
Architecture Unknown?

78 Clyde Road Extension and Renovation
Design & Access Statement

March 2022

Revision: A

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Key Information

Client: Javaid Aslam
Address: 78 Clyde Road, Didsbury, M20 2WN



Introduction

Rear Extension and Renovation of Existing Family Home

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the extension and renovation of the 78 Clyde Road project on behalf of Javaid Aslam.

This report explains and justifies the overall design of the proposals and the relationship with the host dwelling, street scene and wider area. The report also provides justification that the proposal is in keeping with the policies of SPD for conservation areas and the wider local plan including the core strategy policies. The proposal has been developed by drawing inspiration and design themes from the existing building, including features, materials and design influences. Having considered all aspects of the proposals in depth the report concludes that there are no grounds to reject the application and consequently it should be approved.

Proposal

The proposed works to 78 Clyde Road predominantly comprise the conversion of the building (currently two apartments, 2 bed and 5 bed) into four 2 bed apartments including conversion of basement into habitable space. The building is to be refurbished internally and extended over two stories at the rear. The scheme also includes the addition of a modern side extension containing vertical circulation. The aim is to provide exciting, spacious apartments with a high quality finish that appeal to young professionals.

The proposal seeks to compliment the existing building, recognising its setting, its age, style and historic residential use while introducing a modern and exciting architectural addition that adds to the beauty and functionality of the building.



Context Analysis

Site Extents

Site Location

78 Clyde Road is located 2/3rds the way down the length of Clyde Road and north of Barlow Moor Road and is in West Didsbury, in the Albert Park Conservation Area. It is also in close proximity to the fashionable drinks and food hotspot of Burton Road and thus the tram stop of the same name.

Barlow Moor Road (A5145) is the main road that connects Chorlton and Didsbury village and also provides direct access to Princess Parkway the M56 South.

The wider area is generally suburban residential in character, with commercial centres within walking distance. The large period homes have largely been converted to apartments and HMOs with a minority of single owner occupied family homes retained. The two houses to either side of this building are both subdivided (apartments or HMOs). We would assess that almost all the houses in the immediate surrounding vicinity are of the same typology.

Boundary Identification

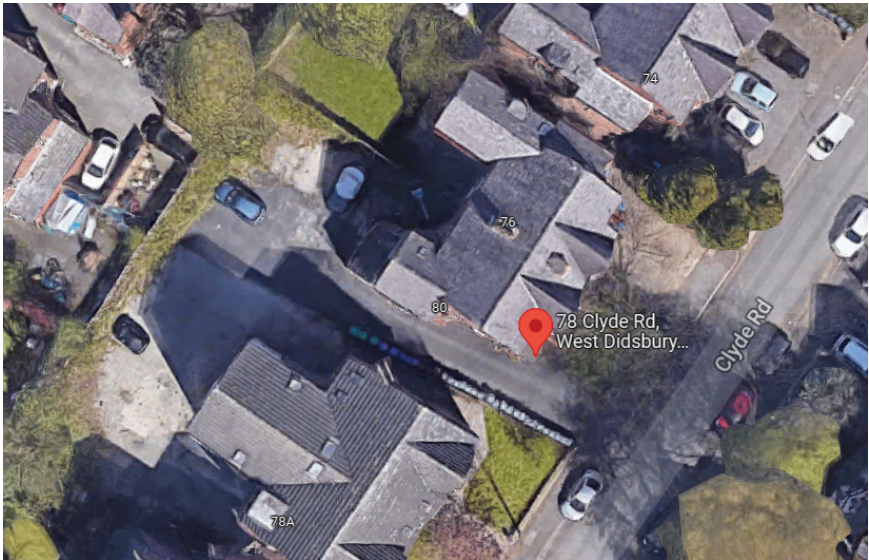
The boundary of the site borders Clyde Road, the neighbouring properties and encompasses a car park to the rear. The front of the site has a small area of grass and a low stone wall with original gate posts.

Site and Building Access Requirements

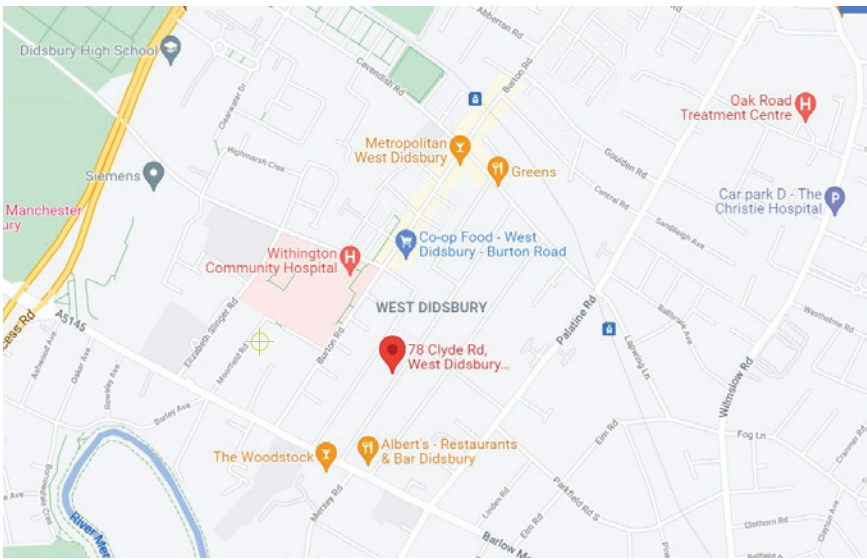
The property is accessed directly off Clyde Road with hard standing and parking to the rear. There is easy access for construction vehicles from Clyde Rd with the potential for materials storage and separated construction waste management all within the boundaries of the site. This would avoid the need for significant interruption of the existing street parking arrangements for Clyde Road during the construction phase.



Location Map - 78 Clyde Road



Aerial view



Google map of 78 Clyde Road placement in its surrounding area

Context Analysis

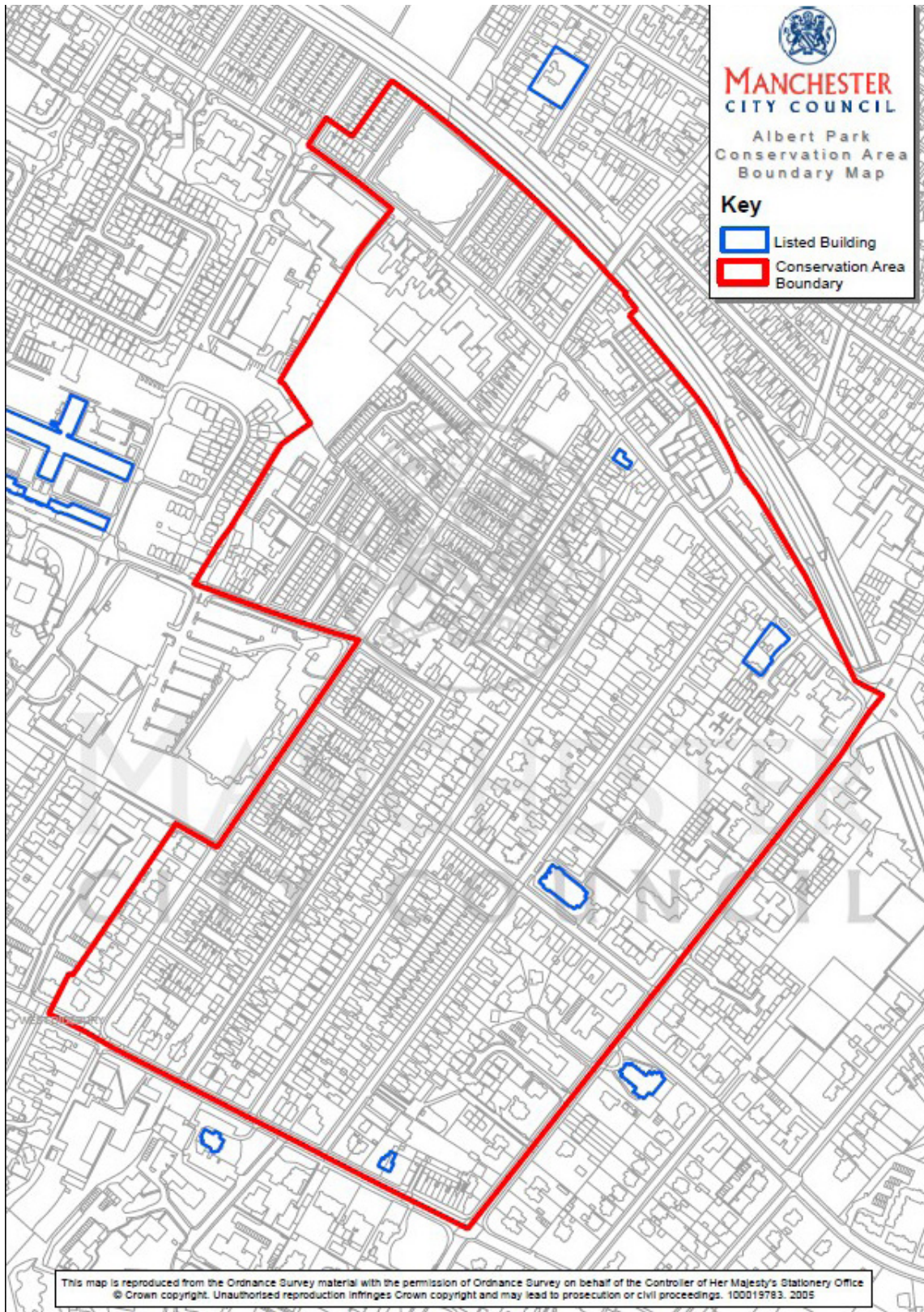
Site History

Albert Park Conservation Area

Five nearly parallel roads - Burton Road, Northern Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road - form the basic structure of an area of housing constructed during the late Victorian period - today known as the Albert Park Conservation Area. It consists mainly of three-storey pairs of semi-detached houses built between 1862 and 1870. The Albert Park Conservation Area is located in West Didsbury, within the borough of Manchester in Greater Manchester. It is approximately four and a half miles south of central Manchester.

There are close links between the development of this area and the urbanisation of Didsbury following the Industrial Revolution. According to the Manchester City Council, Didsbury was initially a small agricultural settlement. The 19th century established the character of the conservation area as it is known today as merchants and businessmen built country houses and villas.

Many of the residences in Albert Park are now converted into flats and studio apartments for students. The dwellings on Palatine Road have either been converted into institutional or hotel uses, or demolished in order to be re-developed for blocks of flats. Overall, the architectural detailing in the main body of the Conservation Area survives in good condition and is little altered, except for the addition in places of unsympathetic uPVC windows.



Albert Park Conservation Area Map



1905 map of Didsbury



1911 map of Albert Park, Didsbury



Photograph of Clyde Road in 1906

Context Analysis

Environmental Constraints

Trees

There are two large trees, one to the front and one to the rear. They are both tucked into the corner of the plots and will have no bearing or be affected by the proposed works.

Flood Plains

The site is not within an area at risk of flooding.

Adverse Ground

No obvious signs of active subsidence were noted during our site inspection but there is a significant level change between the ground floor internally and the site level externally.

Ecological Assessment

There is no need for an ecological assessment within the scope of these works as there are no natural habitats being disturbed by the scheme. Whilst, we are replacing the roof covering to add a new breather membrane and additional insulation the current roof is secure, the soffits and verges are all intact and the building has been in continuous occupation so is unlikely to present an opportunity for bat roosting. We are aiming for an ecological net gain from the proposals through the addition of green amenity space to the rear within what is currently the hard standing courtyard.

