

Design and Access Statement Heritage Statement

Manley Park Caretaker's Bungalow
Manley Park Primary School
College Road
Manchester
M16 0AA

Prepared by GTA north on behalf of the client
Manley Park Primary School

**GUY
TAYLOR**
ASSOCIATES

**architecture
landscape
heritage
innovation**

Manley Park Caretaker's Bungalow

Address:

College Road, Whalley Range, M16 0AA

Introduction:

This Design and Access Statement has been prepared by Guy Taylor Associates in support of a planning application for Manley Park Primary School Caretaker's Bungalow.

Location:

The property is located on College Road between Upper Chorlton Road and the junction with Park Drive.

The front of the property currently faces south west with pedestrian and vehicular access immediately off College Road.

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

- Reconfiguration of the old bungalow to allow a better use of the space as school offices.
- Internal alterations to create one large room, a smaller meeting room, WC and entrance hall.
- External alterations include relocating the entrance to the north west side of the building away from the car park and accessed via the playground. All facias, windows, doors gutters and pathways to be updated.

Planning History:

131167/VO/2021

Change of use from dwelling (caretaker's bungalow) to school offices
August 2021
Approved

126458/TPO/2020

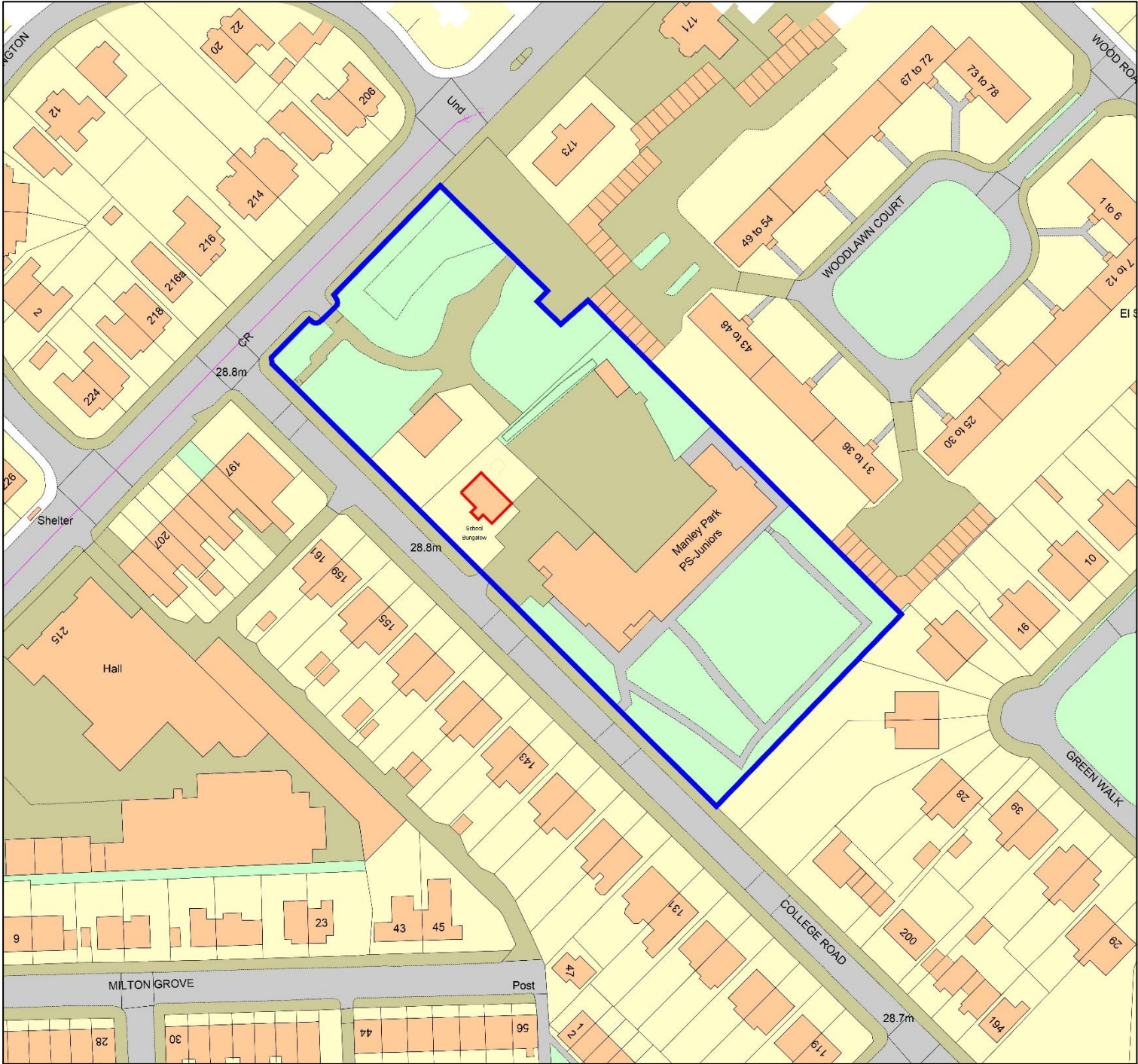
Works to trees
March 2020
No objection

118600/TPO/2017

Works to trees
December 2017
No objection

Manley Park Caretaker's Bungalow

Site Location Plan:



Use:
The property was originally built for residential use as on site living quarters for the school caretaker. The bungalow comprised of a lounge, kitchen, bathroom and 3 bedrooms.

Change of use has been granted and so this building is no longer for residential use and will be used as office space for Manley Park School.

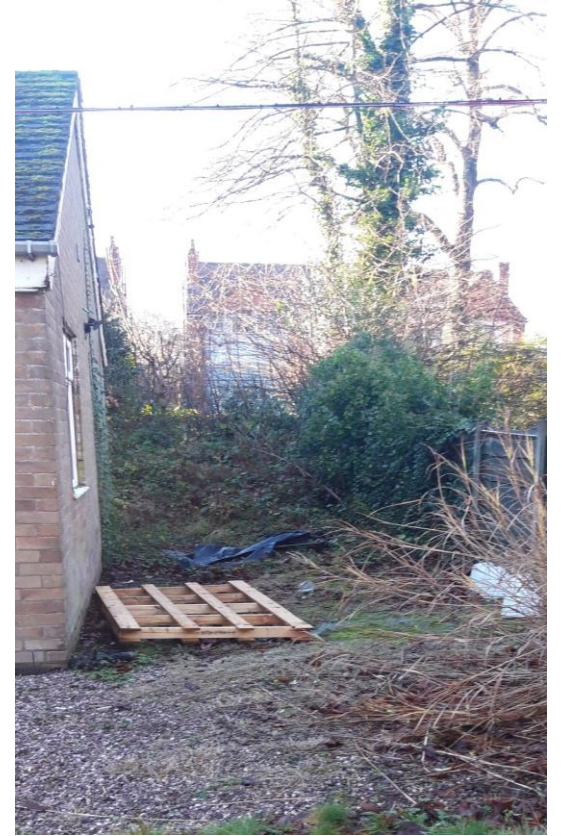
Manley Park Caretaker's Bungalow

Photographs of existing dwelling:

Front of the house:



Rear of the house:

