

THE MOUNT

Wythenshawe Road, Manchester, M23 0PD



Design and Access Statement

Introduction

This design and access statement has been prepared to support a full planning and listed building application for Flat 1 & 2, The Mount, Wythenshawe Road, M23 OPD.

This proposal seeks to attain full planning consent for the works at the above addressed including the conversion of the property back into 1 dwelling with appropriate layout changes, erection of 2 external outbuildings, restoration to the external façade including new and restored windows and associated works.

The existing Grade II Listed property is currently 2 flats and was converted in the 1970's by Manchester City Council (MCC). Over the years, there have been a number of alterations. The changes proposed as part of this application aim to primarily restore the building back to its original character and the one dwelling it once was, alongside appropriate layout changes required for the dwelling to be suitable as a family home.

The current owners want to restore this building back to its original character and ensure the changes proposed are appropriate and long lasting for the building. This proposal is a great opportunity to see this Grade II listed building reinstated to closer to the original intended layout and reinstated as a family home.

Pre-application Consultation

The current owners first sought pre-planning advice prior to purchasing the property in March 2020, firstly via email consultation and a face-to-face meeting with the Planning Officer Robert Tyrer and Conservation Officer John Whyard from MCC. The initial design proposals were shared and discussed in relation to a previously approved, but elapsed, planning application alongside suitable design for the property.

Unfortunately, due to the ongoing COVID-19 pandemic, a site visit or further pre application meetings have not been possible. However, the current owners have taken into consideration the design alterations suggested from the initial pre-application meeting which are reflected in this proposal.

Property Details

The proposed site is located on Flat 1 & 2, The Mount, Wythenshawe Road, M23 OPD and it is a Grade II Listed building.

The area the property is located, south of Manchester, was traditionally fields which was owned by the Tatton family. Prominent buildings nearby include Wythenshawe Hall, a Grade II* listed building and its associated estate. The property has been traced back to a Bryant Map published in 1831. The Property was originally occupied by the land agent for the Tatton Family. According to the census records, it remained occupied by land agents until it fell into disrepair. It was purchased by Manchester City Council in the 1970's when it was converted into 2 flats. These were originally rented out as council housing, before being purchased through the 'Right to Buy' scheme. The flats were then sold privately until both were purchased by a developer in the 2000's. At this point they were decorated and then rented out. The current owners acquired both flats and the surrounding land in July 2020.

Following the completion of WWII, the surrounding farmland to the property was turned into council housing. Further development happened in the following decades, with new housing continuing to encroach on the property. This included a housing estate, Hallas Grove, built on the traditional driveway and access route to the property. The property is now accessed via this road, but this development has significantly impacted the visual approach to the property. The complete property was listed in the 1970's with an indication that it was currently 2 flats (listed entry number: 1255037). At this time, each flat of the property had their own garden space to the South and West of the property. More recently, in the last decade, the garden space to the West of the property was developed into a 4-bedroom family home which was sold off as a separate dwelling.

The property was a standalone two-storey property which historical evidence suggests had a cellar. It is built from traditional red bricks with a Flemish brickwork pattern on the south, main elevation. The brickwork was originally lime pointed; however, the property has been repointed with a thin layer of cement pointing, this has failed in places exposing the original lime mix. It has a pitched roof, covered with slate tiles however, the original rainwater goods have been replaced by plastic. All windows remain timber built with single glazed glass, but the build of the windows suggests these were replaced during the flat conversion in the 1970's.

The property has a symmetrical main façade with 6 sash windows evenly spaced. The building is a staggered double pile plan, formed with an older southern range with a later northern range offset slightly to the left.



South elevation of the property showing the symmetrical sash windows.

Both the front and back door of the property have been replaced with a uPVC and a plywood veneer solid door. A porch, which was a later addition to the original property, has been removed leaving significant brick scarring and a tiled concrete area outside of the front door.



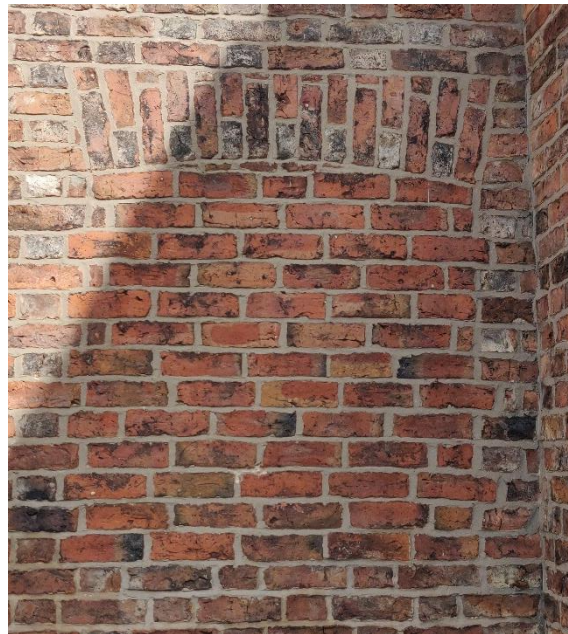
Images of the back uPVC door and front door with brick scarring and tiled concrete area