Drainage Infrastructure

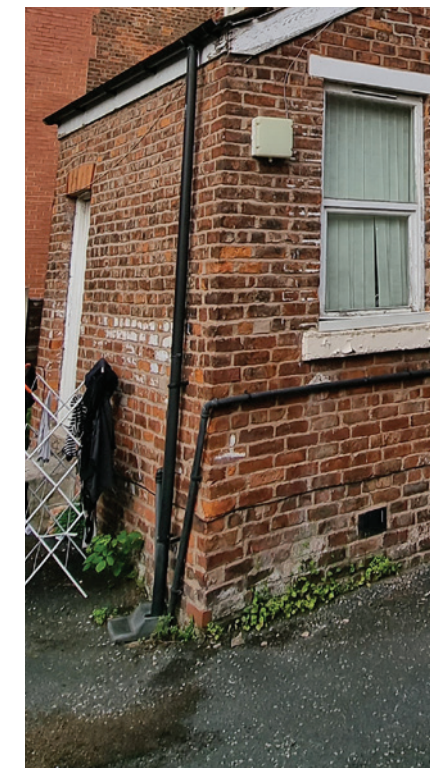
The proposals will connect into existing drainage channels and do not present a significant increase in demand for this site (only 1 more bedroom added through the development despite subdivision of flats).

Note: All underpinning work to be subject to party wall agreement.

Flood Risk Map - the site is not in a flood area



Proposed development area



Drainage connection points



Context Analysis

Planning Context

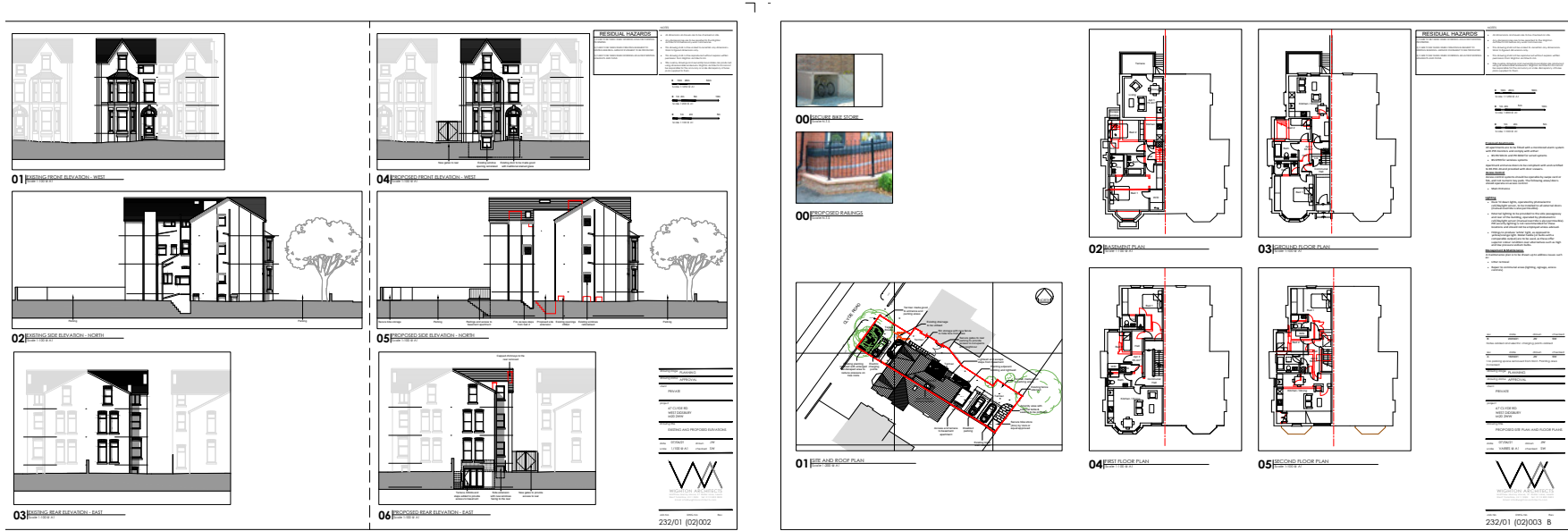
The report outlines local planning precedent for each of the aspects we propose using 2 cases. In most instances the precedent would justify and facilitate an even greater scale of development to that which we propose. Planning precedents support the approval of the application.

Analysis

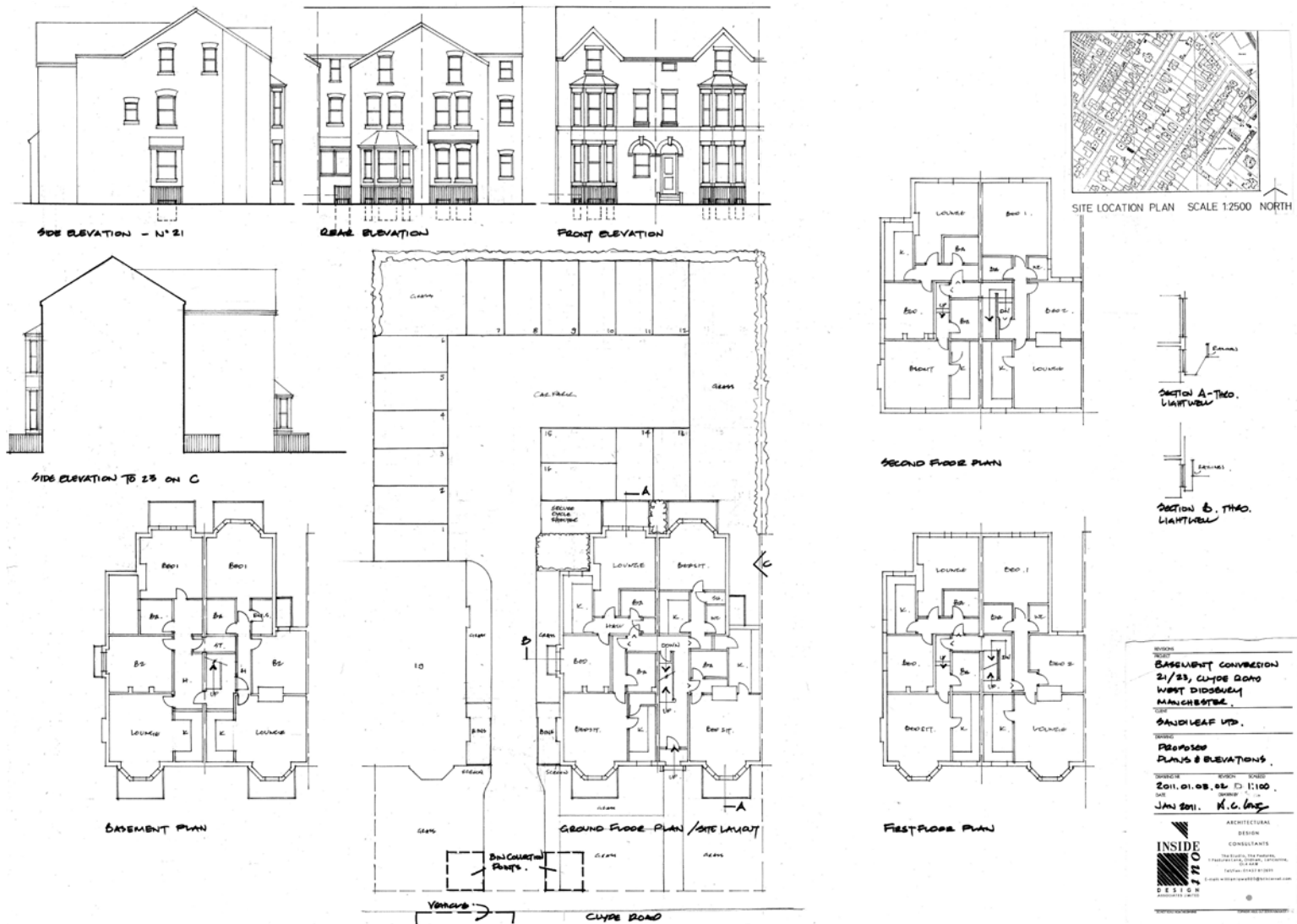
The existing property and the wider surroundings of Clyde Road consist of a predominance of flats and HMOs. There have been a number of changes of use approved over time including applications that increase the number of individual dwellings on site.

Number 21/23 has made two attempts to get a house extension and conversion, initially refused then granted planning permission following the appeal. 67 Clyde Road had a similar application to the works we propose for 78 Clyde Road, which was granted planning permission in 2021.

Our proposal is a carefully arranged and thoughtful intervention that does not harm the outrigger. For this reason we believe that the planning precedent supports our proposals.



67 Clyde Road - rear extension and conversion - pending



21 and 23 Clyde Road - Application - change of use. Passed following appeal

Policy Context

Review of Legislation

In the following, we will demonstrate how the planning requirements have been met and how the house as a heritage asset has been protected and enhanced, and why we consider the development to be consistent with its urban design setting, particularly in terms of the site, the immediate surroundings and street scene.

Planning legislation

The design will accord with the planning criteria laid out in both national and local legislation, namely the National Planning Policy Framework (NPPF), the Manchester Core Strategy Development Plan Document, The Unitary Development Plan (UDP) for the City of Manchester. Below are some of the key passages highlighting specific requirements.

The **NPPF** broadly seeks to ensure sustainable development by defining it in three ways, as laid out in paragraph 6 as “an economic role, a social role and an environmental role”. This is expanded upon in paragraph 9 which states: “Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including improving the conditions in which people live, work, travel and take leisure widening the choice of high quality homes.”

Section 16 (paragraphs 189 to 208) makes particular mention of the importance of conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations whilst always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

We believe the works to be in line with Government guidance outlined in Section 16 of the NPPF. In response to paragraph 197 c, the new development makes a positive contribution to the local character and distinctiveness of the Conservation area. The rear extension is not visible from the main street and there are similar rear extensions on the street that have sought and received planning permission in order to rationalise internal space. The side extension introduces a modern element, but with a careful choice of materials and massing inspired by the existing and high quality design that represent an asset and integrate within the conservation area. The extension is subservient and aligned with the existing.

Regarding paragraphs 199 to 205, the development does not cause harm to the Conservation area (see Heritage Statement for assessment of Historic Significance), and is sympathetic to the existing. The modern intervention is distinct from the original so as to distinguish it from the proposed however it takes cues from the existing and uses brick as the main material to ensure a continuous character.

Paragraph 127 sets out the relevant principles which planning policies and decisions ensure that developments should achieve, including that schemes must function well and add to the overall quality of the area – over the lifetime of the development.

It is our firm belief the proposed design will improve the overall quality of the house and, without a doubt, the life quality of its occupants by creating additional space not currently available, but which is much needed to create functional kitchens that receive sufficient natural light and vertical circulation that does not impinge on living spaces generally. This supports the changes proposed to the property which will support a better quality of modern life well beyond the current ownership of the building.

The property is located within Albert Park Conservation Area therefore consideration must be given to the NPPF, **policy EN3** and **policy DC18.1** which seeks to preserve the historic environment and conservation areas. It is stated in both policies that ‘proposed developments must preserve or enhance the special architectural or historic character of the conservation area. This does not specifically exclude innovative proposals but they must be sympathetic to their context.’

To this end, the proposal seeks to improve the quality of the historic environment, replacing poor design with high quality modern design that makes a positive contribution to the local character and distinctiveness. The simple design of the rear and side extensions alongside the appropriate choice of materials would benefit the area and certainly not reach the threshold of significant harm on the conservation area. Furthermore the public benefit would be the refurbishment and retention of this historic residential accommodation and its original features.

Local planning legislation

Albert Park improvement and enhancement - Manchester City Council website

Walls are generally red or orange-red brick with dressings in stone, moulded brick or a contrasting colour of brick. Heavily moulded and strongly contrasting colours in terracotta or faïence are reserved for the public buildings such as Withington Town Hall and Cavendish Road County Primary School. Roofs on Albert Park houses are predominantly of blue slate and this should be used as a replacement.

All efforts will be made to source materials to match existing for the new extensions - the walls will be red brick, and the roof will be finished in blue slate. The windows will be replaced with timber sash windows finished in black.



SPD Conservation Areas - Manchester City Council

11.45 The overriding criteria in these documents is that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

In accordance with this, we believe the design to be appropriate within the context, through the use of sympathetic materials inspired by the history of the place while maintaining a subservient relation to the existing.

Policy Strategy Core Approach - Planning statement

The urgent need for more dwellings in sustainable locations like this is emphasised in the National Planning Policy Framework (NPPF) and a fundamental national government policy as set out in the February 2017 White Paper 'Fixing our broken housing market' and reaffirmed in their October Budget. Locally that imperative was also laid out in the 'Greater Manchester Spatial Framework'.