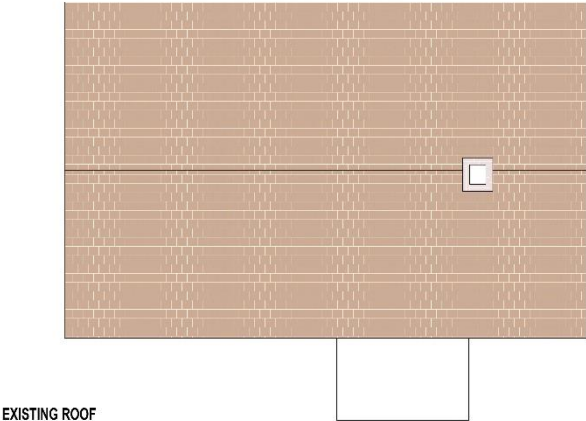


Manley Park Caretaker's Bungalow

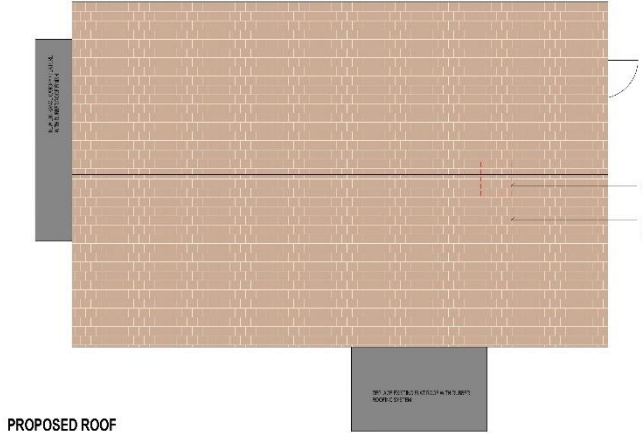
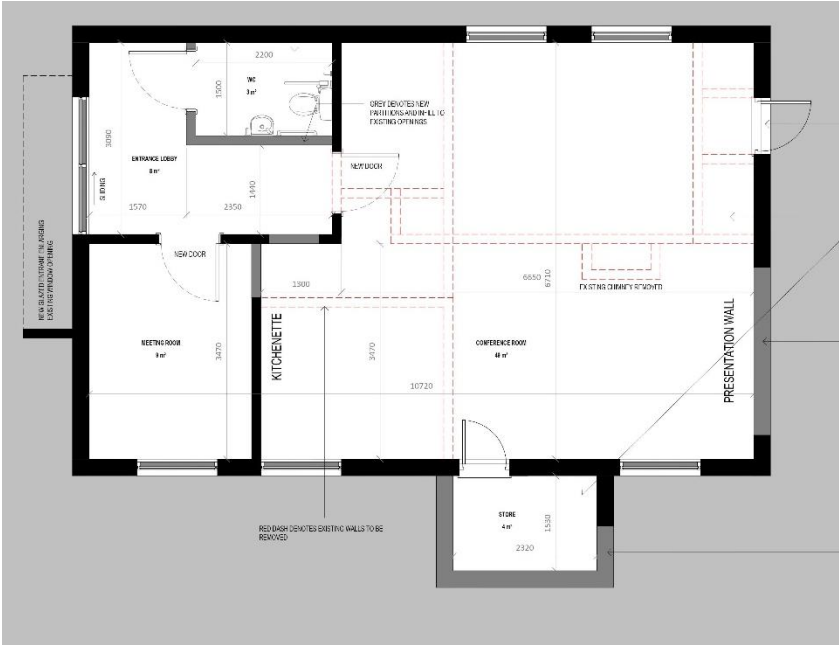
Layout:

The internal remodel will accommodate a new glazed entrance leading into an entrance lobby via large sliding doors. To the left will be a new WC and to the right a small meeting room. Straight head will take you to the main room to be used as a conference room with a kitchenette along the back wall. The old porch will be replaced with a storage room.

Existing Floor Plans:



Proposed Floor Plans:

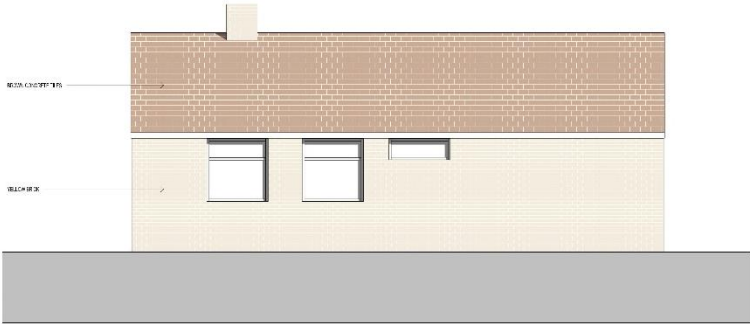


Access:

Site access will be relocated to the north west side of the building with new paving laid to set out a new pedestrian route

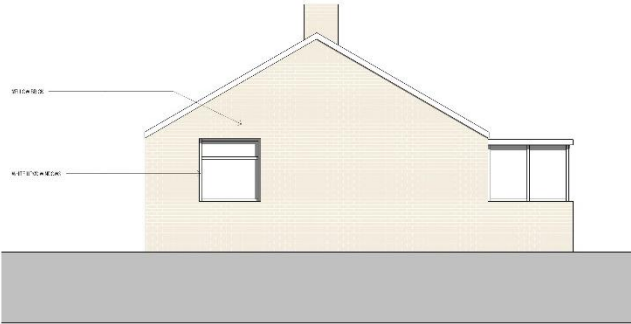
Manley Park Caretaker's Bungalow

Existing Elevations:



