section 1: site analysis

1.1 Site location

The existing residential dwelling at 2 Manchester Road, Chorlton-cum-Hardy is positioned on a prominent and well-connected site to the west of the heart of Chorlton-cum-hardy, a suburb of Manchester.

The site is surrounded by Chorlton's characteristic mix of Victorian and Edwardian architecture, giving it a strong sense of historic continuity, but there are also a number of more modern and contemporary additions of varying success and quantity. The building is only a short distance from the popular Chorlton Green area, local parks and nature reserves and the River Mersey.

The site sits within the Wilbraham Road/Edge Lane Conservation Area.





Site Location Aerial Photo (NTS)

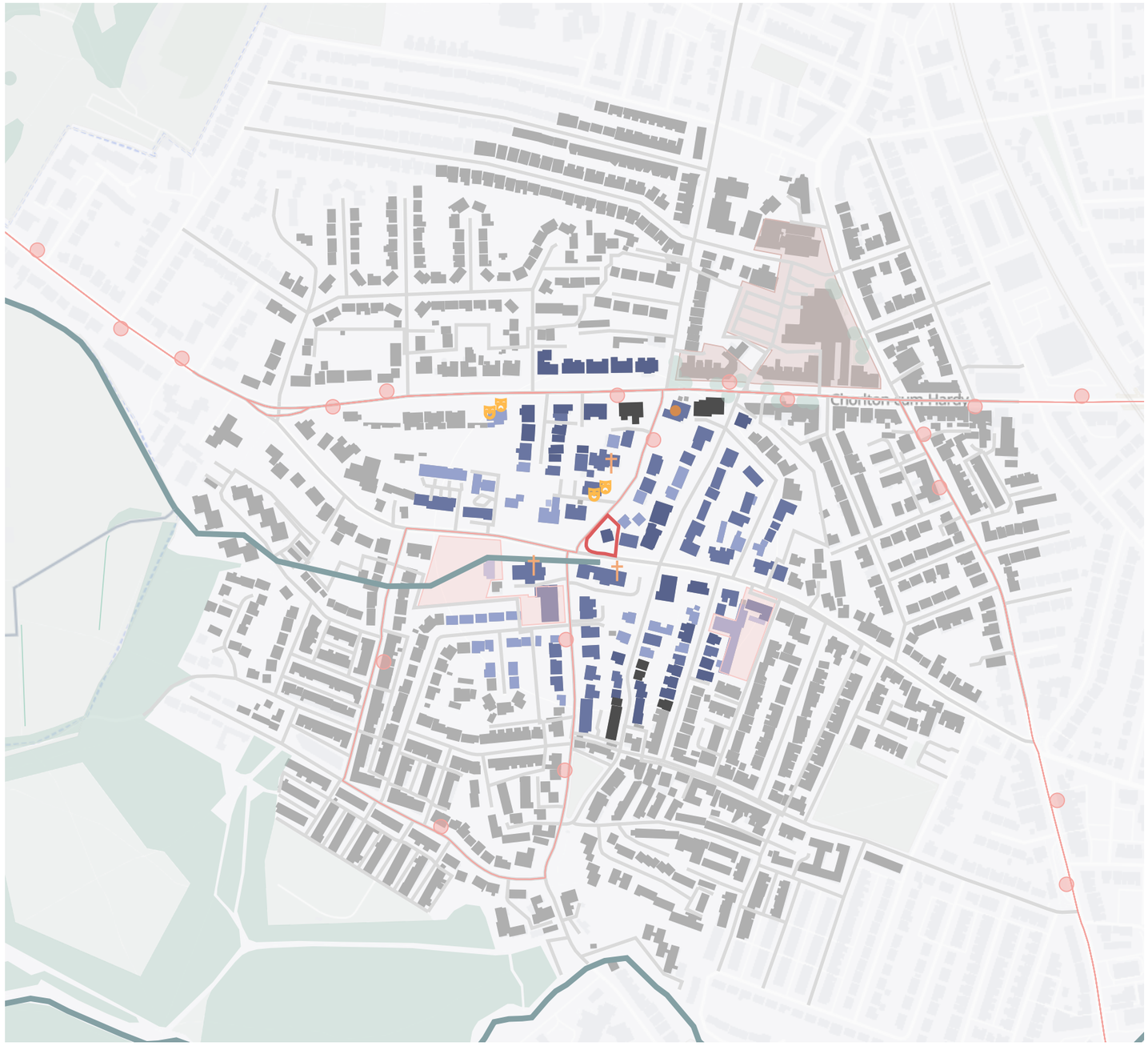


Site Location Plan 1:1250 at A3

1.2 Site Analysis - General- Urban Grain

KEY:

- BUS ROUTES
- ROADS
- WATERCOURSES
- THEATRES/ ENTERTAINMENT
- CHURCHES
- BUS STOPS
- BUILDING HEIGHT 1M-4M
- BUILDING HEIGHT 4M-6M
- BUILDING HEIGHT 6M-8M
- BUILDING HEIGHT 8M-10M
- BUILDING HEIGHT 10M+
- WOODLAND/TREES
- GREEN SPACE
- RETAIL
- SCHOOL
- PUBLIC HOUSE





Trees/Foliage/Screening



Heritage



Sun Path

1.3 Site Context

The area around 2 Manchester Road, features a diverse mix of Victorian and Edwardian architecture, interspersed by occasional mid-20th-century and more modern buildings.

The predominant style is Victorian, characterized by red brick façades, bay windows, and decorative gables. There are also a number of low stone boundary walls which are a key feature of the area. The area also includes Tudor Revival elements and the historic St Clement's Church with stone construction and Gothic arch windows, adding variety and cultural interest.

Mature trees and landscaped gardens enhance the neighbourhood's character, creating a balance of urban and natural elements. This mix of architectural styles and green spaces reflects Chorlton's historical identity and vibrant streetscape.



Manchester Road (site street scene)



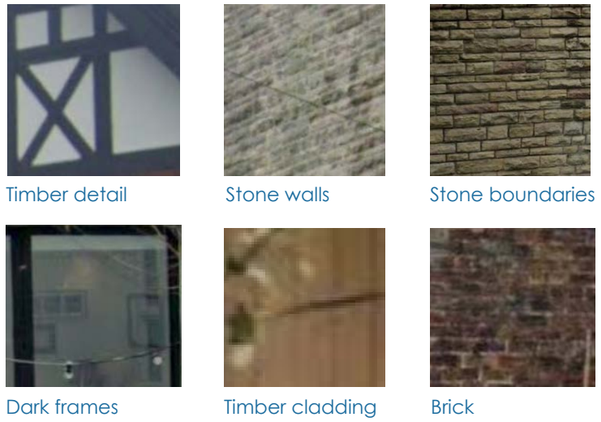
Manchester Road (opposite to site)



Edge Lane (buildings diagonal and adjacent to site)



High Lane (buildings opposite and adjacent to site)



Timber detail | Stone walls | Stone boundaries | Dark frames | Timber cladding | Brick

Local Material Palette

1.4 Existing Site Photos

The existing building on the site, whilst a fair example of Victorian residential architecture, now shows significant deterioration that compromises its structural integrity and suitability for occupation (see structural reports in section 1.13-1.15). It is not sustainable in terms of the practicality and cost of work required to rectify the structural defects and movement identified. See section on cost to repair/rebuild- 1.18-1.20.

The building's asymmetrical façade and red brick construction, a reasonable example of the late 19th-century, have suffered extensive wear and there appears to have been a number of later alterations which detract from the appearance: several internal valleys and intersecting hips/gables with varying roof pitches and eaves details/heights which, whilst adding visual interest distract, from the existing which is a better than average example of this period of construction.

The site at 2 Manchester Road is part bordered, to the public realm, by a low stone wall that runs along the perimeter, defining the property boundary with a sense of historical character and is a key feature of the neighbourhood. Constructed from stone blocks, the wall has weathered over time, showing signs of wear with some stones badly spalled, chipped or dislodged, and mortar joints eroded in places, in some areas it also seems to have been previously removed. Despite its condition, the wall adds a rustic, period-appropriate element to the site and is in character with the other adjacent sites, and surrounding area. This is to be retained and enhanced.

Behind the stone wall, large, mature hedges provide an additional layer of privacy and greenery. These dense, overgrown hedges create a natural barrier around the property, partially obscuring the building from view and softening the site's edges, providing privacy and seclusion. These are now heavily overgrown and are causing structural damage to the boundary walls and form an oppressive boundary for pedestrians and overbearing feel to the interior of the site.

The hedges appear neglected, with uneven growth and encroachment over parts of the wall, adding to the sense of age and disrepair that characterizes the property. Together, the stone wall and hedges contribute to the overall impression of a prominent site that has been lost to the locality and now has a negative impact on the character of the Wilbraham Road/Edge Lane Conservation Area.



