

Design, Access and Heritage Statement

Project no: 2306/2

Date: 04.03.26

Address: 15 East Meade
Chorltonville
Chorlton-cum-Hardy
M21 8GA

Proposal: **Proposed external plant room to the side elevation of the house, proposed relocation of existing soil pipe to accommodate proposed plant room, proposed soil pipe to rear elevation, proposed window reduction to formerly approved scheme 143377/FH/2025 to kitchen/side elevation. Proposed external wall insulation (40mm) to all external walls.**

Introduction

This statement has been prepared in conjunction with and to support the householder planning application for the proposed works which are a proposed external plant room to the side elevation of the house, proposed relocation of existing soil pipe to accommodate proposed plant room, proposed soil pipe to rear elevation, proposed window reduction to formerly approved scheme 143377/FH/2025 to kitchen/side elevation. Proposed external wall insulation (40mm) to all external walls.

The drawings are noted on the DIR 2306/2 as submitted as part of this application.

Location

The site is situated in the residential area of Chorltonville which is a housing estate and conservation area.

The general nature of the area is that of a mixture of two storey semi-detached and detached arts and crafts style houses mostly brick, render and some half timbered detailing.

The pattern of the roads and grass verges and the ad hoc arrangement gives rise to a feeling of a village green.

Existing House and Garage

The house itself is the right-hand half of a semi-detached property which sits on the corner of East Meade and Southgate. It currently has no external extensions.

The site is regular in shape and has a garden to the front, side and rear. The rear garden is relatively speaking quite small for a property of this size and scale and is currently overshadowed by the garage.

The house is typical of the arts and crafts movement style and has a double fronted main elevation with a gable at roof level above the ground floor bay window on the left and a set back front door through a brick arch on the right.

Materials - main house:

There is a brick plinth around the whole house and off white render above the brick.

The brick is facing red brick throughout.

The roof is finished in clay rosemary tiles with modern verge to south elevation.

The windows are white painted timber framed with leaded lights to the front elevation. Some of the windows are in a very poor condition (rotten and leaking) and all of which are thermally inefficient.

Materials - garage:

There is similarly a brick to the front and rear elevations, and a boundary wall abuts the front/side boundary elevation. Above the brick is also the same off white textured render with half timbered detailing to the gables and above the timber garage door to the front.

The side elevation facing the house has large timber framed black painted patio doors.

Accommodation:

Main House

This is arranged over 3 floors (originally 2), with living spaces and a downstairs WC to the ground floor, with 3 bedrooms and the main bathroom at first floor level.

The house has a small parking area to the front, access down the side, and garden to the rear.

The Detached Garage:

This has been converted by the previous owners into storage space, it is cold and uninviting and poorly designed. The garage door is no longer used for parking purposes. The bins currently are stored against the door.

Materials

As noted previously the main elevations are predominantly brick and render with windows originally timber although many have been altered to include upvc windows, modern concrete tiles, roof alterations including several in the immediate vicinity that have had substantial dormers on the rear roof planes.

Proposals – Design Principles

The applicant would like to upgrade the house to accord with modern living standards.

Currently the house is very cold and uncomfortable.

It is proposed to upgrade the insulation both internally and externally and as part of the overall works it is proposed to externally insulate the outside of the house above the existing brick plinth to be finished in render to match the existing.

It is also proposed to upgrade the existing heating system and as part of that to create an externally accessible plant room to house the hot water cylinder, new boiler, water storage and back up battery for the new solar panels.

This plant room would be sited next to the utility internally and externally on the side/gable wall.

Proposed ground floor extension:

It is proposed to introduce a small single storey infill extension to the rear/adjoining side of the house to improve the kitchen area by increasing the space so that an utility can be incorporated and so that the downstairs ground floor to the rear can be opened up to create an open plan living/dining/kitchen space with good access onto the garden.

Appearance and Materiality

Proposed plant room

This will be constructed using reclaimed brickwork to match the existing (reclaimed from the demolitions) to the lower plinth to match the main house with a render finish above to also match the main house. The roof would be clay roof tiles to match the main house. The doors would be timber.

Design

The design would be traditional to match the existing main house with exposed timber rafters to the mono-pitched roof.

Heritage Statement

This Heritage Statement has been prepared to accompany a Householder Planning Application for the following proposed works:

Proposed external plant room to the side elevation of the house, proposed relocation of existing soil pipe to accommodate proposed plant room, proposed soil pipe to rear elevation, proposed window reduction to formerly approved scheme 143377/FH/2025 to kitchen/side elevation. Proposed external wall insulation (40mm) to all external walls.

The house and its proposed alterations are in the Chorltonville Conservation area. The Heritage Statement gives an overview of the design proposals for these works in relation to Chorltonville which was formally designated a Conservation Area in 1991.

Location and Context

15 East Meade is an existing three storey semi-detached house located in the centre of the Chorltonville Conservation Area and the house, which dates back to approximately 1911, is on a corner plot bounded by both East Meade and Southgate. The principal elevation faces East Meade and its side elevation faces onto Southgate. There is a small driveway to the side of the house accessed via Southgate (currently not used).

The proposed scheme includes works that will enable the house to be upgraded to modern living standards as currently the house is poorly insulated, cold, damp and in some areas dark (the kitchen) and has little connection with a limited garden. The proposals will enable the occupants to benefit from the following:

- Improved heating system
- Sustainable energy supply
- Better insulated house

Chorltonville Conservation Area

15 East Meade is not a listed building; it is situated within the Chorltonville Conservation Area. The Chorltonville conservation area is centred mainly on the residential estate itself but also includes the original recreation area which had a bowling green, tennis courts, and children's playground for residents and today this area is the West Didsbury & Chorlton Football Club. Chorltonville was formally opened in 1911 and was seen as a brave new architectural and social venture when it was built over 100 years ago as it was based on 'garden-village' ideas and provided well planned homes with space around them and large gardens to admit light, sunshine and fresh air 'for the health and well-being of the occupants'.

The architect who designed Chorltonville was Albert Cuneo and together with the builder (Thomas Whitely) he was commissioned by Chorltonville Ltd, to build 260 houses on the 36 acre site. Following the design ideas of Ebenezer Howard and the Garden Cities movement, Cuneo designed the estate to have a rural village feel with widely spaced houses and curved, winding, gravel roads emulating country lanes. The overall feel of Chorltonville is 'garden-village'. The setting and variety of houses, with wide grass verges and tree-lined roads, give Chorltonville its special character, and over 100 years later the layout and the houses look virtually the same as when they were built.

The alterations will be partly visible from the primary East Meade elevation and visible above the fence to the secondary Southgate street elevation. The visibility will be of a small side shed like addition and we therefore conclude that they will not harm the character of the area as a whole. Materials will match the existing original house and will mean the impact on the neighbours will be extremely limited.

Conclusion

The occupant wishes to improve the thermal efficiency and sustainability of the property whilst retaining the original character.

We believe that the proposal should be supported by the council and welcome any feedback.