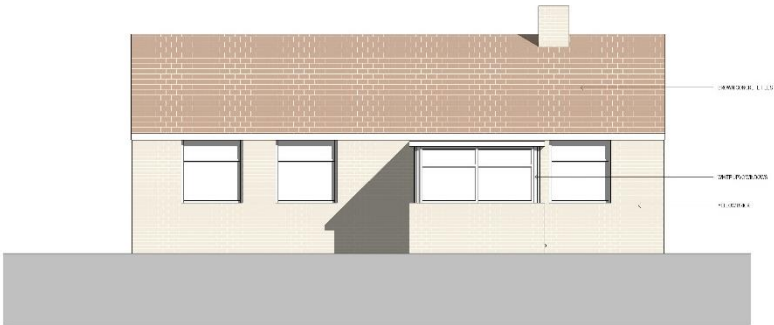
NE ELEVATION

1:50



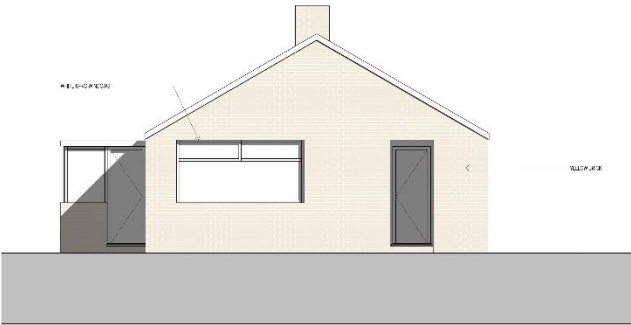
NW ELEVATION

1:50



SW ELEVATION

1:50



SE ELEVATION

1:50

Appearance

Existing Elevations:

The existing materials are yellow brick, brown concrete tiles and white upvc window.

Manley Park Caretaker's Bungalow

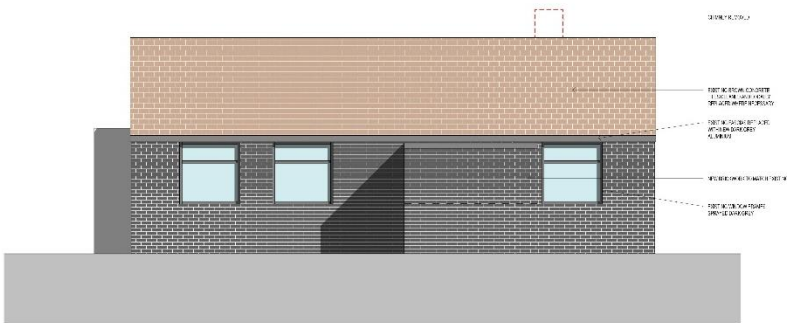
Proposed Elevations:



NE ELEVATION
1:50



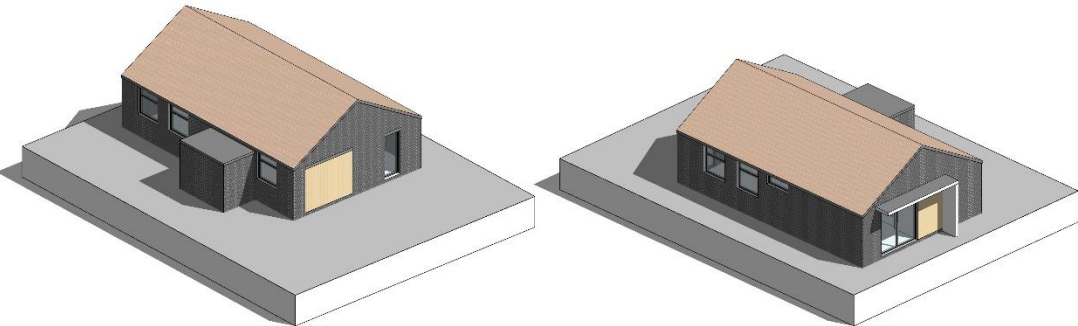
NW ELEVATION
1:50



SW ELEVATION
1 : 50



SE ELEVATION
1:50



Proposed Elevations:

The proposed elevations consist of the chimney being removed. The roof tiles will be cleaned and locally replaced where necessary. Fascias will be replaced with new dark grey aluminium and existing windows will be sprayed grey to match.

The north west elevation shows the entrance canopy which will be white render with a new glazed sliding door and timber cladding. The south east entrance will have more timber cladding for signage with a dark grey lintel detail above. All new brickwork will match the existing bricks.

Manley Park Caretaker's Bungalow

Heritage Statement:

Introduction:

Manley Park Primary School Bungalow is currently a typical 3 bedroom bungalow dwelling. The property is situated within the “Whalley Range Conservation Area” which is highlighted by the red border on the plan.

Conservation area:

Whalley Range conservation area is located approximately 2 miles from Manchester city centre to the south.

The conservation area was designated in October 1991.