The implication is more 'brownfield' and 'windfall' housing. Thus, the principle of additional dwellings is not at issue, especially considering the number of bedrooms is only minorly increasing by one. The principle of development is therefore satisfied and the assessment of the application falls into judgements regarding the alignment of the scheme with the relevant Local Plan Core Strategy(CS) and 'saved' UDP policies along with safeguarding local heritage as part of a Conservation Area (CA). To structure this assessment, the Supplementary Planning Guidance for Developers (SPG) subject headings are used.

Note the design is informed by the above national and Local Plan policies including the Conservation Area characteristics.

The upper floors are to be redefined and split into two 2 bed apartments from one 5 bed apartment with the current ground floor 2 bed apartment retained. The vacant lower ground is to be brought into beneficial use by providing 1 two bedroomed flat. The external space is divided between the refurbishment of the rear garden/hard space, including safeguarding of trees and shrubs and the bringing into effective use the rear area of hardstanding to ensure demarcated car parking spaces for each flat, appropriate bike and bin store and suitable amenity space.

Satisfaction of the relevant Local Plan policies by applying the SPG Part One is as follows:

1. **A sense of place** is contributed to, by investment in the fabric of this building for beneficial use of living units, in a sustainable location because of its proximity to shops, transport and services, which the extra occupants would help to flourish and hopefully integrate into the community. Therefore the 'spatial principles' of CS policy SP1 are satisfied as part of regeneration in south Manchester (area policy H6) to contribute to the (quote) 'creation of neighbourhoods of choice, providing high quality

housing around district centres'. The local context is the relatively high price of houses, so for two bedroomed accommodation, the proposal would provide choice and enable downsizing, that in turn could release family homes for others. Consequently, the proposal is also sustainable development for which there is a presumption in favour (NPPF paragraph 14: decision taking).

2. **Design is formulated** in the context of the Conservation Area and the function as living accommodation. The conversion of buildings like this one is encouraged (UDP Part 1 policy E3.6d).

3. **Accessibility to shops** and services along nearby Burton Road and Didsbury Village, on foot or bicycle is enhanced by immediate availability of buses along Barlow Moor Road and the city for work and other needs. So there is 'reduced reliance on the car' (paragraph 2.22).

4. **Environmental standards** are not quantified, but the proposal incorporates energy saving and efficiency measures into the building e.g. better thermal insulation to all external walls and modern, efficient heating appliances to upgrade the existing accommodation reducing CO2 emissions to the atmosphere.

5. **Street Hierarchy** - not relevant.

6. **Parking Guidelines** are sufficiently satisfied with reference to UDP policy T3.9 and CS appendix B by provision of a dedicated off-road car space for each flat plus one visitors space, given the greatly reduced reliance on the car in this location. A cycle store providing space for 2 bikes per flat is part of the sustainable transport provision.

7. **Housing Density and mix** is of minimal application to this refurbishment and extension scheme, as this proposal is the appropriate accommodation for safeguarding the building and its grounds as part of the Conservation Area. The proposal complies with UDP policy DC5.2 by which the Authority is favourably disposed to flat conversions in residential areas like this.

8. **Community Safety and Crime Prevention** is addressed as expected by the Authority in the DAS e.g. using 'secure by design' principles.

9. **Design for Health** in as much as it can be applied to building conversion and extension is implicit by improvements for the existing accommodation and high quality living space, not forgetting the upgrading of the external spaces that would be visually pleasing.

The locational benefits of converting this property into smaller flats for the health of the occupants are the benefits from having personal space but also the encouragements to walk, cycle or bus ride to the nearby shops, services and workplaces beyond.

10. **Internal Design Principles** are set to maximise the use of the space and storage to a 'reasonable standard'. The expectation of adequate internal accommodation and external space for flat occupiers compares favourably with the approval for other recent projects and therefore CS policy DM1 is met in that respect.

Other benefits of the proposal to comply with the SPG include:

Provision for refuse and recycling is 'of sufficient size and sensitively located to avoid detrimental visual and amenity impacts' which is a considerable improvement on neighbouring properties. Biodiversity is also maximised by 'retaining all mature trees and hedges where possible' for bird



and insect habitats and returning some of the car park to grass while also using permeable paving parking spaces. The mature trees within the site boundary are not affected by the works and would be suitably protected through the programme. Therefore CS policy EN9 is satisfied.

Neighbour amenity is safeguarded as the windows are all existing except for at the rear which are placed more than 22m from the opposite rear facing windows of the similar residential properties. There are no issues with Rights to Light or infringements on the light cones of the adjacent windows for neighbouring dwellings. The extensions proposed are not overbearing either being of a similar character to adjacent extensions recently approved or of a very subservient nature to the existing building in a location that does not affect the use and enjoyment of neighbouring properties.

Satisfaction of the SPG Part Two is achieved as follows:

Character Areas. The proposal is for works to one half of what appears to be a ‘Victorian Era villa’ house and acceptance of conversions is qualified by the expectation to (quote) ‘enhance the simple urban character of the area...’ which will ‘continue to sustain the need for medium to high densities’ whilst retaining fenestration details. Our opinion is proposal achieves those expectations (please see the elevation drawings).

Appendix B: UDP policies. The Part 1 policy E3.8 informs the design to contribute to the enhancement of the Conservation Area. That compliance with NPPF section 12 is portrayed on the scheme drawing.

Core Strategy policy H11 - Manchester City Council, July 2012

All proposals for conversion of existing properties into flats (which might not necessarily fall within Class C4 - i.e. HMO), would be permitted only where the accommodation to be provided is of a high standard and where it will not materially harm the character of the area, having particular regard to the criteria in policy DM1.

The intervention enhances the character of the conservation area and the existing by implementing a practical layout suitable for modern high quality living. The development is a high quality design, contributing to the local area and the specific individuality of the neighbourhood, having a positive yet distinctive character. The works proposed will provide high quality 4no 2 bedroom flat that will replace the current duplex apartment with 5 bedrooms, unused basement and 2 bedroom flat.

Core Strategy Policy DC5 states that in determining planning applications to convert property to flats, the Council will have regard to:

- a) The standard of accommodation for the intended occupiers of the premises;
- b) Effects on adjoining houses as a result of noise from flats passing through party walls and affecting adjoining houses;

- c) Adequacy of car parking;
- d) General effects on the character of the neighbourhood, including the extent to which flat conversion schemes are a new or an established features of the immediate area, avoiding the loss of front gardens and the retention of existing trees and shrubs;
- e) Adequate private outdoor amenity space;

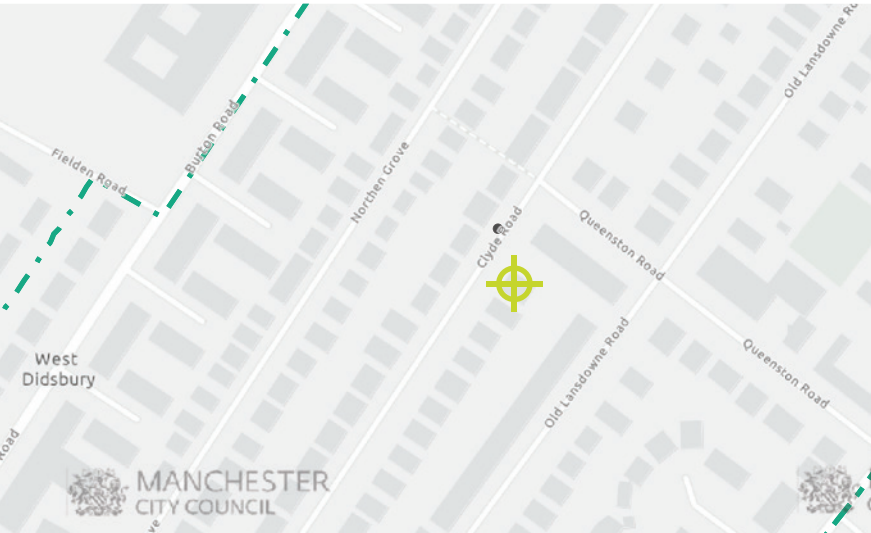
In accordance with paragraph a, the proposal indicates each flat would have two bedrooms, two ensuites and a kitchen/dining/living area. The ground, first and second floor flats will be accessed from the front of the property while the basement flat would be accessed from the side of the property; these will be secure access points. To provide additional living space we propose a three storey rear extension and a side extension to prevent the reduction of the internal floor area through additional secure stairs.

In accordance with paragraph b, the proposal would continue to be residential as four separate units rather than two existing, resulting in a similar use and associated noise and disturbance. The number of bedrooms has increased by only one compared to the existing.

One parking space for each flat plus one visitor/disable space has been provided. There is secure bike store provision as well with 2no spaces per flat. The site is well connected to public transport.

In accordance with paragraphs d and e, there will be no adverse effect on the neighbourhood as flat conversion schemes are an established feature of the streetscene. No part of the front garden will be affected. The proposal does not include any works to remove trees from the site. Moreover, there will be an improvement of the landscaping by adding permeable paving and boundary treatments, as well an addition of outdoor amenity area for residents.

Core Strategy policies DM1 and SP 1 require that consideration is given to the effects of all development on amenity, including noise, traffic generation and its contribution to the health, safety and wellbeing of residents. These conditions are satisfied as above.



Relevant Core Strategy policies:
SP1 – Spatial Principles
DM1 – Development Management 1
T2 - ‘Accessible area of opportunity and need’
H1 – Overall Housing Provision
H6 – South Manchester

The relevant UDP policies for this application are:
DC 5 - Flat Conversions
DC26 - Development and Noise



Existing Building Analysis

Introduction

The project’s core aim is to create 4 high-end apartments that will appeal to good quality, stable tenants. The house is currently unevenly divided into one large 5 bed flat and one 2 bed flat. The current division of the property has made the large flat difficult to let and therefore the building has fallen into a relatively poor state of decoration internally although the building is structurally sound.

The proposal must bring this house back into shape for modern living, by updating the decoration and layout in line with the mandate of positive conservation and management as set out in local conservation area policy. Ensuring this house is a valuable asset for many years to come, not only for the client but the wider community, was a key driver for the project.

The existing building is a semi-detached property built in late 19th-century classical style, with stretcher bond red brick walls, stone cills and arched brick lintels over some doors and windows. The house is four storeys in height inclusive of a basement, with a protruding bay window at the ground and first floor level, on the main elevation. The original white-painted timber framed sash windows have been replaced with a mixture of white uPVC and white timber windows. The stained glass on the front door appears to be an original feature - all efforts will be made to maintain this and other original features. The roof is finished in traditional slate, with ridge tiles.

We would note that the rear one storey extension at the back is most likely not original and a later addition. The properties at numbers 68, 70, 72, 74 and 76 applied for rear three storey extensions, all approved in the 1980s. Similarly, we would propose the vertical extension of this element (depending on structural integrity) and replacement with a three storey extension to create a more considered scheme that enhances the original heritage of the building.

Materials



Existing red brick wall, stretcher bond



Stone lintels



Courtyard paving



Stained glass - original feature



Right: The rear of 78 Clyde Road

Existing Building Analysis

Building Fabric Condition

The building appears in generally sound condition on the whole with no obvious signs of structural compromise but suffers from aging fixtures and fittings in places including some damp. Renovation in the basement will also be significant to bring this up to a modern standard and properly insulate and waterproof all external walls. This proposal will provide the revenue to continuously maintain and conserve the original fabric of this building which has previously been lacking.

Key Observations

Fig 1 - Bathrooms throughout will need to be either replaced and re-plumbed with new sanitary fittings to a modern standard.

Fig 2 - Roof is unlined and in need of replacement. There is no insulation in the roof void leading to undesirable temperatures in the 2nd floor bedrooms

Fig 3 - Existing kitchens will need to be replaced. Boiler and heating system to be replaced and updated.

Fig.4 - Exterior windows in need of replacement generally. UPVc windows have reached the end of their lifespan and some older single glazed timber windows are in significant disrepair.