Street View from High Lane/Manchester Road junction- existing vegetation over-hangs public realm and creates an oppressive boundary. Part of the low wall is missing to a portion of the boundary



Street View from Manchester Road- heavily obscured by vegetation



Street View from Manchester Road



Front of existing property. Existing levels made the property poor in terms of accessibility. A later platform lift resolves this but is a negative visual contribution



Rear/Side Garden- heavily overgrown



Front Garden- secluded from public view but somewhat oppressive

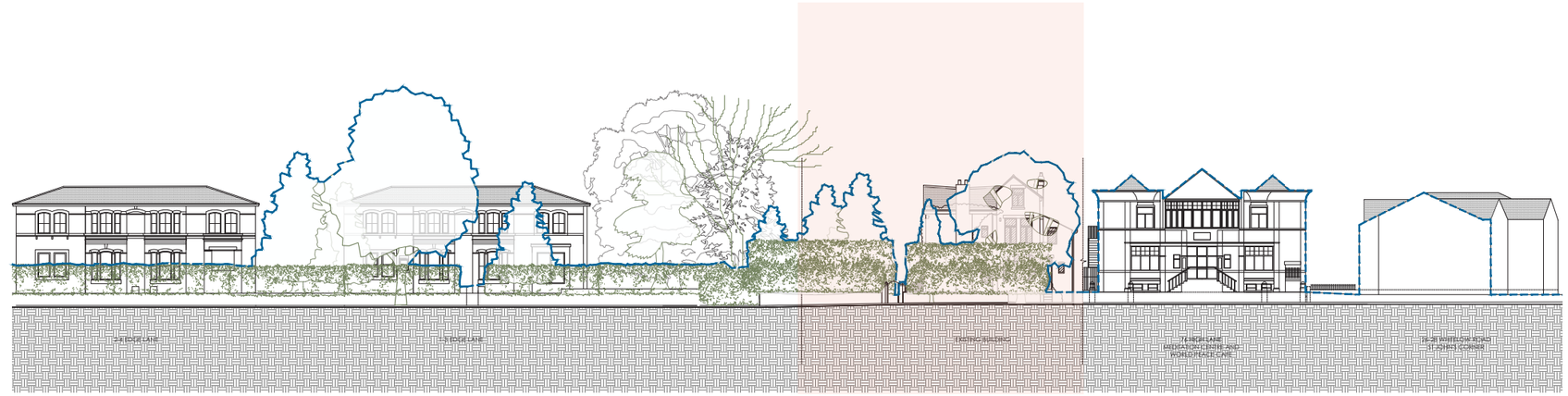


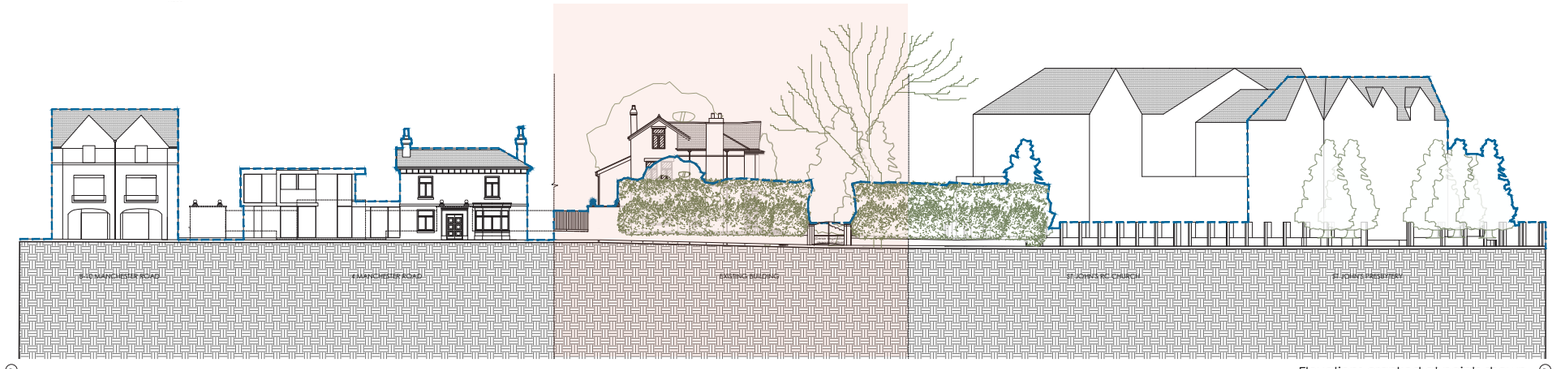
3D Aerial View

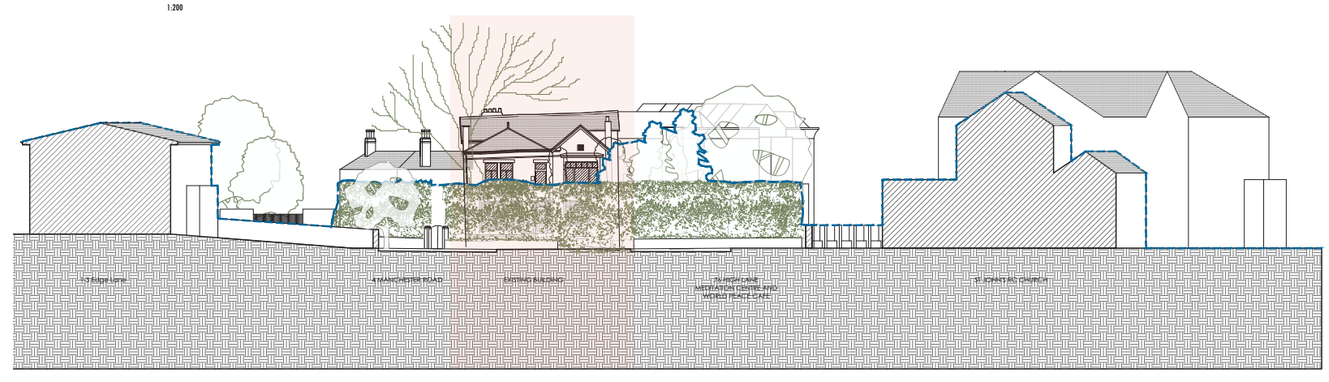
1.5 Existing Street Scene

Street scene elevations were prepared to illustrate the existing relationship between the site and the surrounding built environment.

The drawings provide a clear representation of the scale, massing and positioning of neighbouring buildings, boundary treatments and established landscaping, highlighting the site's context within the wider streetscape and the varied character of the immediate area.







Existing Street Scene Elevations (NTS)

1.6 Existing Elevations and Floor Plans

To establish an accurate understanding of the existing property and site constraints, a detailed topographical survey was commissioned and undertaken by Geomatic Surveys Ltd. The survey information was used to prepare the topographical site plan (refer to Appendix A), together with the existing elevations and floor plans illustrated opposite, providing a reliable and measured record of the building in its current form.

The survey, alongside an inspection of the property and a review of photographic evidence, confirmed a number of indicators of significant historic structural movement affecting the building. These include visibly distorted roof ridge-lines, displaced lintels, uneven wall planes and a general misalignment of the existing structure. The extent of these defects suggested that the movement was not isolated to cosmetic issues but potentially symptomatic of more substantial structural failure.

As a result, it was considered necessary to commission a specialist structural assessment to determine the overall stability and safety of the building, and to establish whether the defects could be viably and economically remedied or whether more extensive intervention would be required.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



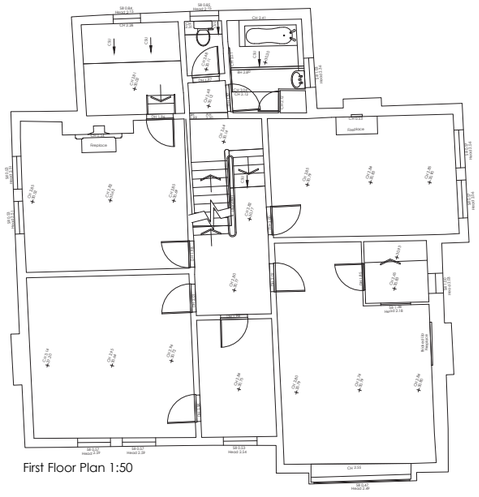
Side Elevation 1:100



Existing Elevations (NTS)

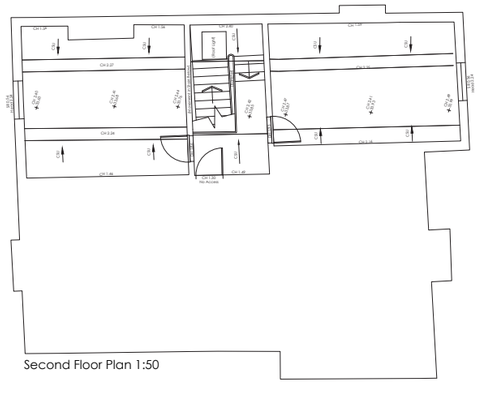


Existing Site Plans (NTS)





Existing Floor Plans (NTS)