Although the windows on the property have been replaced, there is evidence to suggest the style of windows matches, in most cases, what would have historically located. The South elevation, has 6 sash windows, 5 of which are 8 over 8, with the top floor middle window a 6 over 6. The sash boxes are believed to be original, however, the sashes are not decorative and have thick square edge set bars and horns so it is believed these have been replaced at a later date. They are timber built and the remaining windows, bar 1, are timber built single pane casement windows. The timber and design of these, supports the viewpoint that these have been replaced. One window, on the top floor of the West elevation, has

been replaced with a uPVC. In the South elevation, there is a window that has been bricked up, however, evidence remains of the original brick arch.



Details of the sash windows believed to have been replaced



Decorative brickwork above a window which has previously been bricked up

There are 4 chimney stacks on the property, one of which on the East elevation, is smaller and is an external stack to the wall. It is understood that these were restored during the flat conversion.

The property has fences on all sides of the marked boundary. At the entrance point into Hallas Grove, there are metal railings on either side of the access. The grounds around the property are a mixture of grass and tarmacked areas. Around the base of the property are 3 rows of bricks before it turns to tarmac or grass. There is a large flower bed along the south boundary. There is currently a paving stone path that goes from the current flat 2 door, to a tree located on the south boundary.

Historical Features

The main features that remain are most of the fabric of the building itself. Externally the property retains much original fabric and footprint. The current property owners intend to restore this to a standard where it will be in place for generations to come. It is intended to keep the current footprint of the house as it currently stands.

Internally, almost all historic fabric has been removed, either from the conversion of the property to flats, or prior to this. Many of the replacement fabric, such as doors, skirting boards, and coving are not appropriate or in keeping with the historic character of the property. Upon taking ownership of the property, the current owners believed the sash windows on the South elevation were original. However, since seeking advice from a number of window specialists, it is now clear that only the sash boxes are original and the sash frames have been replaced. This is primarily due to their design which does not match the frame design from the era the property was built. Looking back at historical photos of the property, these show the original sash frames design which differs to what is currently in place. Below is the historical photo showing what is believed to have been the original design.