Fig.5 - Interiors need to be refreshed we recommend interiors stripped back to brickwork including replacement of all carpets

Fig.6 - Signs of numerous internal alterations over the years that will need to be assessed to ensure the buildings structural integrity is retained and not compromised with the proposed works.

Fig 7 - The external tarmac surface is severely degraded and in need of replacing or repair. Suggested that the worst parts, near to boundary could be given back to green space and new paving.

Fig 8 - Internally some signs of water ingress/damp issues and resulting corrosion of plasterwork/internal finishes.



Fig.1



Fig.2



Fig.3



Fig.4



Fig.5



Fig.6



Fig.7



Fig.8

Existing Building Analysis

Plan Layout

The basic plan layout of the building is typical of this style of period home, however over many years the building has been unsympathetically adapted to flats prior to our client’s ownership of the property. The basement has been left in its original condition and the original rear gardens have been paved at some point in the past with, poorly maintained, tarmac.

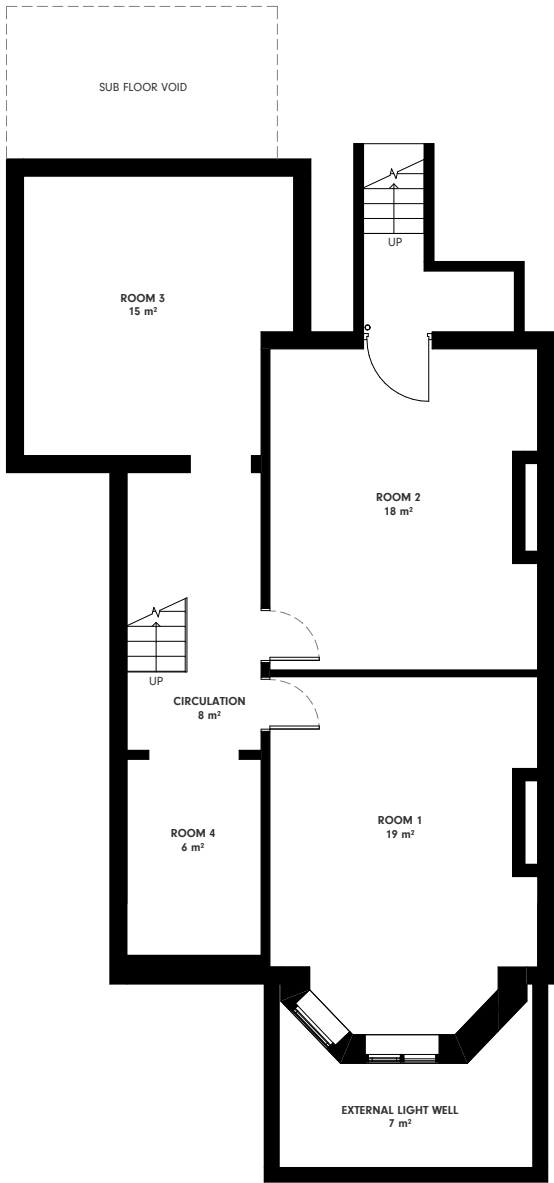
The interior is outdated and requires to carefully stripped in most places in most places and the remaining period features conserved along with the removal of some of the later internal wall additions.

Gross External Area (GEA) - 88.5m²

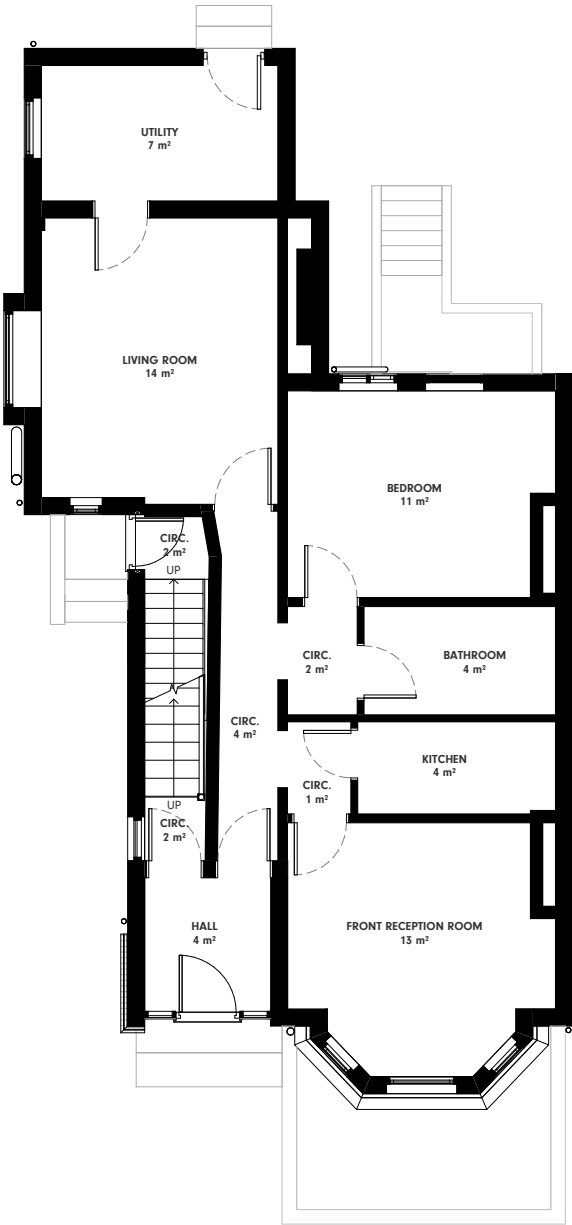
Gross Internal Floor Area (GIFA) - 265m²

EXISTING ROOM SCHEDULE		
LEVEL	ROOM NAME	AREA
LEVEL -1	CIRCULATION	8 m²
LEVEL -1	EXTERNAL LIGHT WELL	7 m²
LEVEL -1	ROOM 1	19 m²
LEVEL -1	ROOM 2	18 m²
LEVEL -1	ROOM 3	15 m²
LEVEL -1	ROOM 4	6 m²
LEVEL -1: 6		72 m²
LEVEL 0	BATHROOM	4 m²
LEVEL 0	BEDROOM	11 m²
LEVEL 0	CIRC.	1 m²
LEVEL 0	CIRC.	4 m²
LEVEL 0	CIRC.	2 m²
LEVEL 0	CIRC.	2 m²
LEVEL 0	CIRC.	2 m²
LEVEL 0	FRONT RECEPTION ROOM	13 m²
LEVEL 0	HALL	4 m²
LEVEL 0	KITCHEN	4 m²
LEVEL 0	LIVING ROOM	14 m²
LEVEL 0	UTILITY	7 m²
LEVEL 0: 12		70 m²

LEVEL 1	BATHROOM	4 m²
LEVEL 1	BEDROOM 1	18 m²
LEVEL 1	CIRC.	1 m²
LEVEL 1	KITCHEN	10 m²
LEVEL 1	LIVING ROOM	18 m²
LEVEL 1	STAIRWELL	8 m²
LEVEL 1	W/C	3 m²
LEVEL 1: 7		62 m²
LEVEL 2	BEDROOM 2	15 m²
LEVEL 2	BEDROOM 3	16 m²
LEVEL 2	BEDROOM 4	23 m²
LEVEL 2	LANDING	7 m²
LEVEL 2: 4		61 m²
Grand total: 29		265 m²

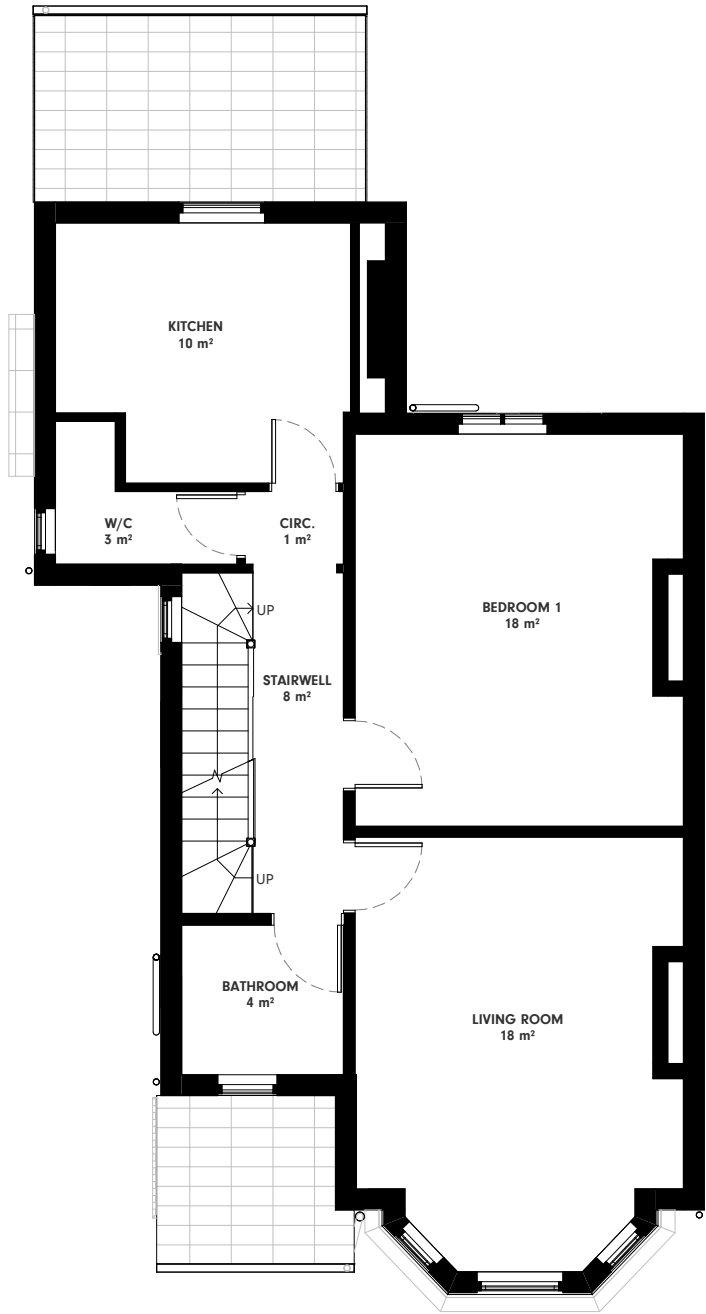


Existing Basement Floor Plan

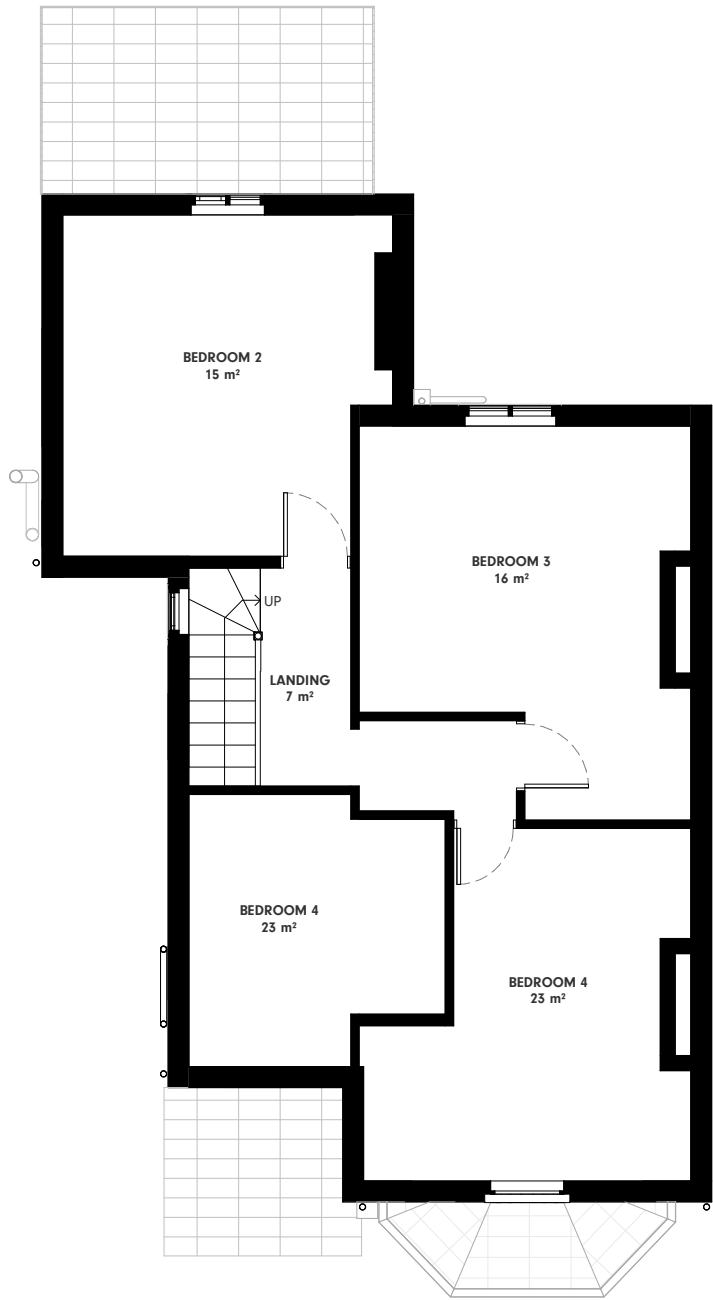


Existing Ground Floor Plan





Existing First Floor Plan



Existing Second Floor Plan



Existing Building Analysis

Existing Elevations

The elevations retain their original features except the windows which have been replaced with white timber and uPVC windows in places. As mentioned prior, the walls are red brick laid in stretcher bond, with arched brick lintels over some of the window and door openings, with stone cills that are not in good repair.