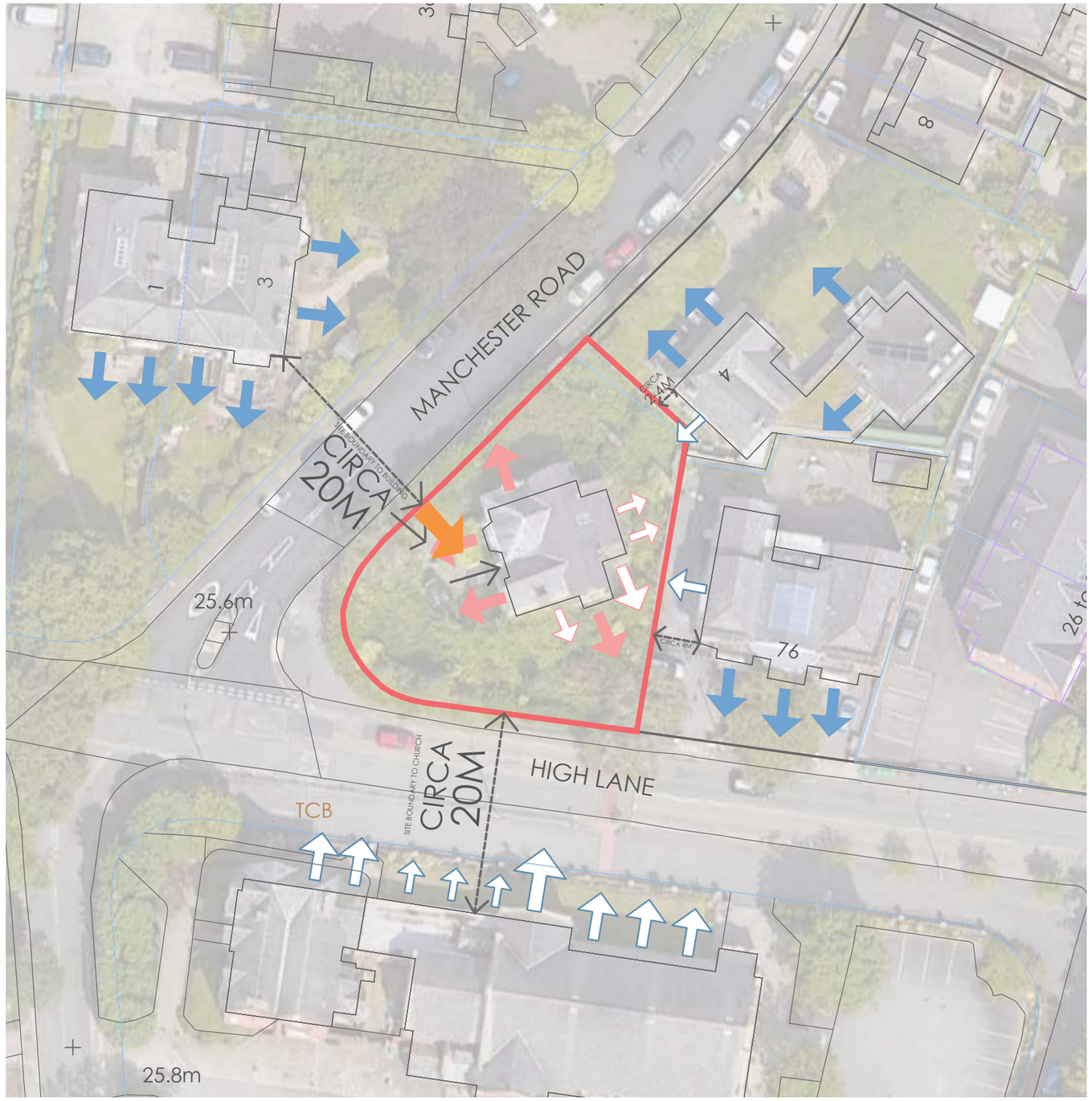


1.7 Existing Aspect Analysis

An assessment of the existing site and its immediate surroundings was undertaken to establish the physical and contextual characteristics of the plot. The accompanying diagram identifies the orientation of the existing dwelling, the location and direction of primary and secondary windows, neighbouring properties, existing access arrangements and the principal overlooking relationships within the surrounding residential area.

The site occupies a prominent corner position at the junction of Manchester Road and High Lane and is set within a predominantly residential context. The immediate surroundings comprise a mix of detached residential properties together with the neighbouring Meditation Centre Manchester and World Peace Café located to the east of the site.

The existing vehicular access is taken from Manchester Road, and the analysis demonstrates the relationship between the existing building and surrounding properties, including established separation distances and existing patterns of overlooking that characterise the local area.



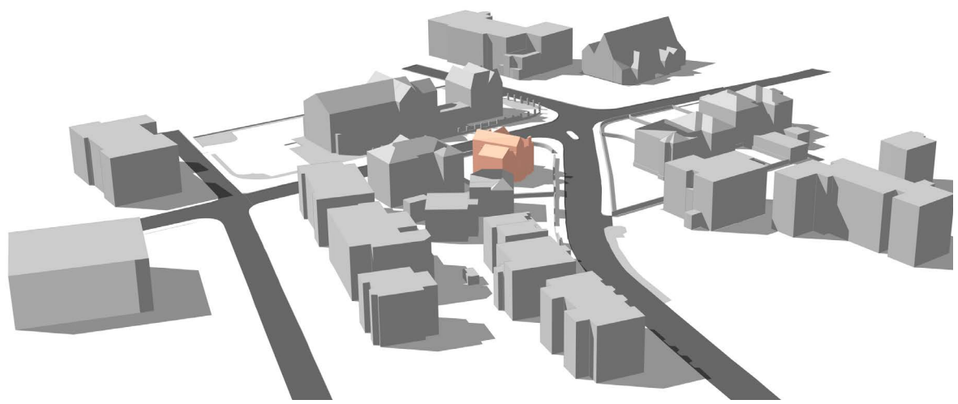
Existing Aspect Diagram,

1.8 Existing Site Modelling

Further to site and aspect analysis, basic modelling of the existing site and surrounding area was prepared showing key roads and boundary treatments.



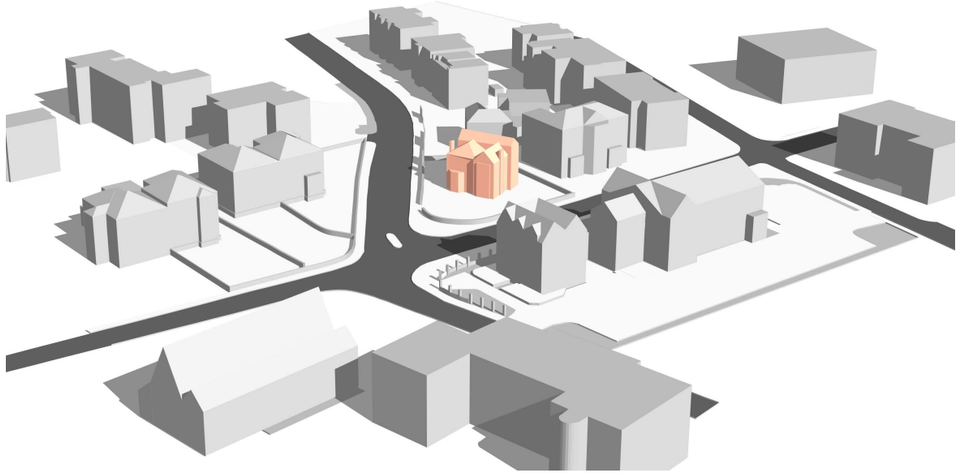
West-facing aerial view



North-facing aerial view



East-facing aerial view



South-facing aerial view

1.9 Site History



1959
Manchester Road east side, Oban House, No. 2, at junction with High Lane, fire alarm post later removed

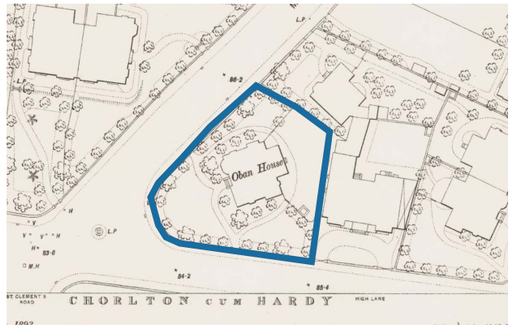
Some movement apparent to entrance hall even at this time (lintel askew) and has significantly deteriorated over time.



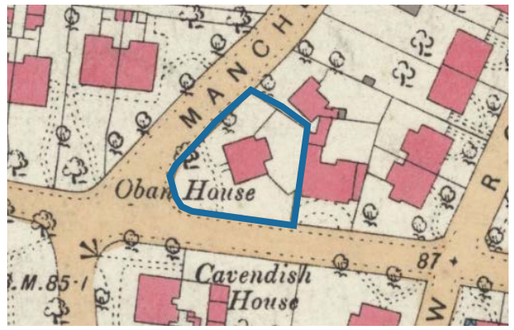
1959
Chorlton-cum-Hardy, Manchester Road West, Junction with Edge Lane and High Lane



1848- NTS



1893- NTS



1894- NTS



1922- NTS



1935- NTS



1956- NTS

1.10 Site Planning History

The site has one planning application visible on Manchester City council's website with the reference Ref. No: 097975/TCA/2011/S1. This application was for works to trees as per schedule. The two documents attached to this application can be seen on this page.

The site directly adjacent to the property, 4 Manchester Road, has had a two storey and single storey contemporary extension. See planning references: 094074/FH/2010/S1and 094075/CC/2010/S1(Conservation area consent).

See also Planning Statement by Steven Abbott Ltd.

MANCHESTER CITY COUNCIL

Planning

David Brettell
Telephone: 0161 234 4602
d.brettell@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Nick Bowman Conservation Contractors
Legh Barn
Rowley Bank Lane
High Legh
Knutsford
Cheshire
WA16 0QT

Date: 9 January 2012

Dear Sir/Madam,

Application No: 097975/TCA/2011/S1
Intent to carry out works to trees at 2 Manchester Road, Chorlton, Manchester, M21 9JG

Further to your request to carry out works to trees located at the above address, the City Council's arboricultural staff visited the site and inspected the trees. With reference to their advice, consent is hereby **granted** for the following work:

Consent is hereby granted for the following works to trees at 2, Manchester Road, Chorlton, as show on the submitted plan.

T1 Common Ash - 20% crown lowering
T2, T3, T4, Weeping Ash (x3) - 10 % light pruning

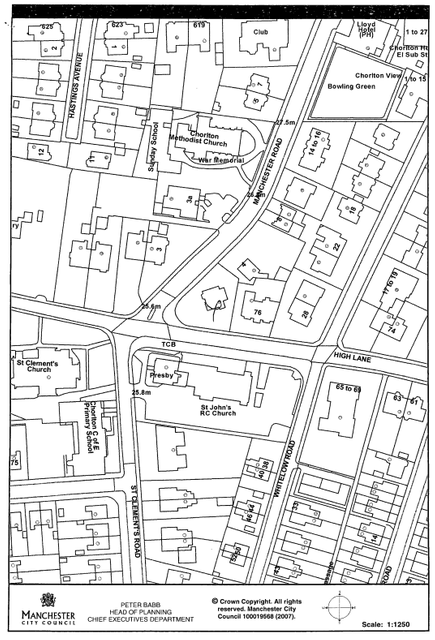
All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Should you wish to discuss this matter any further please contact David Brettell.

