorative brickwork to the front elevation (including the bay window, which is to be re-built)
- Two main brick chimneys (on the line of the party wall between the gables of this and the neighbouring property)
- Stone heads and cills to window openings and stone string course to the front elevation (although they have been painted)
- Decorated stone gate posts inscribed with 'Inglewood' and the house number (although one appears to be a modern replacement and they have both been painted)

A number of original timber sliding sash windows have survived but are beyond repair. The panelled timber front door and leaded glazing to the front elevation are to be assessed and restored, if possible.

The original slate roof with lead hip cappings remains but is well beyond the end of its design life and is to be replaced.

Rainwater goods and soil pipes have previously been replaced in black PVCu and existing bargeboards are flat faced, white PVCu with visible fixings. The roofs of the porch and the bay windows (both front and rear) appear to have been replaced and now feature lead skirts, lacking the traditional detailing that would be expected of the original. These all detract, to a minor extent, from the appearance of the building.

The design and materials of the existing modern rear extension are of poor quality. Its fenestration is in an incongruous, small paned, 'Georgian' style.



Original front entrance door and leaded stained glass side lights



Original stone gate post

Development Proposals

One unfortunate characteristic of a property of this type, with the ground floor elevated above a semi-basement, is that the main living spaces have a poor relationship to the garden. In addition to this, a house of three storeys plus basement offers a relatively small ratio of habitable living space to bedroom accommodation. In practice, these are both major factors in discouraging the ongoing use of these properties as single family dwellings. It is not surprising therefore that this area has many examples of similar houses that have been converted into apartments or HMO's. Although this effectively circumvents the above issues, it has resulted in the loss of larger family housing in the area.

The client's desire for a comfortable family home, with well designed living spaces which relate well to external amenity space, has informed the adopted design approach. The proposals include lowering the floor of one of the rear ground floor rooms to garden level and extending this to become the kitchen. This takes up one of the existing basement rooms. The remaining basement areas are to be waterproofed and the floor lowered to provide additional habitable space for a cinema/ games room and home office.



Aerial view of proposals for the rear

Development Proposals



Proposed section showing relationship between internal and external levels

Development Proposals



Above left: Proposed extension from ground level
Above right: Proposals from south
Far left: Garden looking east
Left: Proposals from south-west

Development Proposals

The proposed internal reconfiguration of the accommodation does not involve any changes to the existing window and door openings at the front of the property.

Lowering the floor level of the new Utility area results in the removal of the existing steps to the side entrance door, which are currently unsightly an unsightly feature of the property. Whilst the new door is at a lower level, the existing head height is maintained, allowing fanlight glazing to be introduced, providing natural light without the need for a new window opening.

A small portion of the proposed extension is visible from the front of the building, which hints at the transformation of the space to the rear without dominating the existing structure. The contemporary design of the extension contrasts sympathetically with the existing traditional architecture.

A glazed opening in the small front elevation of the extension gives views to Vincent Avenue, providing natural surveillance of the street frontage from the main living space at the rear.



Above right: View from Vincent Avenue
Right: Close-up view of extension from driveway

Impact of Proposals

The addition of the proposed extension to the rear and side of the property will have a neutral impact on the character and appearance of the conservation area. The high quality contemporary design of this new building element will contrast appropriately with the original building, utilising appropriate materials that are in evidence elsewhere within the conservation area, in a contemporary way. The original building will remain clearly distinguishable.

The existing roof will be replaced with natural slate to match existing and existing windows will be replaced with sliding sash PVC-U units to maintain the traditional aesthetic whilst providing a low maintenance solution. Retained original features, including brick bay windows and boundary walls, will be carefully restored where necessary to address their poor condition.

Overall, the proposals will have a minor positive impact on the character and appearance of the conservation area.



Rear view of proposals showing relationship to No.3 and its existing rear extension

Justification of Proposals

PRECEDENTS

A number of precedent developments have been identified within the conservation area. which support the justification of this application. These are illustrated opposite, with planning application reference numbers given and reference to relevant design features.

Two storey rear/side
and roof extensions
7 York Road
(108263_FO_2015_S1)



Rendered rear/side
extension
12 Chequers Road
(116236_FO_2017)



Side/rear extension
13 York Road
(101244_FH_2012_S1)



Two storey side/rear
extension and roof
terrace
18 Chequers Road
(084176_FH_2007_S1)



Timber clad rear
extension and roof
terraces
31-33 Stockton Road
(081438_FO_2006_S1)



Rear/side extension
27 Stockton Road
(103362/FH/2013/S1)





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