The ground floor rear elevation extension is most likely not original. We appreciate that requirements regarding space, light and access change with time. This should be reflected through the built fabric, and there are numerous successful examples of heritage assets that have been elevated through the addition of modern elements informed by the context.



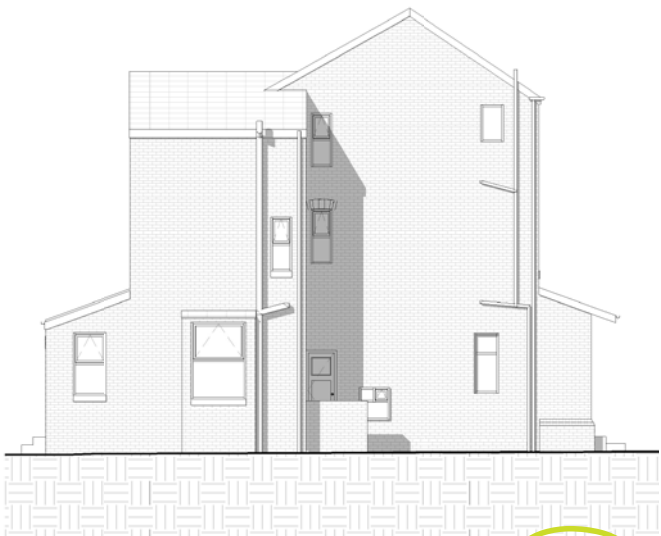
Existing Side Elevation 1



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation 2



Proposed Design

Proposed Works Summary

General

- Extensive, sympathetic refurbishment - all existing interior finishes to be removed from walls, floors and ceilings; external walls to be upgraded internally with insulation to increase thermal performance of building and any original features to be retained where possible.
- Side extension finished in brick to match existing, to contain communal access stairs to flats; stairs to be solid timber and Part K compliant. Flat roof construction above extension, with hidden gutter through parapet.
- Rear extension finished in brick to rationalise and improve kitchen/communal internal space.
- Open up space between living/dining and kitchen. Steel beams to support existing structure and allow maximum span; all to be finished in intumescent paint. Steels to be recessed into walls where possible.
- Upgrade existing floor construction with acoustic insulation (ground, first, second floor).
- New timber doors throughout.

Basement

- Convert currently unused basement into 1 no flat with 2 bedrooms.
- Existing rear stairs to be excavated to allow for new proposed terrace with decking. Stairs to be replaced with new concrete stairs built on site by contractor to comply with Part K.
- Excavate existing basement floor to allow for new floor construction throughout. Floor to be lowered down to existing wall footings to increase floor to ceiling height.
- Existing non-original high level window over existing basement staircase be removed and infilled with masonry to match existing.
- Excavate and build concrete retaining wall for light well to Bedroom 2.
- Demolish existing internal stairs and replace with timber stairs to meet all Part K requirements.
- All perimeter walls to be tanked and dry lined

Ground floor

- Reconfigure the plan layout to accommodate 2no bedrooms with one ensuite each, a living-dining space and a kitchen.
- Replumbing works required to direct toilet into new soil pipe system.
- Infill existing window in the existing living/dining space with brick to match existing.
- Light oak window seat for the living/dining window.

First floor

- Reconfigure the plan layout to accommodate 2no bedrooms with one ensuite each, a living-dining space and a kitchen and closet storage space on the hallway.
- New wall construction to create the rear extension - cavity wall construction, with blocks and brick to match the existing, with steel columns or padstone; existing ground floor wall and foundations integrity to be assessed by SE on site to allow for vertical extension.
- New floor construction in the new rear extension (kitchen space).

Second floor

- Reconfigure the plan layout to accommodate 2no bedrooms, one ensuite, one bathroom, a living-dining space and a kitchen.
- Provision of conservation rooflights to allow for increased natural light.
- New floor construction in the new rear extension (kitchen space) stepped down from the existing floor to increase head height.
- Existing roof to be upgraded with insulation; new roof to be finished in slate tiles to match existing.

Site

- Retain existing walls and fences between courtyards; proposed fence to match existing alongside external terrace.
- Current soil pipe to be rerouted and fed into existing drainage system - suitable drainage system to be designed depending on depth and position of existing drainage.
- Removal of existing hard surface at the back of the property and replacement with planted surface and concrete paving to create seating area.
- Concrete steps with polished finish and non slip grooves at the building entrance.
- Provide bike store and bin stores for 4no flats, to be finished in black stained timber, with open black timber below side extension to contain Flat 1 bins.
- Provide 5no parking spaces with electrical charging points; parking to be finished with Grasscrete paver.

Other external works

- Replacement of all windows to match existing/original, with double glazed timber sash windows, painted black.
- Replacement of external doors with like for like.
- Restore existing stone cills to the original condition and/or paint black.
- Electricity meter to be moved from basement and individual electricity meters to be provided for each flat.
- Gas meter position to be retained and individual meters to be provided for each flat.
- New aluminium downpipes to match existing.
- No work to existing trees.

Proposed Design

Proposed Intervention Analysis

Subservience

Planning requirements make it clear that the rear extension must appear subservient to the existing building to prevent the existing house becoming unbalanced visually. As a result of the design and proportions, the extension does not impact the balance of the elevation being aligned with the key elements of the original design. The extension to the rear is similar to other properties on the street, which have been granted planning permission.

Form and materials

Contextual design has been a key driver throughout the design process and has shaped the form of the extensions and the materials used. The dark tones for the window frames and dark lintels will give a coherent aesthetic and sharp look to this Victorian building. For the covered stairwell, the use of brick with crisp detailing and black stained timber will create a feeling of high quality. The rear extension makes predominant use of matching brick, with windows and finishes similar to the existing.

1 - Side and rear of the property; extension of neighbouring house visible on the far left of the photo.

2 - 78 Clyde Rd - photo montage showing the refreshed external appearance; all new window frames and details to be black.

3 - Main elevation of 68 and 70 Clyde Rd as an example of the above already completed on Clyde Road

4 - 3D image of rear view of properties - the three storey extensions for numbers 68 to 76 are highlighted.

Other images are of the style aesthetic we would be looking to achieve with the side extension, with image 5 showing and extension to a listed end of terrace in Tufnell Park Conservation Area, London.

Sustainability

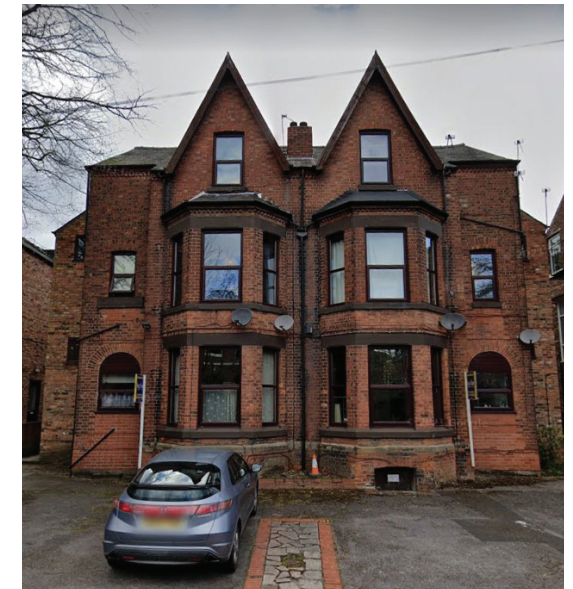
Any suitable materials resulting from the demolition/refurbishment work are to be retained on site for re-use where possible. Contaminated materials will be removed by specialist contractors. The rear three storey extension, side extension and internal remodelling will be compliant with Building Regulation standards and exceed the Local Authority's energy efficiency requirements. New materials are to be sourced locally where possible. All alterations and the extensions will be constructed using materials to match the existing.



1



2



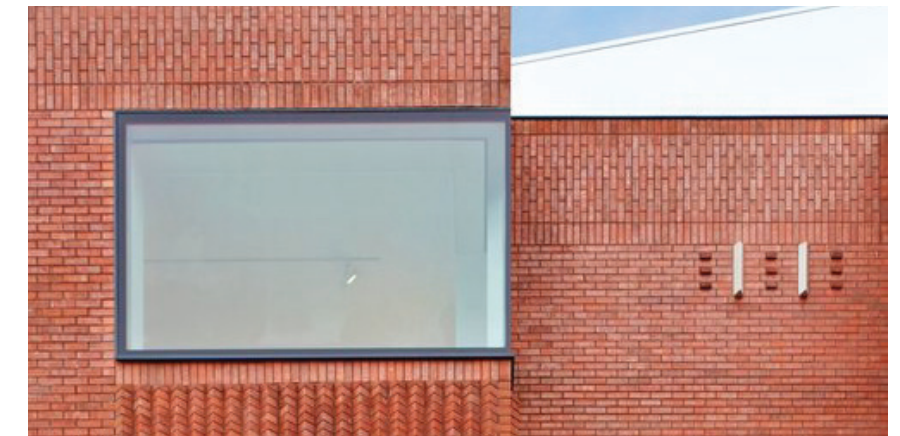
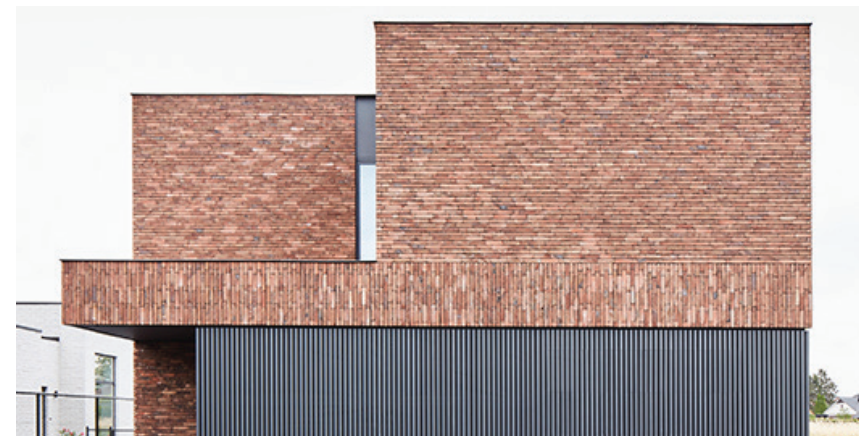
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4