Yours faithfully,

Julie Roscoe
Head of Planning

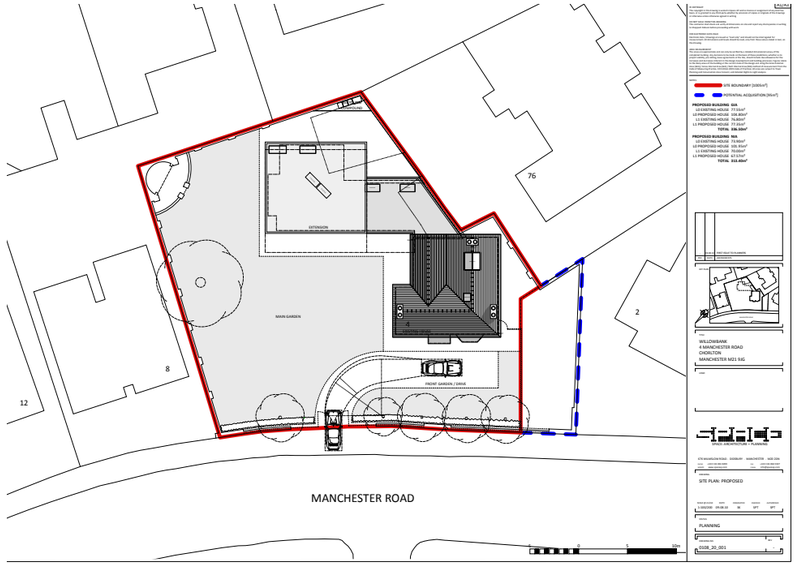
2 Manchester Road- Decision notice



2 Manchester Road- Site Location Plan



4 Manchester Road- Planning Approved Elevations (NTS)



4 Manchester Road- Planning Approved Site Plan (NTS)

1.11 Details of Conservation Area

"Prevalent materials and local details
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 façades.

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

Local details
Bracketed eaves supporting an overhanging pitched roof covered in **blue/black Welsh slate** are repeated throughout the area.

Window openings are almost exclusively vertically proportioned, originally with timber vertical sliding sash windows, t**he 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.

In Hastings Avenue some of the houses have **two storey bays** surmounted by a bracketed and **projecting third storey** clad in black and white half-timber. This adds to the heavily modelled characteristic.

The use of timber windows and associated detailing not only helps to establish the architectural character of individual buildings, but also contributes to the character of the wider area. **Where other replacement materials have been used it has resulted in a loss of the area's established character.**

Rooflines are generally punctuated with **gables, pikes, dormers and chimneys.** Even ridgelines were occasionally ornamented with crested ridge tiles and finials, although some of these appear to have been removed."(1)

(1) 'Wilbraham Road / Edge Lane Conservation Area' www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area/6 Accessed 01/11/2024

Neutral areas
A pair of 20th century semi-detached properties and an adjacent detached house of similar design on York Road are bland in comparison with the late Victorian buildings that provide the most architectural interest in the area.

Similarly almost all of the late 20th century/early 21st century developments for apartment buildings lack the vitality of earlier designs and fail to exhibit any creative contemporary design qualities. In that regard such properties may be regarded as having a neutral impact in the conservation area. (1)

Negative factors
The removal of original boundary walls, gateposts and their replacement with weakly detailed fencing or railings generally throughout the area is a significant loss to the character of the area.

The replacement of **original timber windows with flat faced alternatives, especially in older buildings, has resulted in a loss to the character of both the building in question and to the wider area. S**imilarly, the loss of original external floor surfaces and their replacement with bland alternatives is a negative factor in the area.

A particularly bland large apartment building at the junction of High Lane and Whitelow Road pays little regard to the geometry of the adjacent road.

Constructed in the early 1990s the development's low roof pitch, long horizontal ridgelines, and lack of modelling on the elevations contribute to its inappropriate character.

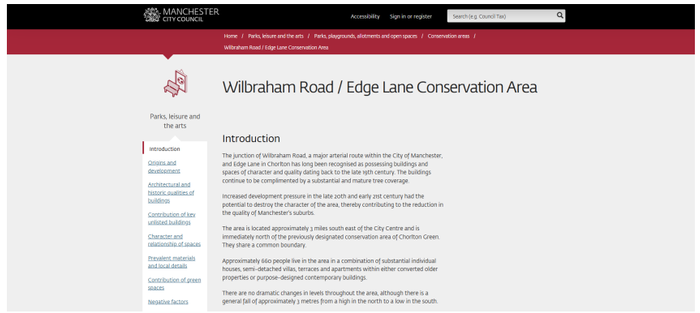
Little consideration has been given to the boundary treatment: a three plank, horizontal stained timber fence is not characteristic of this suburban area. The architectural character and urban form of the surrounding area has not been considered in designing this development. It is intrusive and significantly damages the character of the area.

Conclusion
Analysis of the characteristics should enable new developments, extensions and alterations to be designed so as to complement, or at least maintain, the character of the area.

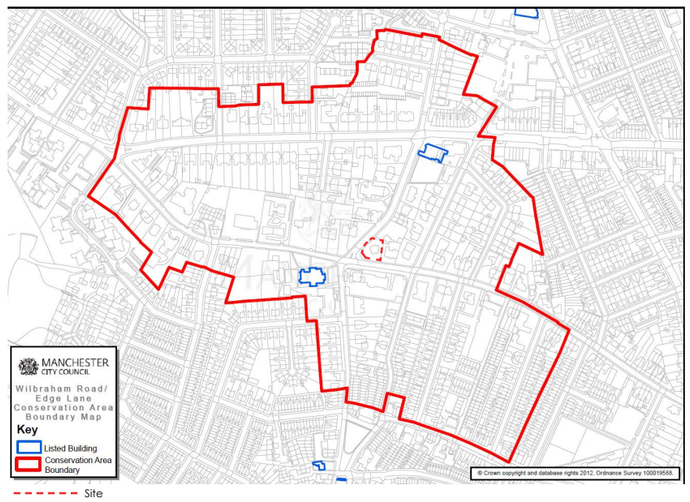
Generally, demolition of existing buildings and boundary walls should not be considered unless it can be clearly shown that new proposals on such sites will maintain or enhance the character of the area.

Particular attention will be given to overall scale, density, massing, height, landscape, site layout and access of new development in relation to neighbouring buildings and to the wider area.

This should not be seen as an attempt to impose particular architectural styles or tastes, nor is it intended to stifle innovation or originality. It is however seeking to promote and reinforce local distinctiveness. (1)



Wilbraham Road / Edge Lane Conservation Area webpage



Wilbraham Road / Edge Lane Conservation Area map

1.12 Flood Risk

The site is categorized in Flood Zone 1, indicating a low probability of flooding from rivers or the sea. In terms of long term flooding there is a very low risk of river and see flooding, medium risk of surface water flooding (1-3.3% annual chance of flooding, Manchester local authority manages this risk) and is at risk from specified reservoirs including Audenshaw N0 1-3 and Woodhead. Groundwater flooding is unlikely in this area. See documents below and right.

Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
381339/393849

Created
1 Jul 2024 9:37

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- **In an area with critical drainage problems as notified by the Environment Agency**
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

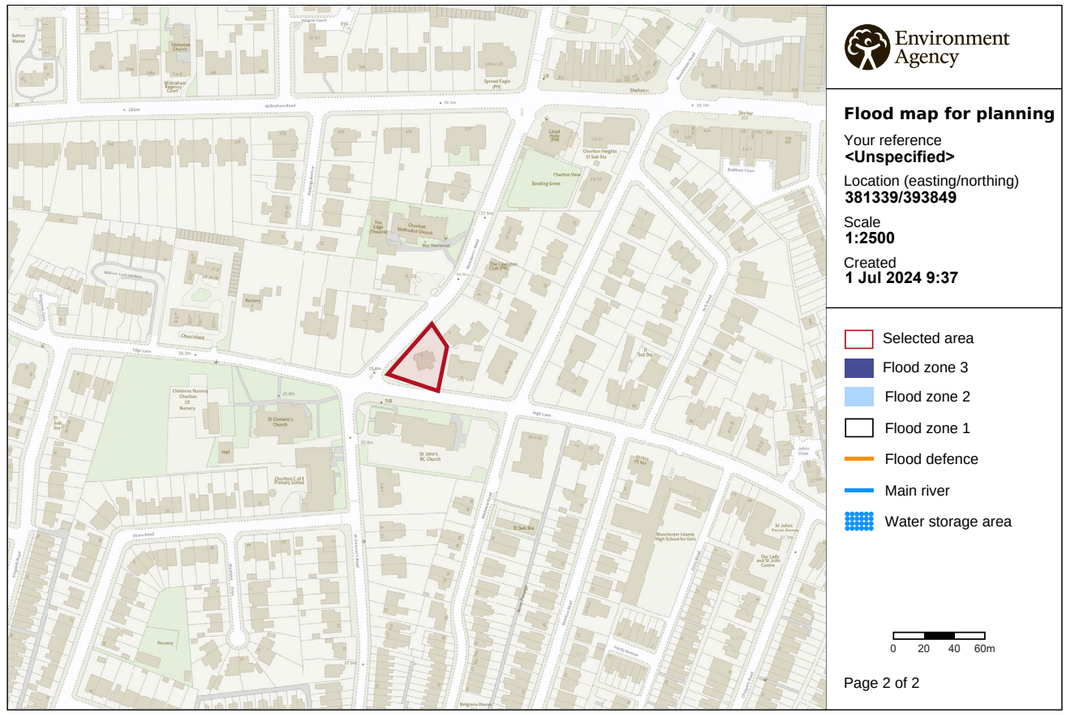
Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

Environment agency "Flood Map for Planning"
Retrieved from https://flood-map-for-planning.service.gov.uk