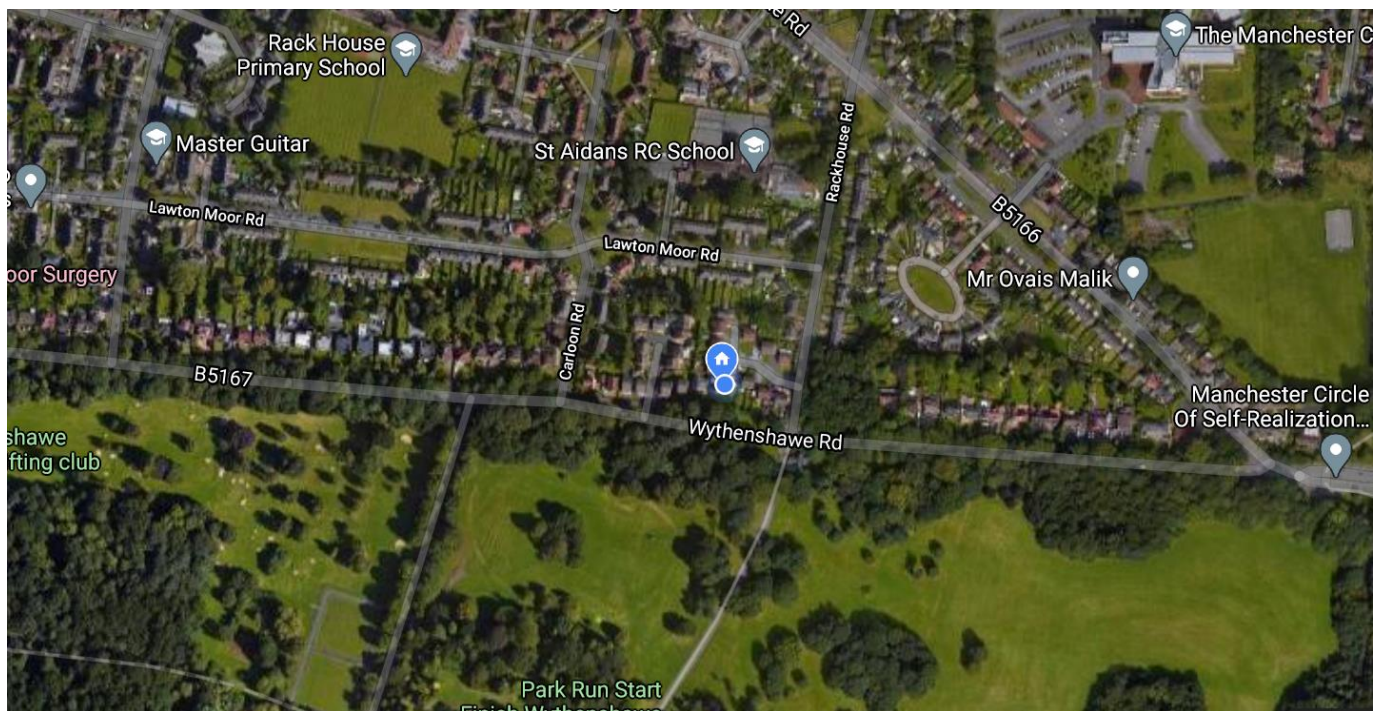


Historical Photo of the Mount showing the original sash window detailing.

In the garden, there is a traditional mill stone, currently propped against the West wall. It is assumed that this was originally housed in the surrounding farm buildings that once stood around the property. However, the stone's current location is not suitable or appropriate. The current owners want to retain the stone but to locate it in a more suitable position within the property grounds.

Site Analysis

The site where the property is based has changed significantly from when the house was originally built. Historically the area surrounding the property was farmland but as Manchester has developed, urbanisation has taken over this area. The property is now surrounded by modern housing developments to its North, East and West, with the South backing onto the road across from Wythenshawe Park. The below maps and photos show the site on which the property is currently located and its relation to the surrounding area.



Satellite image of the surrounding area to the property

Flat 1 2, The Mount, Wythenshawe Road, Manchester, M23 0PD



Location Map of the Property – Scale 1:1250



Satellite image of the properties immediate surroundings with the property highlighted in red

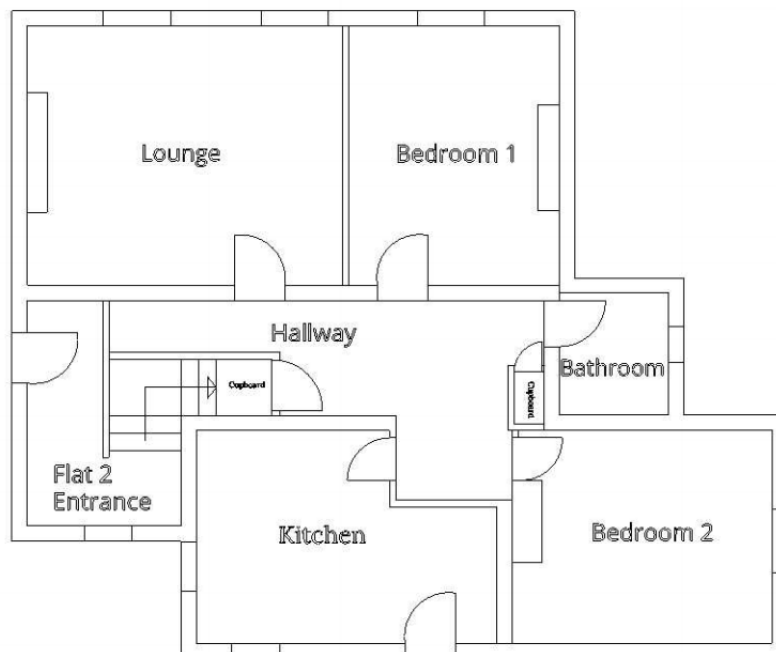


View of the property from its current access route through Hallas Grove and its relationship with surrounding developments.