5

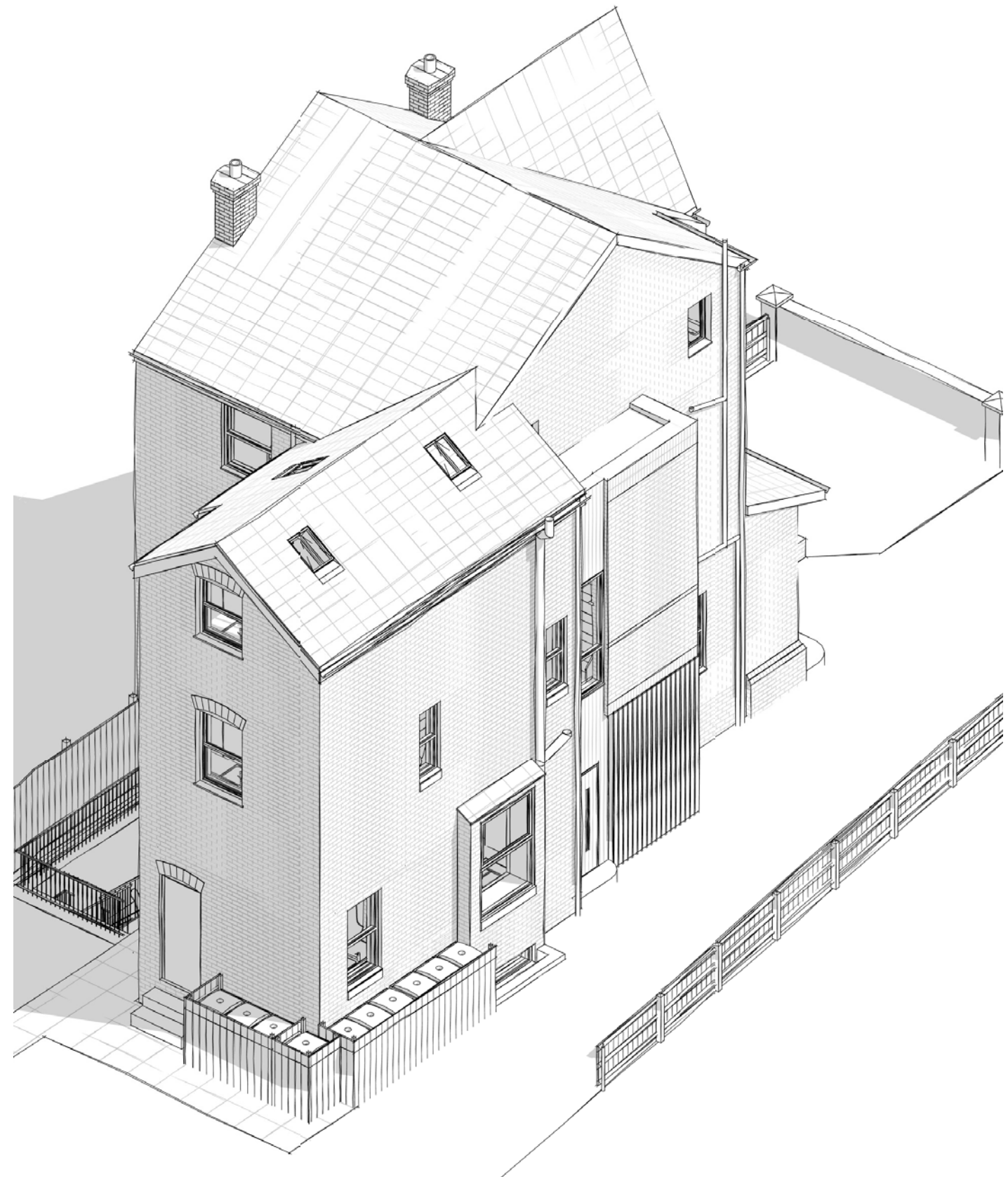


Proposed Design

Design Principles

The key elements of the build are:

- A modern high class side extension that seeks to harmonise the character of the house and area with a modern design. It is important that the aesthetic theme is strongly related to the existing and highly subservient complimenting the conservation area.
- The form of the building and predominant use of matching brick embeds the new elevation of the home into the surrounding street-scape.
- Create a contextual 2 storey rear extension that contains new kitchens for first and second floor flats that flows into the dining and living room area of each. The extension will project from the original back wall of the house and extend over the current ground floor rear extension, in order to provide the minimum needed space requirements. Similar extensions at neighbouring properties have been granted planning permission.
- Refurbishment of the existing property to create 4no 2 bedroom flats including converting the basement into usable space. The existing stairs will be replaced throughout with new ones that respect current building regulations. Alterations to existing floor layouts to rationalise space and provide 2 ensuites in each flat.



3D view of proposed option



Proposed Design

Site

Externally , there will be a significant improvement of the landscaping and grounds by adding soft landscaping, defined parking, secure bike storage, bin storage and an amenity area.

The existing car park is in poor repair so we suggest removing the existing tarmac in places, replacing it with grass, patio and car parking spaces that use perforated concrete tiles. Doing this will not only add green amenity space but also help with drainage and add to the ecological net gain of the scheme.

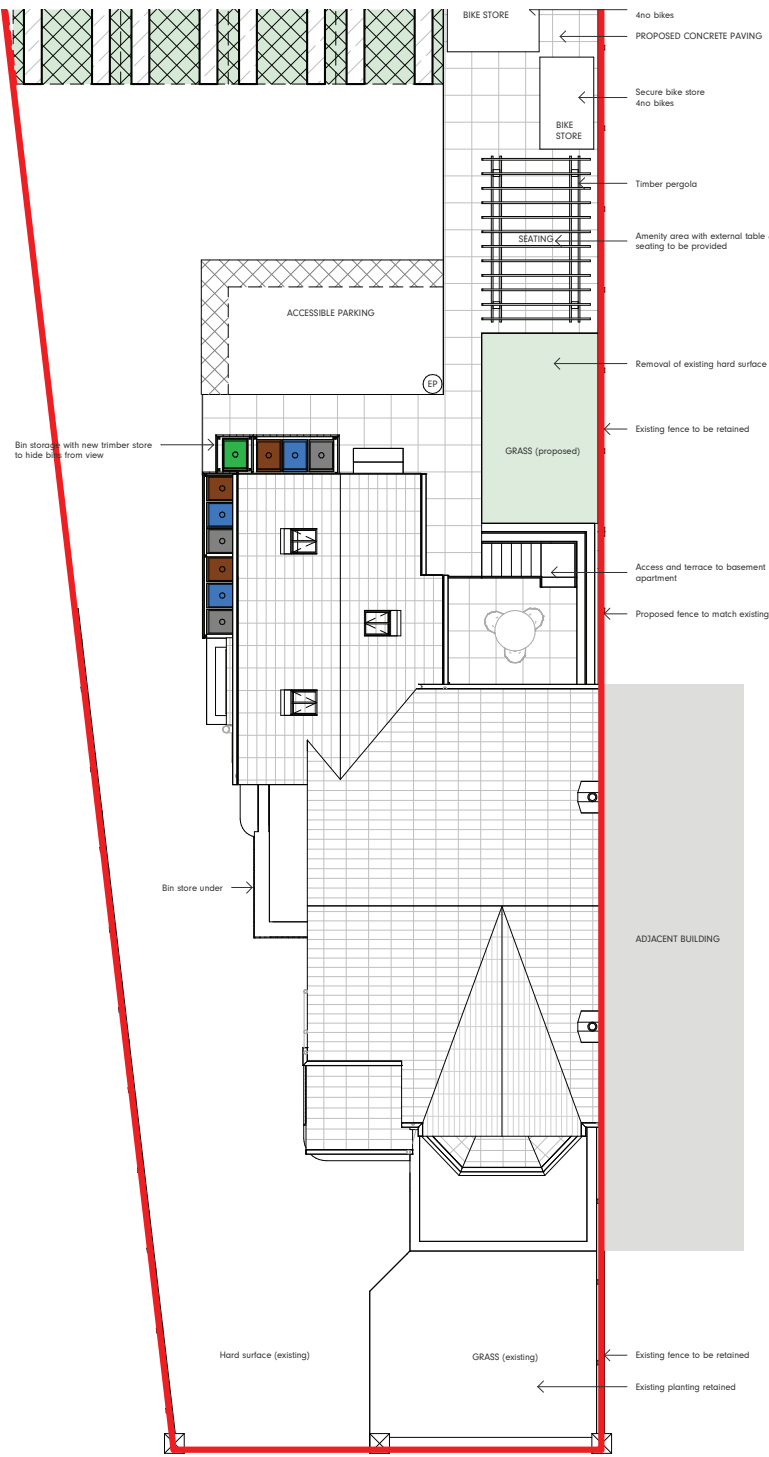
We propose that there are 5 parking spaces, 1 for each apartment and 1 disabled parking spot, each to have electrical charging points.

There will be additional secure bike storage at the rear of the property, providing 2 bike storage spaces for each apartment.

Provision of a seating area for the tenants will also add to the quality of the amenity space. This would be finished with concrete pavers. A pergola would be a positive addition to frame the space.

Ample bin storage is also provided, with a communal green bin or management uses and 3 bins for each flat; provision of waste bins has been calculated based on the local authority guidelines. The bins will be kept out of sight by providing a timber bin storage, with easy access for collection. This represents a beneficial proposal to the current bin situation on site.

Any trees on site should be retained and new low maintenance planting will also be provided.



Proposed Site Plan
1 : 100



Parking: concrete grass paver blocks



Bin storage shed



Outdoor bike storage



Pergola and seating area

Proposed Design

Proposed Plans Analysis

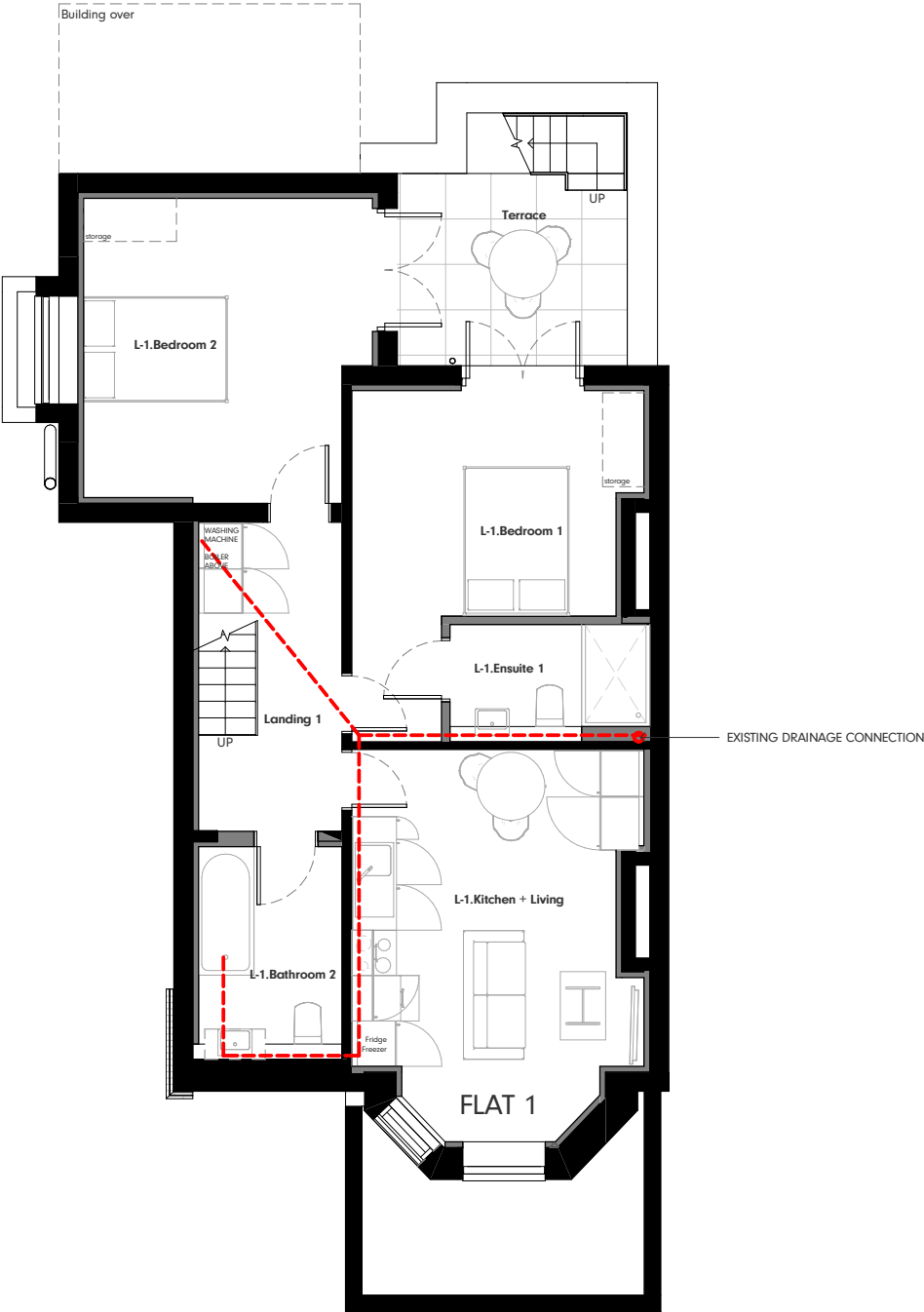
The proposal seeks to rationalise the available space, maximise natural light and make this house fit for modern living by adding a side and rear extension. The proposed application is for the creation of 4no quality apartments that will replace the current apartments and unused basement and create a more sustainable permanent use pattern for the property.