2, MANCHESTER ROAD, CHORLTON CUM HARDY, MANCHESTER, M21 9JG

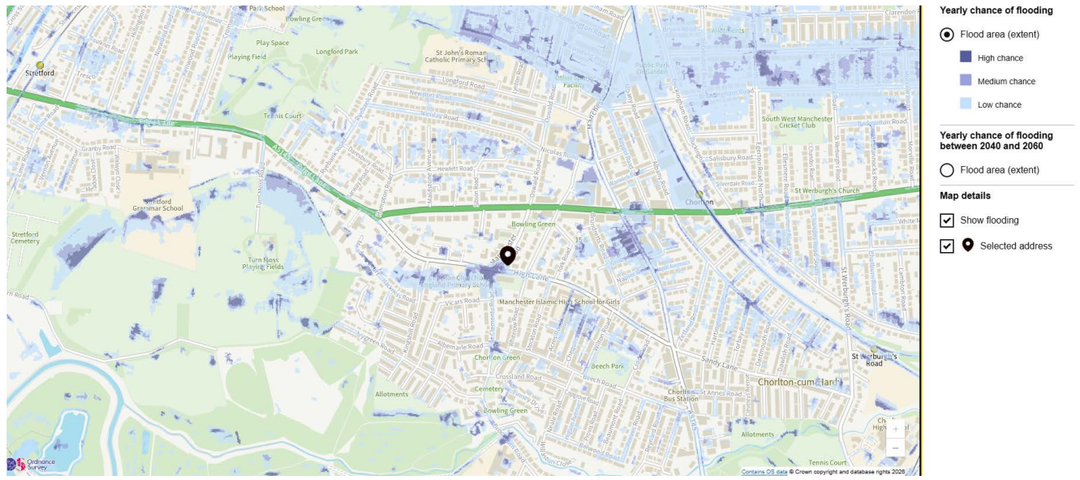
Rivers and sea risk	**Very low risk** Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Surface water risk	**Medium risk** Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year. Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Manchester**.
Reservoir risk	There is a risk of flooding from reservoirs in this area, reservoirs that can affect this area are: • Audenshaw No.1 • Audenshaw No.2 • Audenshaw No.3 • Woodhead
Groundwater risk	Flooding from groundwater is unlikely in this area

Environment agency "Check your long term flood risk"
Retrieved from https://check-long-term-flood-risk.service.gov.uk/postcode



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Environment agency "Flood Map for Planning"
Retrieved from https://flood-map-for-planning.service.gov.uk



"Surface Water Map"
Retrieved from https://check-long-term-flood-risk.service.gov.uk/map?easting=381347&northing=393845&map=SurfaceWater

1.13 Initial structural Report

The clients were concerned by significant structural movement present in the existing property. They engaged "Structural Surveys and design" to prepare a report (NW13737) circa June 2024.

Summary of recommendations

3A. The property exhibits a number of serious structural defects which are considered to pose a significant risk to the future stability and integrity of the house. It is unlikely that Lenders and Building Insurers would view this property favourably. The Client should consider these risks, prior to proceeding with the purchase.

D2.1 Roof- "...Observation of all roof slopes indicates some in-plane distortion, consistent with greater than normal deflection of the internal supporting timber purlins and significant distortion to the ridge line"

D2.4 Walls Right Elevation- "In this specific instance the observed cracking is categorised as Category 4 (cracks 15-25mm)."

D2.6 Walls - left elevation- "...In this instance, the measured tilt is 1:33. This is structurally significant. Cracking up to approximately 25mm was noted to the wall. We have made previous reference to BRE Digest 251 classification of cracking in walls. In this specific instance the observed cracking is categorised as Category 4 (cracks 15-25mm).

D2.7 Walls - rear outrigger- "... In this instance, the measured tilt is 1:33. This is structurally significant... In this instance, the measured tilt is 1:20. This is structurally significant. The brickwork to the rear elevation, above the access door to the cellar was noticeably distorted and sagging. Some corrosion was noted to the steel beam over the door opening. Stepped cracking was also noted over the beam. Vertical and stepped cracking was noted between the ground floor and cellar door openings... In this specific instance the observed cracking is categorised as Category 4 (cracks 15-25mm). There was notable lateral distortion and sagging to the brickwork in this area. The mortar pointing to all elevations is noted to be badly weathered. This can adversely affect the long term durability of the bed joints and perpend joints on the wall."

E1.5 Walls- "In this instance, the measured tilt is approximately 1: 25. This is considered structurally significant distortion"

E1.7 Walls ground level- "In this instance, the measured tilt is approximately 1: 25. This is considered structurally significant distortion... It is clear that the outer face of the wall is inadequately protected against water ingress due to general age deterioration and weathering of the external fabric of the building."

E1.8 Basement- Observations of the cellar walls indicate cracking to the inner faces. Cracks widths over 30mm are noted. These cracks would appear to be associated with historic subsidence. Significant distortion was noted to the floors, indicating historic ground movement.

F. Commentary- "This property clearly has a number of serious structural defects, which will be very costly to rectify. As such, the Client may experience difficulty in arranging suitable buildings insurance for the property."

G. Conclusions

1. There is evidence of historic foundation movement to the entire property. The likely cause of this is considered to be subsidence. This movement mechanism does not appear to still be active, but has potentially, adversely affected the future stability and integrity of the property.

2. This property clearly has a number of serious structural defects, which will be very costly to rectify. As such, the Client may experience difficulty in arranging suitable buildings insurance for the property.

Cb3 Design Summary- The structural report identifies a number of very significant defects associated with structural movement and subsidence. Whilst it is unclear whether these are recent or wholly historic, the report suggests that repairing and retaining the existing structure is likely to be very expensive and may not be a long term sustainable solution.

During the pre-application site visit with the LPA and HCO, the condition of the building and safety concerns in relation to structural integrity were self evident and agreed by all present.

However, during pre-application correspondence, planning officers requested that further justification be provided to demonstrate that demolition, rather than repair or retention, was the appropriate course of action, notwithstanding the extent of structural investigation and assessment undertaken and the building's lack of local listing as a non-designated heritage asset.

STRUCTURAL SURVEYS AND DESIGN
A QuestGates Company

STRUCTURAL REPORT



THE PROPERTY:
2 Manchester Road
Chorlton-cum-Hardy, Manchester
M21 9JG

PREPARED FOR:
Olivia & Martin Edge

SURVEY DATE:
27th June 2024

PREPARED BY:
Jayne Dooley
MEng, CEng, MICE

REPORT REFERENCE
NW13737

Cover of Structural Report- NW13737

See also structural report by BMC in section 1.14 and by Blackett Ord in Section 1.15

1.14 Structural Report

Please make reference to the updated Structural report by Bell Munro Consulting.

Following the receipt of the pre-application response, a further more detailed structural report was prepared by a Chartered Structural Engineer.

The findings of this report clearly demonstrate severe and continuing structural movement resulting in a potentially dangerous existing structure.

The findings clearly suggest that stabilisation of the existing building would be prohibitively costly, if at all feasible and would result in a distorted building which would not be able to be a habitable dwelling due to excessive uneven floors and walls.

BMC

BELL MUNRO CONSULTING LTD.

STRUCTURAL APPRAISAL OF
2 MANCHESTER ROAD
CHORLTON-CUM-HARDY
MANCHESTER

April 2025

Bell Munro Consulting Ltd.
Consulting Civil and Structural Engineers
Turing House
5 Archway
Manchester
M15 5RL
Tel: 0161 2098032
Fax: 0161 2098033
E-Mail: consulting@bellmunro.co.uk
Ref: J8774

Cover of Structural Report

6. **Summary**

6.1. **Findings**

6.1.1. The previous structural report, together with our inspection identified significant and extensive structural issues throughout the property. These exceed recognised structural limits for cracking and tilt defined by BRE Digests, indicating the need for substantial remedial intervention. Key findings include:

6.1.2. Roof Structure

- Widespread damp ingress causing visible plaster deterioration.
- Timber elements likely suffering decay due to prolonged exposure to damp conditions.

6.1.3. Walls

There are two primary structural issues:

1. Condition:

- Extensive weathering, localised spalling, mortar deterioration, and cracking of external masonry.
- Internally, widespread damp penetration, plaster deterioration, exacerbated by cracking and movement of the building.

2. Structural Stability and Aesthetics (Tilting and Leaning):

- All elevations exhibit severe structural tilts and leans, significantly exceeding the BRE ultimate limit (1 in 50).
- Internal walls exhibit similar tilts and leans, significantly exceeding the BRE ultimate limit (1 in 50).
- The severe tilt of the building overall is primarily indicative of differential foundation settlement and underlying ground instability, not simply superficial masonry deterioration.

6.1.4. Floors

Again, there are two primary concerns:

1. Condition (localised timber decay):

- Evidence of damp and decay affecting localised areas of timber floor structures.

2. Useability (Tilt):

- Substantial floor slopes recorded, significantly exceeding the BRE ultimate limit (1 in 50).

6.2. **Discussion and Recommendations**

6.2.1. We evaluated several structural remediation strategies based on structural viability, safety, practicality, and long-term stability.

6.2.2. After careful evaluation, dismantling and rebuilding emerged as clearly the preferred solution. Structurally, this option addresses all identified issues, offering a long-term robust outcome with significantly reduced risk and complexity compared to alternative partial repair or stabilisation methods. Importantly, it ensures that the solution does not put undue risk onto construction workers in undertaking the works.

6.2.3. Although other options may be theoretically feasible to design a structural scheme that would potentially stabilise the structure, each is associated with significant residual structural distortion, excessive complexity, ongoing usability concerns, but the overriding concern is over the risk involved in physically implementing the works required on-site in what is currently an inherently unstable structure. Therefore, Option 3 represents the safest, most structurally sound, and practically achievable approach.

