

**24 – 26 WHALLEY ROAD
M16 8AB**

Design and Access Statement

INTRODUCTION

The proposals are for the addition of 2 apartments to the top floor following the implementation of Planning Approval 105655/FO/2014 for the conversion to 29 apartments.

Creating 2 further apartments (1 x 1 bed and 1 x 2 bed) will bring the total number in the scheme to 31

The introduction of 7 conservation roof lights will be carried out using permitted development rights (the property is not within an article 4 area)

The proposed amendment requires planning consent as well as conservation area consent, the property is being located on the very north edge of the Whalley Range Conservation Area.

Whalley Range Conservation Area Situated approximately two miles south of Manchester city centre. Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600.

The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west. The site is highlighted in Magenta below Location and Context The site comprises 0.254 ha of land in Whalley Range.

The site is not listed but does lie within the Whalley Range Conservation Area. The property is a pair of Edwardian semi-detached houses with cellars and a rear outrigger extension over 3 floors built in 1993/4.

The property is a pair of large semi-detached houses. It currently has planning for 29 flats which are a mix of 1 bed and 2 beds including duplexes.

The site is defined on its southern-east boundary principally by Whalley Road. It is defined on its northerneast boundary by neighbour No. 22, on the north-west boundary by No. 5-11 Hilden Court and on southernwest boundary by 4 Langfield Ave and 42 and 44. All this is as shown on the location plan. Whalley Road is an established residential street lined with mature trees and lies outside the Whalley Range district centre, which lies in the direction of access to the east..

History During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.

Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city.

Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision.

The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The treelined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks's own Whalley House (named after the town of Whalley in Lancashire, his place of origin) was built at the south end of Whalley Road.

The house was demolished during the 1930s to make way for the Woodlawn Flats development. The eastern side of the conservation area around Alness Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton. I

n 1874, an early example of an aquarium was opened to the public on Alexandra Road. Although twice the size of any previous aquarium, it proved to be commercially unsuccessful, and closed down just two years later. Shortly after closure, the building was incorporated into St. Bede's College, which was itself amalgamated with St. Bede's School in All Saints in the City.

Whalley Range and its buildings today The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues.

Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development.

For example, around the turn of the century, in both Railton Avenue and Whalley Avenue, sixteen terraced houses were constructed on single building plots.

For some years after the Second World War the area went into decline. Families living in the large houses moved away, further from the city centre, leaving some properties to decay.

Some redevelopment took place and many houses were converted into bedsits for multiple occupation. Recently however, there has been further investment in the area, with the upgrading of properties or conversion to self-contained flats or nursing homes and residential institutions.

Housing associations have been actively refurbishing buildings and developing vacant sites. Most vacant sites have now been built upon and development pressure has more recently turned towards applications for demolition of the old large houses and the subsequent redevelopment of their sites.

Designation of the conservation area is aimed at halting this trend and actively encouraging refurbishment of what is left of the fine quality original housing stock. Several buildings in Whalley Range are individually listed by the Department of the Environment.

The most prominent building in the Whalley Range conservation area is the former Lancashire Independent College on College Road.

It is a gothic-style stone building with octagonal tower and pinnacles, completed in 1843. Recent refurbishment has converted the building into a residential college for the General and Municipal Boilermakers' Union.

The entrance gates and octagonal gate piers are in the same style and are also listed buildings. St Bede's College is an ornate red brick and terracotta building in the Italian renaissance style, which incorporates the redundant aquarium building. The eleven bays of the college form an incomplete facade as construction ceased in 1880. A chapel to the rear was added in 1898, followed by several subsequent additions. St Edmund's Church is a stone building with a steeply-pitched slate roof. Designed in the geometrical Gothic style, it has paired clerestory windows with tracery.

The building typifies the problem of overly large premises for modern use as a church but it is of a quality which justifies an imaginative proposal. The Church of St Margaret on Whalley Road is a stone building with a slate roof and a tall spire. It was designed in 1843 and consecrated in 1849. The architects were Locker & Newsham with N. T. P. Harrison.

The three pairs of houses on Withington Road that are numbered 4 to 14 form a distinct group of stucco villas. The central pair are Gothic style with matching Italianate style on either side. There are many other fine houses of a high quality which were built according to rules and restrictions set by Samuel Brooks and written into the ground leases.

Existing Building and Site Walls in the conservation area are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone.

Decorative brick patterning is used particularly at eaves or gables, either polychromatic or in the form of corbelled brackets. Stone brackets support projecting balconies with ornate wrought-iron balustrades.

The building at 24-26 Whalley Road is of buff brick construction with natural blue slate hipped roof. The openings to the front and sides mostly have natural stone heads and sills with brick heads and sills to the rear elevation. It comprises three main storeys at basement, ground and first floor level with a fourth storey partly set in the roof space.

The windows are wooden. The main body of the building is set back approx 20m from the street boundary in line with the other properties located towards the north east.

The building has two rear extensions wings to the rear. The building comprises a main two storey mass with two gables facing to the front one gable facing to the side and one facing to the rear of the garden. The No 26 has existing entrance porch unlike no 24 which has been removed. Rear extensions comprises of lower storeys than the main body. Its hipped roof is covered with concrete tile.

A square bays are located centrally to the front gables and extends from the basement to the first floor and has pitched roof. There are windows on all building elevations. Basement levels are protected by the trench walls.

A low brick wall with natural stone coping and gate posts forms most of the boundary and along with mature Beech and Lime trees which are under tree preservation order, and a hedge it encloses a large garden and parking area.

There are two driveways and 23 parking spaces in front of the building. The rear garden extends up to 16m from the building and is approx 40m wide.

PROPOSALS

Work on the property to implement the planning approval of 2014 is underway, with the landscaping, external building treatment and car parking.

The original planning was for 29 apartments, although prior to that the property was converted into 32 units.

The proposals are to create a further 2 units in the top floor. These units will comply with current national space standards.

Daylight will be brought in from new velux windows, which will be installed under permitted development.

The existing parking arrangements were for 17 cars, which was increased to 23 under the current approval. We have added 2 additional car parking spaces to the front, one for each apartment. Bike storage will also be increased by 2 additional spaces.

The existing driveways to the front will remain as existing. Trees There are mature trees around the boundary of the site, which all will remain. Sustainability The site lies very close to the district centre of Whalley Range with good public transport links like buses

This enables residents to minimise use of cars.