A small two storey extension will be added to the rear of the property and a side extension will partially contain the access stairs to the flats. The ground, first and second floor apartments are accessed from the existing front entrance, while access to the basement flat is from its original entrance, with a new porch.

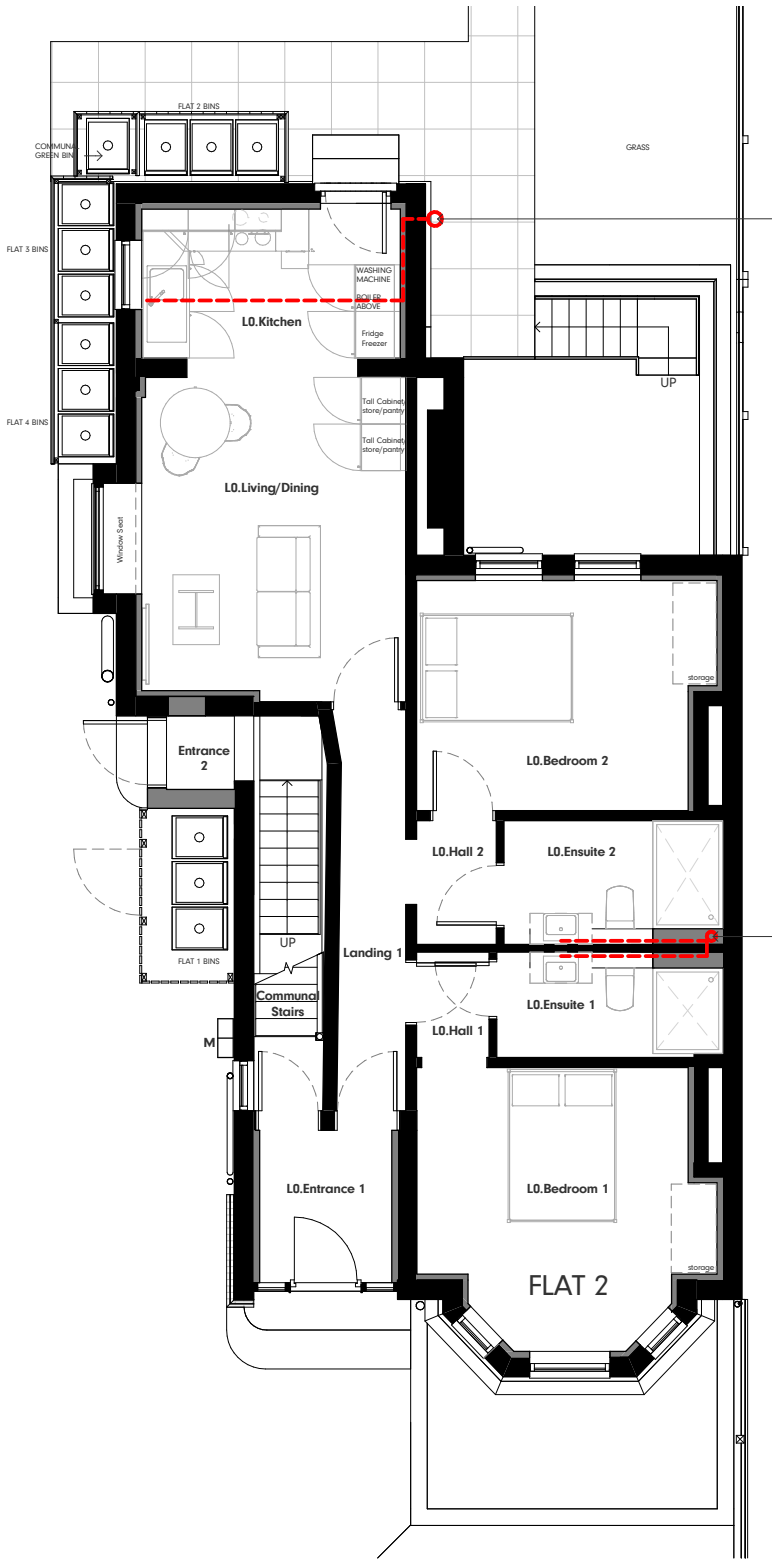
The new side extension is a mixture of brick and black timber cladding with plenty of windows for natural light and ventilation. The space under the stairs acts as bin storage for one of the apartments.

At first floor level much of the layout mimics the ground floor, however one of the ensuites is where an existing bathroom is. This bathroom has the potential to have door into the hall (either Juliet style with a second door) or with no door into the bedroom, allowing the bathroom to act as a shared flat bathroom.

At second floor level, the rear space is also the kitchen dining room, this allows for all the service connections for the kitchens to be in one area. This flat also has the shared bathroom, which also has space for a bath, making this flat even more desirable and even more family orientated. This bathroom could also benefit from a Juliet style door allowing access from the hall and the bedroom.