6.2.4. Recognising that the property lies within a designated Conservation Area, the preferred approach (Option 3) is subject to obtaining appropriate approvals and consents from the Local Planning Authority, as discussed previously in the report.

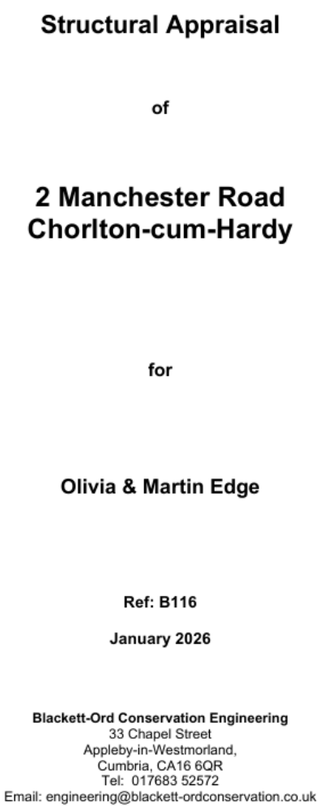
Exerts of structural report

1.15 Conservation Engineer Structural Report

Following the findings of the initial and secondary structural assessment and following on from the Heritage Panel response, it was advised that a more detailed appraisal by a specialist conservation-accredited structural engineer was undertaken. The subsequent report reinforced and substantiated the conclusions of the earlier investigations, confirming that the building has suffered from long-term foundation failure and significant structural movement, resulting in widespread distortion throughout the property.
The report concluded that extensive stabilisation and substantial remedial works would be required to secure the building's long-term retention, involving a level of intervention that would be both highly invasive and economically unviable. **The conclusion (A) confirms that whilst there may be structural stabilisation methods available, this would not rectify the key structural defects or result in an acceptable habitable dwelling.**

The question of feasibility of repair, financial viability and safety aspects associated with undergoing the works is covered in section 1.20

See appendix B for additional photos and drawings markups by the Conservation Engineer.



Structural Appraisal

of

2 Manchester Road
Chorlton-cum-Hardy

for

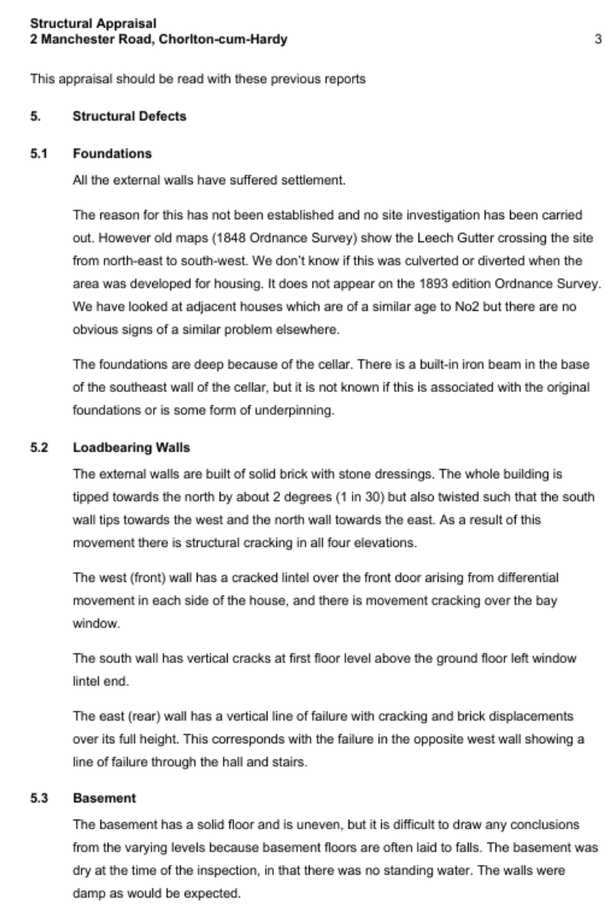
Olivia & Martin Edge

Ref: B116

January 2026

Blackett-Ord Conservation Engineering
33 Chapel Street
Appleby-in-Westmorland,
Cumbria, CA16 6QR
Tel: 017683 52572
Email: engineering@blackett-ordconservation.co.uk

Cover of Structural Report



This appraisal should be read with these previous reports

5. Structural Defects

5.1 Foundations

All the external walls have suffered settlement.

The reason for this has not been established and no site investigation has been carried out. However old maps (1848 Ordnance Survey) show the Leech Gutter crossing the site from north-east to south-west. We don't know if this was culverted or diverted when the area was developed for housing. It does not appear on the 1893 edition Ordnance Survey. We have looked at adjacent houses which are of a similar age to No2 but there are no obvious signs of a similar problem elsewhere.

The foundations are deep because of the cellar. There is a built-in iron beam in the base of the southeast wall of the cellar, but it is not known if this is associated with the original foundations or is some form of underpinning.

5.2 Loadbearing Walls

The external walls are built of solid brick with stone dressings. The whole building is tipped towards the north by about 2 degrees (1 in 30) but also twisted such that the south wall tips towards the west and the north wall towards the east. As a result of this movement there is structural cracking in all four elevations.

The west (front) wall has a cracked lintel over the front door arising from differential movement in each side of the house, and there is movement cracking over the bay window.

The south wall has vertical cracks at first floor level above the ground floor left window lintel end.

The east (rear) wall has a vertical line of failure with cracking and brick displacements over its full height. This corresponds with the failure in the opposite west wall showing a line of failure through the hall and stairs.

5.3 Basement

The basement has a solid floor and is uneven, but it is difficult to draw any conclusions from the varying levels because basement floors are often laid to falls. The basement was dry at the time of the inspection, in that there was no standing water. The walls were damp as would be expected.

7. Conclusions

The principal defect is the foundations. There has been differential settlement of up to around 250 mm such that the floors slope a similar amount across the building. As well as the whole building having tipped to the north there is a line of failure through the building on the line of the hallway/stairs. There is no reason to believe that the movement has stopped, although long term monitoring would confirm this, because there have clearly been ongoing repairs over many years. The photograph of 1959 clearly shows distortion having occurred before that date. It is indeed probable that the movement started shortly after construction. As a timeline assessment suggests: the building was built around 1880, the photo shows a problem in 1959, eighty years later, and the movement is still continuing 65 years after that.

A

Over the years window cills and lintels have been reset to take account of movement, a chimney has been rebuilt straight, and floors have been made up to level by overlaying. All this will be a continuing process unless the foundations are stabilised. Stabilisation will not of course put the house back to where it was. The floors will still slope, and the walls will still lean.

See full Structural Report for all conclusions

1.16 Heritage consultant

The clients appointed Jenny Wetton MSc (Arch Cons) IHBC Heritage Consultant to undertake an initial Significance Assessment of the existing building.

This report and its conclusions fed into the proposals and informed the development of the design.

A number of design team meeting have been undertaken with the Heritage Consultant to arrive at an appropriate response to the site, existing building and as part of a continuing iterative process to refine the submission.

This has included design detailed involvement in the response to the consultation process with other parties to date and has involved numerous iterations of the proposals.

This work has led to the preparation of the Heritage Statement which is included as a submission document.

Key aspects involved the key views to and from the site, the decision to approach the design as a simpler more contemporary form, whilst reflecting materiality and proportions appropriate to the setting.

Conclusions:

- Oban House has been considered by the Council in pre-application advice to make a positive contribution to the conservation area and this assessment supports that conclusion, although its very poor condition and the overgrown nature of the site diminish this contribution.

- Although it would be possible to stabilize the house it would still have sloping floors and leaning walls, in what is an unlisted building which makes a minor contribution to the Conservation Area and retention is not considered to be reasonable

- The design has been substantially changed to follow the feedback from the Council and is now considered to meet the Council's requirements.



2 Manchester Road,
Chorlton-cum-Hardy, Manchester
Significance Assessment

JW | Conservation

Jenny Wetton Conservation
8 Gorsey Brow
Broadbottom
Hyde
Cheshire
SK14 6EA

January 2026

Cover of Heritage Consultant Significance Report



2 Manchester Road,
Chorlton-cum-Hardy, Manchester
Heritage Statement

JW | Conservation

Jenny Wetton Conservation
8 Gorsey Brow
Broadbottom
Hyde
Cheshire
SK14 6EA

August 2026

Cover of Heritage Statement

7 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of the application site and the contribution it makes to the significance of both the Conservation Area and to that of the nearby listed buildings as designated heritage assets. Oban House is listed in the 1891 census return and Lachlan McLachlan, a local photographer, appears to have been its first tenant. Oban House **has been considered by the Council in pre-application advice to make a positive contribution to the conservation area** and this assessment supports that conclusion in response to Historic England guidance[15] which can be a material consideration, although its **very poor condition and therefore currently unoccupied state and the overgrown nature of the site diminish this contribution**.

However, it is considered that the building at 2 Manchester Road is not 'architecturally impressive' as noted by the information published by the Council on the Conservation Area. There are two pairs of semi-detached brick and terracotta villas at the junction of Manchester Road with Edge Lane **which are considered to be 'architecturally impressive' and to make a more important contribution to the Conservation Area than number 2 Manchester Road**. **The application site itself is considered to be important** within the Conservation Area due to its location at a junction and its position jutting out into the junction. It has not been identified by the Council as a non-designated heritage asset in its own right.

The setting is considered to make an **overall positive** contribution to the significance of both churches although the poor condition of number 2 Manchester Road and its overgrown hedges have a negative effect on this contribution. The application site is considered to **form a major part of the setting of both churches but a minor part of the setting of the War Memorial.**

Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy HE4.1 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness and avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

Policy HE9.3 is particularly relevant to this application. It states: 'Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.'