Conclusion:

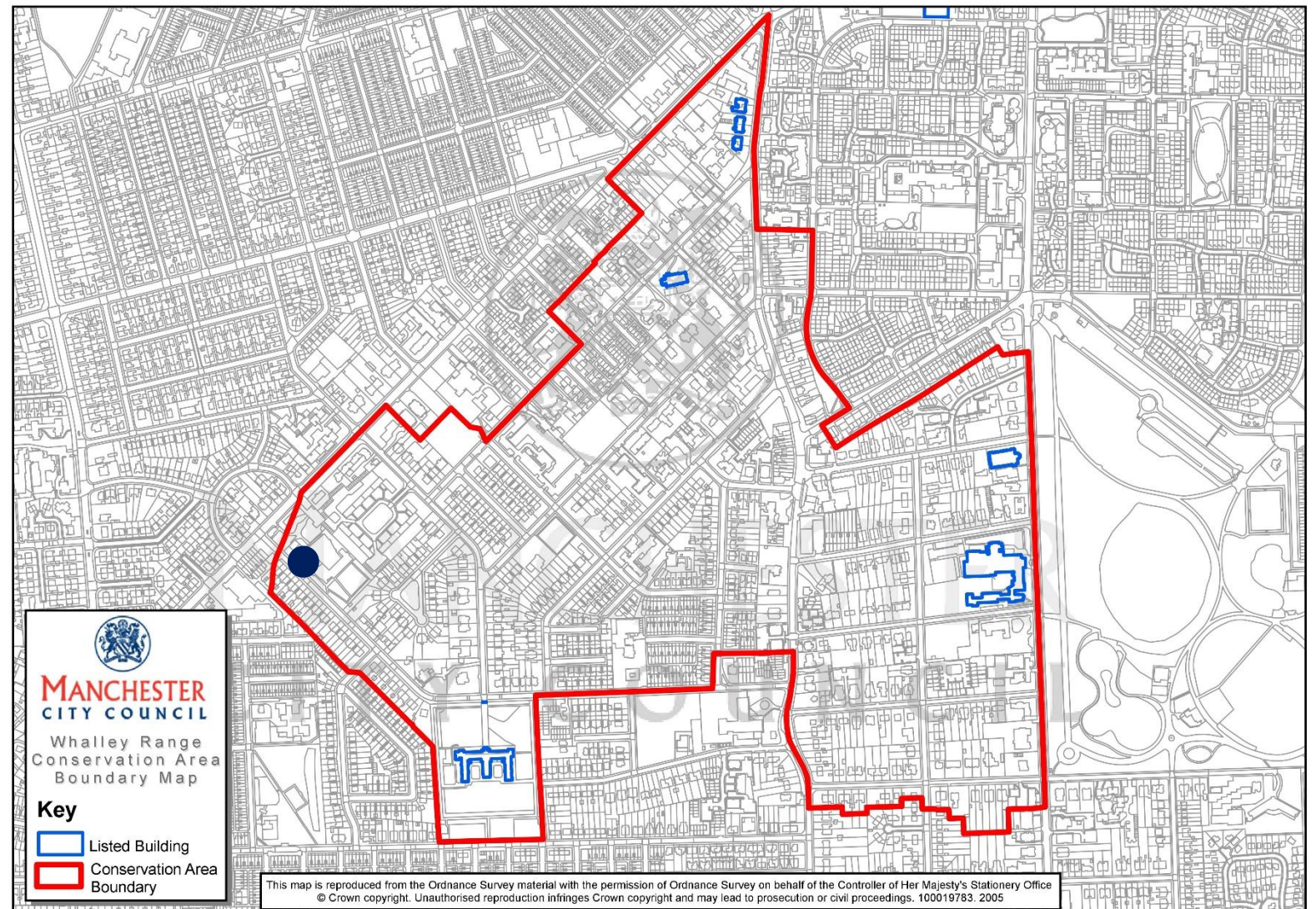
The proposal retains the existing building and there are no extensions. The building is largely screened from College Road and primarily viewed from inside the School grounds where the buildings have a more modern appearance than what is seen on the Road.

The proposal does include external alterations, relocating the entrance to the north west side of the building away from the car park and accessed via the playground. All facias, windows, doors gutters and pathways to be updated. Internal alterations to create one large conference room, a smaller meeting room, WC and entrance hall

The changes to elevations will make positive effect to the appearance of the bungalow and contribute to the local area by creating a more attractive and efficient office space with improved longevity.

It is felt that this proposal does not have a negative impact on the Conservation Area.

● Indicates site location within the conservation area





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