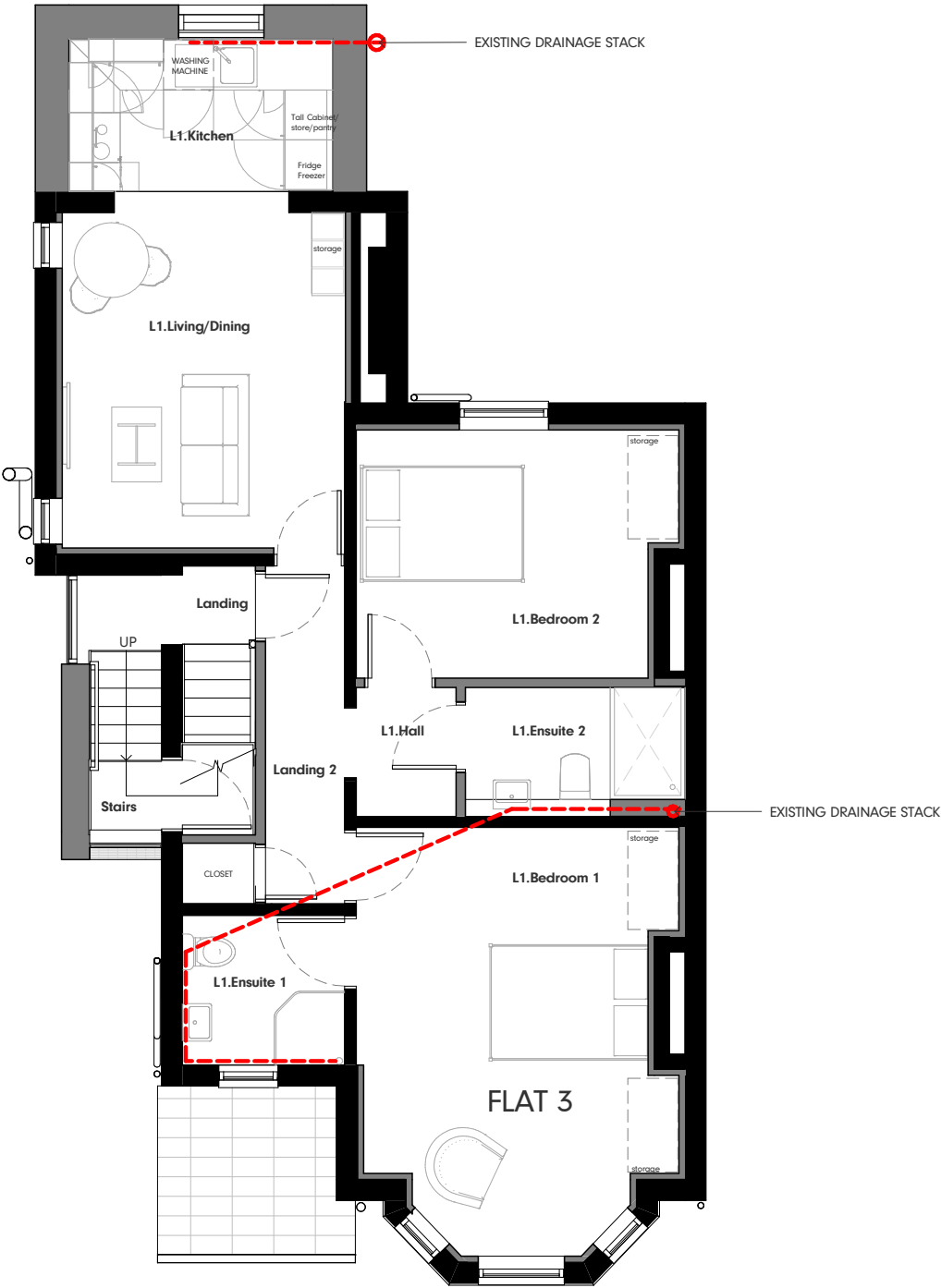


Proposed Basement Plan

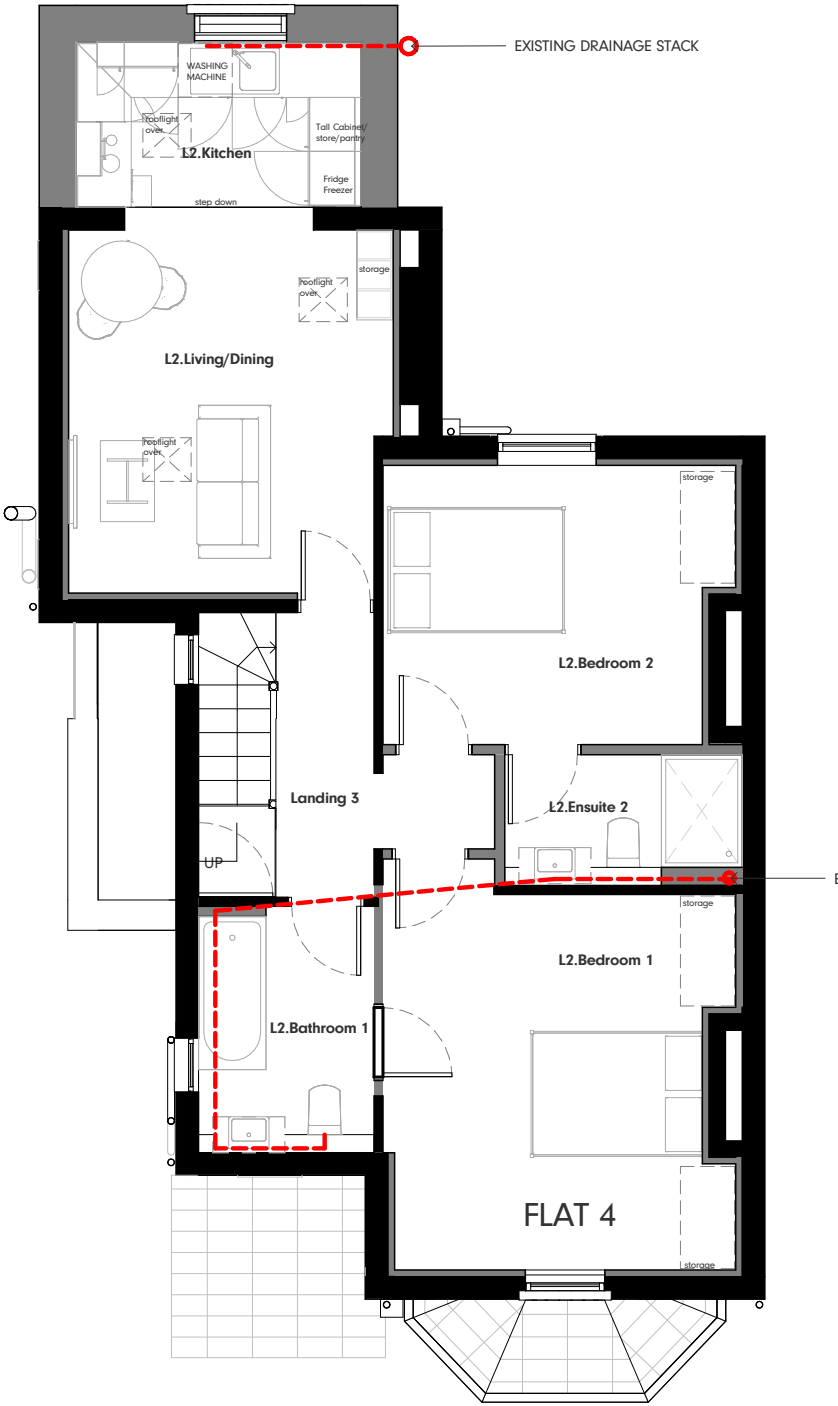


Proposed Ground Floor Plan





Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Design

Design and Access

78 Clyde Road is in close proximity to local amenities and is well connected to public transport through tram and bus; there are bus stops connecting West Didsbury to the city centre and surrounding areas while the tram provides connection to the East & West of Manchester and the city centre. Additionally, rail links from Mauldeth Road and Burnage provide access to the main train stations in Manchester and the wider train network.

The proposal seeks to improve the current parking provision by creating defined parking, with one parking space per flat and a visitor/disabled parking space, in total on-site parking for 5no cars. In addition, there will be 2 secure bike stores with 8no bike stands for occupants.

Access to the apartments at ground floor and above will be through the existing front door accessible from Clyde Road, providing a central secure access point. The basement apartment will be accessed via a separate entrance, on the South West side of the house. This entrance is also original but has a new porch.

In addition, a full external lighting and CCTV system linked to apartments and relevant access points will be installed in order to improve security throughout the site. The bikes and bins will be in secure storage situated on site.

Rear extension

Design - The extension aims to extend the available space inside the flats and will accommodate the kitchen areas which are connected to the living/dining space; this will also simplify plumbing connections. The design is informed by the existing property and similar three storey extensions at neighbouring properties; the materials used will match the existing: red brick in stretcher bond, blue slate roof, timber sash windows.

Access - The route into the kitchen is easily accessible from the main entrance, it is an open plan connected to the dining/living spaces. There is also a direct access from the ground floor flat to the rear of the property through a set of concrete stairs.

Side extension

Design - The extension aims to provide a modern side extension by creating aligned and materially referenced new additions, with brick and black stained timber. The brick detailing references the attention paid to these same types of details throughout the conservation area, but in a modern interpretation. The internal spaces are well lit, providing communal access to the upper level flats and the entrance to the basement floor flat.

Access - The basement flat main access is through the South West side of the property, through the side extension. The communal stairs lead to the first and second floor flats. The stairs are solid timber and Part K compliant.

Basement

Design - The unused basement has been transformed into a 2 bedroom flat with a bathroom and one ensuite, with a new window and lightwell for the second bedroom. The kitchen, dining and living space is situated towards the front of the house. There is an outdoor terrace accessible from both bedrooms. A new utility area is created under the stairs, containing a boiler and washing machine.

Access - It was essential to replace the existing staircase with a new design that conforms to current building regulations. This makes access to the basement comfortable and safe. The outdoor terrace also has access to the site level through a set of concrete stairs, Part K compliant, with non slip finish

Ground Floor

Design - The floor plan was reconfigured to make the flat more accessible and use the space better. The flat features 2 bedrooms, 2 ensuites and a living/dining space connected to the kitchen.

Access - The ground floor flat is accessed through the main entrance, through a set of stairs containing 2 risers. The courtyard is accessible from the kitchen, through a set of concrete stairs containing 3 risers, with polished finish and non slip grooves.

First floor

Design - The first floor flat features 2 bedrooms, 2 ensuites and a living/dining space connected to the kitchen.

Access - The flat is accessed through the communal stairs situated in the side extension.

Second floor

Design - The plan layout mimics the flat on the first floor, with a slightly bigger bathroom. The kitchen is stepped down from the living room. In order to maximise daylight, there are conservation rooflights in the living room and kitchen.

Access - The flat is accessed through the communal stairs situated in the side extension.

There will be changes to the pipework which we have accounted for. All stairs and outdoor surfaces/communal hallway areas to have non-slip finishes. Stairs to be Part K compliant.

Proposed Design

Building Appearance

The proposed side extension, while having a form recognisably of today’s architecture, takes cues from the existing surroundings. It will be finished largely in brick to match the existing, with black timber cladding for the side extension. All new windows will be timber sash windows finished in black.

We feel the extension has a subdued identity of its own, subservient to the existing, without diminishing and overpowering the original building. The extension has no overhangs and a hidden gutter, with a playful contrast of brick bonds, large picture windows and a flat roof.

The rear extension takes cues from the surrounding area and extends the current one storey extension over three storeys. The openings mimic the ones on the existing rear elevation and the conservation rooflights are positioned to maximise natural light into the internal space.

Proposed materials

The side extension makes predominant use of matching brick cast against black stained timber. The extension takes inspiration from the existing built fabric but does not try to imitate it, and uses complimentary materials to deliver a modern scheme that cleverly integrates with the 19th century house. The roof of the proposed rear extension is finished in blue slate to match the existing.



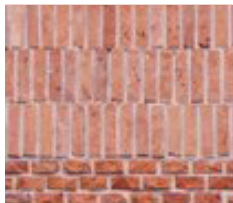
Proposed Main Elevation



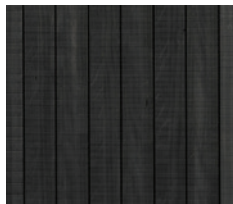
Proposed Side Elevation 2



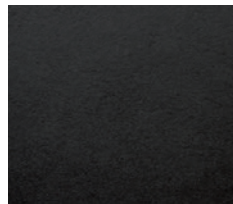
red brick, stretcher bond



red brick, soldier course



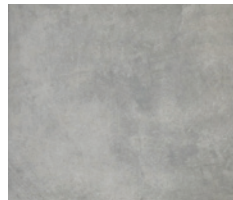
black stained timber



proposed window cills
- to be painted black



open black timber



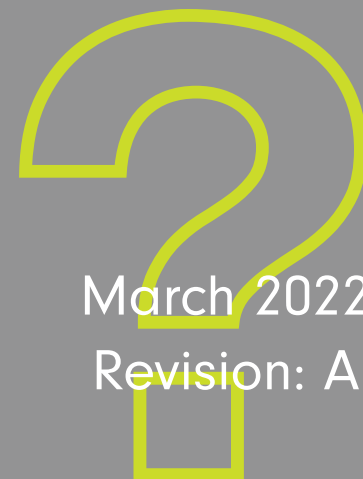
proposed concrete
tread stairs



Proposed rear elevation



Heritage Statement



March 2022
Revision: A

Heritage Statement

Assessment of Significance

78 Clyde Road is part of the Albert Park Conservation Area. During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane which also includes Clyde Road, was developed with housing, mainly three-storey pairs of semi-detached properties, slightly less grand than those fronting Palatine Road.

According to the Manchester City Council, 'development control in Albert Park is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.'

The significance of this building has been assessed in accordance with BS 7913:2013 - Guide to the Conservation of Historic Buildings and Historic England's Conservation Principles, Policies and Guidance. These document lay out the four ways in which historic buildings can be valued as:

- Evidential value: The potential of a place to provide evidence about historic activity.
- Historical value: An illustrative or associative way in which historic people, events and aspects of life can be connected to the present through a place.
- Aesthetic value: The sensory and intellectual stimulation drawn by people from a place.
- Communal value: The meanings and associations of a place for the people who relate to it.

The building is itself not listed so the assessment of its significance will be confined to the ways in which it contributes to the conservation area key characteristics as set out by the Manchester City Council.

The houses on Clyde Road are typical examples of Victorian dwellings. There is a certain Historical value to the conservation area due to its connections to the evolution of Didsbury after the Industrial Revolution. This significance value is not affected by the proposals

The buildings have largely been retained in their historic form, with subsequent additions to respond to an increased demand for space, and this is not damaged through the proposal. The area was originally conceived as residential and continues to function as such today, another example of Historical value which is uninterrupted by the proposal.

The aesthetic value is characterised by the simple lines of the buildings, additional detailing over windows and prominent stone cills and dressings. The proposal uses materials to match existing such as red brick and blue slate tiles. The black stained timber used in the

side extension is an appropriate addition to the material palette of the building. The use of matching red stock brick and timber frame sash windows contributes to the interpretation of the extension as an aesthetic asset to the conservation area and therefore in support of its historic significance.

We have followed this aesthetic guidance by keeping our proposal minimal in its detailing relying on a carefully chosen and balanced palette of materials to tie the extension in with the nuanced historic environment.

The principal view of 78 Clyde Road is off the main street with the same name, looking SE-NW. This key view is not affected by the proposal and therefore the public's primary appreciation of the conservation area is not harmed by this intervention.



Heritage Statement

Impact of Proposed Development

The proposed extension has been designed to a high standard to enhance the property and to fit in with the local context and original architecture. It uses materials, design features and principles that elevate the existing building. As previously discussed, the side extension reads as a modern intervention yet takes inspiration from the existing. The proposed materials are of a high quality and are appropriate to the context and setting of the building, and would reflect the past, but with a modern twist.

In our view, the character of the property will be maintained, as shown on the proposed drawings. The proposed rear and side extension, as well as the refurbishment enhances the property. Taking into account the scale, design and form of the proposed rear and side extensions, as well as boundary treatments and landscaping, these works will not appear obtrusive in the existing context.

We feel the side extension has a subdued identity of its own, subservient to the existing, without diminishing or overpowering the original building whilst retaining its own contrasting visual identity that enhances the existing building. Similar to it, the rear extension in the context of the scale of the existing house, the rear extension has a minimal footprint that follows the existing one storey extension outline. Moreover, there will be no impact on the setting of any of the adjacent buildings.

It should be considered that the proposal is in accordance with the NPPF and Core Strategy Policies and UDP. The proposals intends to improve the aesthetic of the existing building and site and provide much needed quality accommodation. Furthermore he design will not affect the character of the conservation area.



Conclusion

We consider that the proposed development would not cause harm to the character of the Albert Park Conservation Area, but will enhance the character of the existing building and will not affect the contribution of the existing building to the conservation area when viewed from its main elevation/streetscape.

This report states that:

- The proposal is to sympathetically refurbish, improve and rationalise the existing accommodation contained within the property.
- The quality of the design and specification in the proposal are very high and the nature of the proposal should be welcomed.
- There are no planning policy grounds to refuse the application as the scheme is in line with local and national planning policy.
- Planning precedents support the case that the proposals should be approved.
- The proposal is sympathetic to the conservation area by preserving and enhance the character of the existing dwelling.

We believe that the aims and ambitions for the scheme to provide a property fit for the 21st century are fulfilled by the design. The development proposal to extend this dwelling is in line with local planning policy and supported by other approved applications in the vicinity.

The proposal brings this house back into shape for modern living, by updating the decoration and layout in line with the mandate of positive conservation and management as set out in local conservation area policy and ensuring this house is a valuable asset for many years to come, not only for the client but the wider community.



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