The assessment of the impact on the heritage asset and its setting is set out in Section 6. Although the loss of the existing building would cause harm to the Conservation

[15] Historic England. Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (English Heritage, 2016), 16

Area, this is considered to be less than substantial in planning terms and is justified by the very poor condition of the building, which has rendered it uninhabitable and its consequent vacancy, and the impracticability or economic unviability of reusing it in any form. Although it would be possible to stabilize the house, it would still have **sloping floors and leaning walls, in what is an unlisted building which makes a minor contribution to the Conservation Area.** Various options, from carrying out stabilisation works, rebuilding significant portions and demolishing the building and rebuilding it like for like have been examined in the accompanying *Design and Access Statement* and **conclude that a replacement dwelling is the most feasible approach.**

The proposed new house been developed following pre-application advice from the Council and an initial assessment of significance. The design has been substantially changed to follow the feedback from the Council and is **now considered to meet the Council's requirements**.

Heritage Panel Feedback	Design of Proposed House
• Same orientation	• Now positioned on same orientation
• Same approximate position	• Same position
• Simplified to a single mass	• Now occupies a single mass
• Define the corner as per the existing	• Relationship with the corner remains the same
• Existing has strong vertical emphasis with projecting chimneys	• New design has two gables at the front to achieve a strong vertical emphasis
• Scope to utilise the roof for accommodation	• New design uses height for additional accommodation
• More restrained plan form and height	• Occupies a single mass

There is a presumption in favour of sustainable development within the NPPF. The proposed design will add to rather than detract from the character of the area. Overall, the proposals will be **beneficial** to the significance of both the Conservation Area and listed church of St John and are considered to **preserve and enhance** the Conservation Area. The proposals will result in the optimum viable use of the site and will provide the public benefits of:

- a new house in a high-quality architectural design
- will bring the very neglected site back into use and
- enable energy efficiency and low carbon heating measures to be employed.

The proposals are considered to meet the requirements of national and local planning policy.

This report could be added to the Historic Environment Record as a permanent publicly accessible record, in keeping with the requirements of NPPF Policy HE3.2.

Conclusions of Heritage Statement

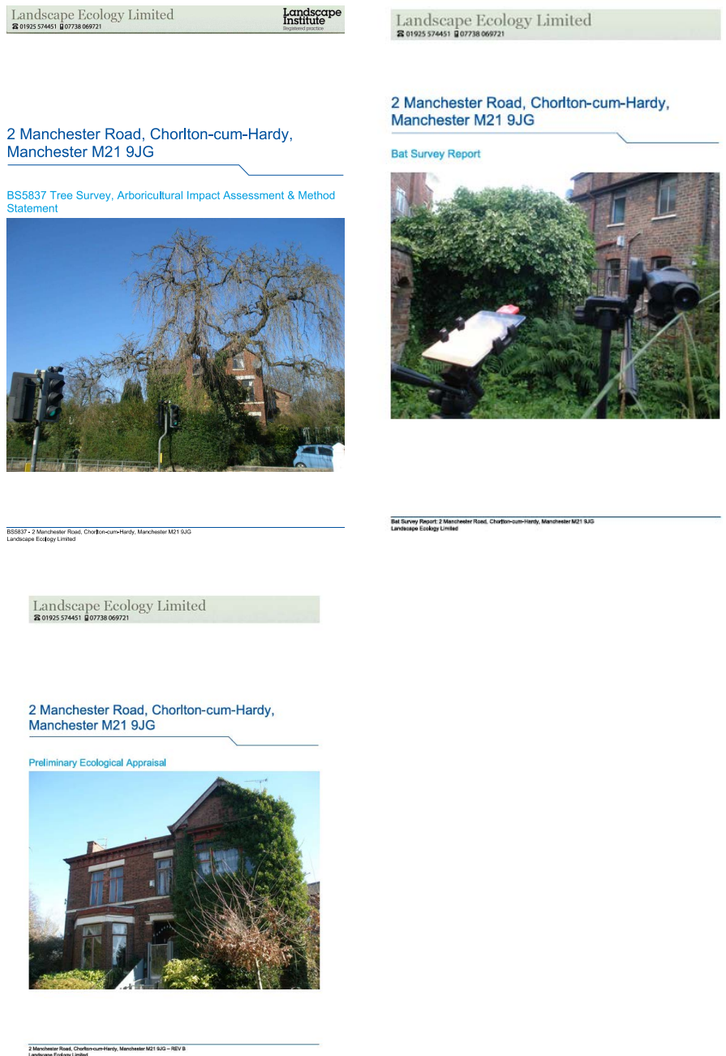
Summary of Contribution to Significance
The setting is considered to make an **overall positive** contribution to the significance of both churches although the poor condition of number 2 Manchester Road and its overgrown hedges have a negative effect on this contribution. The application site is considered to **form a major part of the setting of both churches but a minor part of the setting of the War Memorial.**

Exert from Heritage Consultant Significance Report

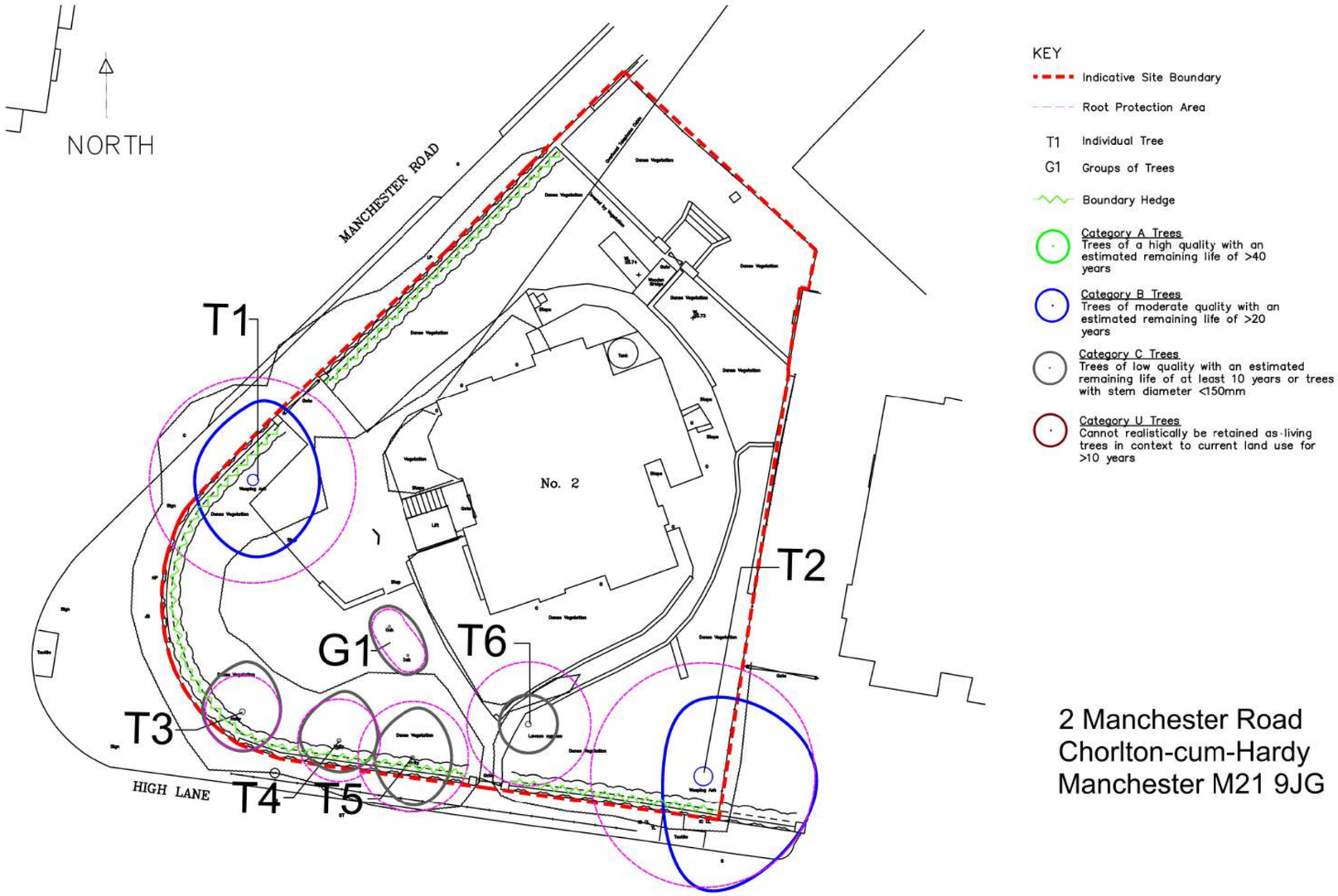
1.17 Ecological Appraisal and Tree Survey

Please make reference to the separate reports prepared by Landscape Ecology.

T1: A weeping ash tree of poor physiological condition showing considerable die back. See landscape proposals which indicate replacement of this tree. See section 4.6.2.



Covers of Ecological appraisal, bat survey report and tree survey



Tree Protection Plan

1.18 Cost consultant

The clients appointed Steve Nixon of SN Estimating Services Ltd to undertake a cost estimate exercise based on the options of stabilisation; partial demolition and/ or rebuilding.

The consultant expressed significant concerns as to the actual practicality of preparing the cost estimates and warned that there were simply too many unknowns to provide accurate assessment; that there were likely to be significant elements only discovered as work progressed and that there are significant issues relating to the practicalities of working on the building; its structural integrity; the actual buildability of the proposals; difficulties in finding an appropriate contractor willing to undertake the work and the significant health and safety concerns which may make it an unfeasible project, associated with doing so: these would all create unknown project risks.

"Looking through the documentation and the surveys, the only sensible solution would be to carefully dismantle the building and temporary support sections as we go. Then carry out an SI report to understand the ground, design & construct the new foundations and rebuild using as much of the existing facade as we can retain.

The biggest problem is foundation failure (even at basement floor level). To produce two reports based purely on visual inspections makes me nervous to look at other options which assume a lot that can't be seen yet. Plus the health and safety risks, and the risk of collapse..

Attempting to either part dismantle or to underpin the existing building in it's current state will attract charges in the region of £40k for a tented structure and circa £25k in temporary shoring."

See appendix C(i)-C(iii) for breakdown costs of rebuild, steel beams, inside block skin and underpinning

The cost associated with stabilising and making good the existing building exceed the costs of rebuilding it, and would result in a far from acceptable solution as a viable long term family home.

2 Manchester Road - further options

Rebuild option	704,367.62
Option of steel beams to ground floor perimeter	838,286.19
Option of an additional skin of blockwork tied to existing walls	781,121.69

Cost summary of options

1.19 Building Inspector review

An initial consultation was undertaken with LABC Building Control with regards to the existing building and its condition, particularly with regards to the potential issues with either stabilising the existing building or involving significant rebuilt elements

Whilst the Blackett - Ord report does suggest that there may be a way of stabilising the existing building (and this does not take account of how practical or financially feasible this would be) this would not rectify the deflections present in the existing building and there is a significant concern that this would result in refurbishment that could not be made compliant with the building regulations.

Whilst special relaxations of the building regulations may be acceptable for some elements in buildings which are designated heritage assets, it is far less clear where buildings are non-designated heritage assets, and this would be at the discretion of the Inspector. It is critical that any works undertaken are compliant with the building regulations and the ability to obtain a Building Regulations Completion Certificate is a fundamental concern.

The structural reports suggest that there is a possible solution to stabilise the existing building. However, this would not rectify the significant deflections present throughout the structure. Consequently, whilst the building could potentially be made structurally stable, the retained deflections to walls, floors and staircases would result in accommodation that is unlikely to be considered suitable or habitable.

The SE report suggests that some elements of rebuilding of roof, horizontal circulation and internal floors could be undertaken, but these would then fall under the bracket of new build elements and need to be compliant with current building regulations

The LABC response clearly states that their overriding concern would be the structurally safe condition of a retained building, and they would align themselves with the SE reports in this regard, but that any new elements would need to be compliant with the Building Regulations Approved Documents. The exact nature of any rebuilt elements would have to be assessed in greater detail once detailed design is undertaken, but this represents a significant project feasibility risk and initial discussions suggest that this would be an impractical and overly onerous hurdle to the project.

KL Keven Lester
To Ellis, Ciaran (Ciaran.Ellis@warrington.gov.uk)
Bcc Olivia Edge; Martin Edge

Dear Ciaran,

We spoke earlier about a project in Chorlton-cum-Hardy (under Manchester CC). Its currently being prepared as a planning application for a replacement dwelling. As discussed there has been push back from Manchester LPA about demonstrating that the existing building is unfeasible to repair. It is within a Conservation area but not a listed building (either nationally or locally). I attach existing site plan, floor plans and elevations. It is exceptionally "wonky" and still moving. There have been 3 separate SE reports, including a CARE registered historic specialist (Blackett-Ord), who has included that whilst it could be stabilised, it would still have significant falls, leaning stairs, walls, floors etc

We are putting a case for replacement and will cover financial, insurance, structural stability, health and safety issues etc etc, but it was suggested that we approach Building Control in terms of any concerns/implications in relation to the building regulations. I appreciate that it is an old existing building, so would not be compliant with many of the current requirements, but, even if we stabilise the existing, it is likely to to include significant fabric replacement/ rebuild, and so the extent to which any new elements would need to comply with current regulations is a significant concern.

Is this something you can provide a note/ pre-consultation upon. If there is a time and cost associated with this please could you let me know so I can have the client agree it?

There is a lot of information available, so let me know if there is anything specific you need and I will forward it.

The most telling information of the attached is probably the elevational survey. Also the topographic drawing highlights the floor plans overlaid and shows the declination of the walls (which lean out circa 300mm in some places)

We could approach MCC LABC, but, we have a good working relationship with yourselves, and it would likely be undertaken under the Partnering Agreement, so your input on the design implications/ regulatory issues would be appreciated early on.

Regards

Keven Lester
On behalf of
cb3 design architects
RIBA Chartered Practice

KL Keven Lester
To Ellis, Ciaran (Ciaran.Ellis@warrington.gov.uk)
Bcc Olivia Edge; Martin Edge

Dear Keven,

Thank you for your email.

The main concern from Building Control is ensuring the building is structurally in a safe condition, so we would align ourselves with the structural engineers recommendations. Furthermore, consideration needs to be given to overall compliance with Building Regulations, the approved documents set out the minimum requirements and should be adhered to, this may be difficult when working with a building that mixes existing and new build elements, but a full plan assessment would be carried out prior to any work starting on site to determine this.

I hope this is of some assistance with regards to a Building Control viewpoint on the matter; however, any queries do not hesitate to ask.

Best Regards
Ciaran Ellis
Building Control Surveyor
Registered Building Inspector
Class 2A

Place Directorate, Warrington Borough Council
1 Time Square, Warrington, WA1 2NT

building.control@warrington.gov.uk

07581 045200

Building control | warrington.gov.uk

FS 776322
LABC BUILDING EXCELLENCE AWARDS 2025 Grand Finals Winner

1.20 Conclusions

This section is provided as a conclusion to the preceding pages in this section, and sets out the case for how to proceed.

The preceding sections outline the project risks associated with retaining the existing building in its current condition (a); stabilising the existing building (b); stabilizing the existing building and rebuilding significant portions (c); demolishing the existing building and rebuilding it like for like (d); demolishing the existing building and erecting a replacement dwelling (e).

A: retaining the existing building in its current condition: This is not an option and presents significant ongoing risks. The building has significant structural defects and is continuing to move. The dwelling is not currently habitable, and its condition is worsening. There are significant safety concerns about the condition of the existing building, and these are only worsening as time goes on. Action is required and delays in obtaining consent pose a significant risk. **Conclusion: This is not an acceptable option**

B: stabilising the existing building: The existing building could theoretically be stabilised and made safe. The structural reports from specialist structural and heritage structural consultants all suggest that this would not be straightforward and they all stop short of suggesting that this is a practical option. This would not result in the building being habitable, as the resultant building would still have unacceptable deflection and deviation from level walls and floors. The cost of doing so would be exorbitantly high and would result in a building that is still not functional or usable. There are concerns from the cost consultant about the actual practicality of undertaking the works necessary to stabilise the building, including the safety of contractors undertaking the works. It is not clear whether the works could be feasibly undertaken as the temporary works necessary to implement this option may have negative impacts on surrounding properties; may need to be outside of the ownership boundary of the client; and may impact on adjacent highways (with regards to the site constraints and space needed to batter back and dig down safely to expose the existing basement level) with associated Highway road closures and public safety concerns. **Conclusion: The risks associated with this option mean that it is not a practical solution.**

C: stabilizing the existing building and rebuilding significant portions:
The risks associated with this option would be similar to option B, but it would have the desirable outcome of potentially resulting in a habitable dwelling. Significant cost, time and risk would be associated with further assessment of this option and it is not clear if it could practically be achieved. This would have the potential benefit of retaining part of the existing building and has some merit in terms of a neutral impact on the setting and surroundings. The ability to achieve a harmonious solution of retained existing and rebuilt elements is difficult to assess and there is a risk that it would result in a patchwork of new and old with an outcome that would still have significant latent defects and undesirable elements. It is something of a half-way measure and the ability to arrive at an acceptable outcome is very unclear, many elements may still be uneven and the ability to create a long term habitable and sustainable solution is difficult to assess. Lack of cost certainty is a significant risk as it would likely result in escalating costs as areas are opened up and further remedial works become may become apparent. The ability to satisfy the requirements of the building regulations are a project risk, as this would not be a repair but would involve a larger degree of new build elements, that may result in an unsatisfactory conclusion.
Conclusion: Project risk associated with this option mean that it is not a desirable option which whilst theoretically possible, is not practicable.

D: demolishing the existing building and rebuilding it like for like: This option would potentially result in a habitable building, and a going concern which is a positive factor over the preceding options. However the true viability of this option is less clear. The costs of undertaking this option are clearer than the preceding options. Assessment suggests, however, that it is not a financially viable option as the cost of demolishing and rebuilding the existing would result in an intrinsic site value well below the cost to do so, and therefore it is unlikely that funding would be available to proceed on this route. Whilst cost is not the most important factor, it is a consideration to feasibility and viability. The quality and significance of the existing building is more related to its setting within a key location of the Conservation Area, and its impact on its surroundings than its specific architectural merit and detailing. The existing building whilst a positive contribution, is not without problems and in and of itself is not sufficiently important to warrant replication. The existing building has inherent design weaknesses, not on the basis of it being a poor design, but that current standards require differing solutions. Therefore there would need to be significant changes in order to arrive at an acceptable solution that meets the requirements of, particularity, the building regulations , but also other statutory requirements. Any solution risks becoming a pastiche of the existing building with forced detailing and significant compromise, resulting in an inherently poor design. This is undesirable. **Conclusion: Whilst feasible and with some potential merit, this is not a preferred option or a viable solution.**

E: demolishing the existing building and erecting a replacement dwelling: The benefits of this option are that it would resolve the issue of a site that in its current condition has a negative impact on its setting. There is a higher degree of cost certainty that means it is a more feasible project with less risks. The conclusion would result in a habitable dwelling with the same use as the existing as a single family dwelling. Much of the uncertainty of the preceding options are avoided and this becomes a viable and quantifiable project. The concerns and risks associated with this option are more generally related to arriving at a design solution which is harmonious with the setting. There **are** risks associated with achieving this and these are more questions of the arrived at design and its suitability, scale and mass and appearance, that are covered elsewhere in this report. The design arrived at can result in a sustainable long term and viable solution: **Conclusion: This is the most feasible approach but questions of suitability and detail remain**