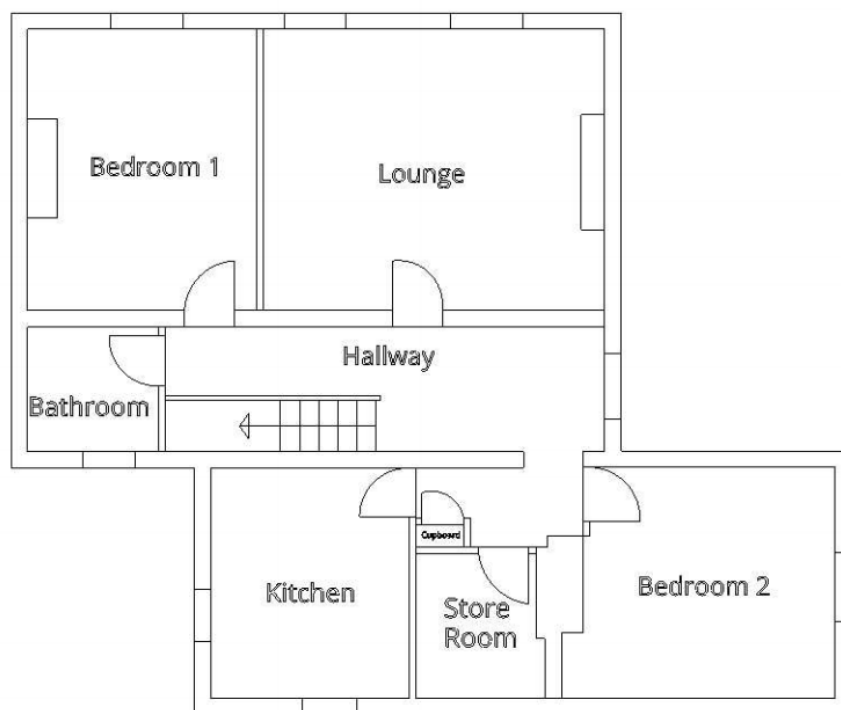


View of the property from Wythenshawe road from Google Maps Street view.

Current Layout



Current Layout Downstairs

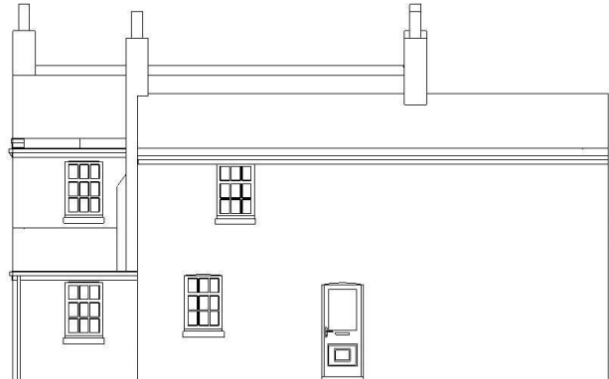


Current Layout Upstairs

Current Elevations



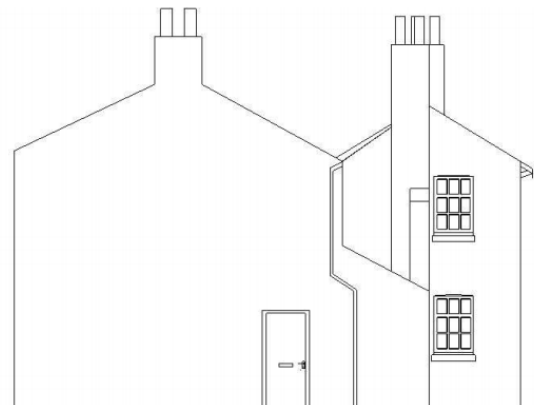
Current West Elevation



Current North Elevation



Current South Elevation



Current East Elevation

Design Proposal

The proposed works to Flats 1 & 2, The Mount are primarily centred around the combination of both flats back into a single dwelling and a suitable family home. All proposed changes are centred around enhancing the historical character of the building and reinstating the property as 1, as it was historical intended. Some considerations have been made to ensure the property will be suitable as a family home for generations to come, but it is believed that the proposal is sympathetic to the properties character and history. The proposed works are described in detail in the sections below.

External Building Fabric

It is proposed to remove the cement pointing from the property and replace with a suitable lime alternative. The original lime mortar is visible in places where the cement mortar has fallen away. A sample of this will be taken and the replacement lime mortar will match this as closely as is practicable. Repair work will be completed as required to external brickwork.



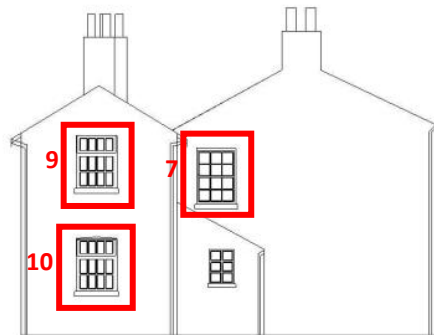
Area of brickwork showing where the cement mortar has failed, and the underlying lime mortar is visible

With regards to windows, it is proposed to replace the sash windows (windows 1-6) with bespoke timber built, slimline double-glazed units to a design that is more suited to the original windows. As shown in the photo from 1976, the old sash windows had slimmer glazing bars, and did not have horns. The proposed sash windows will emulate the original design and will not be horned and will have slimmer glazing bars. It is also proposed to replace the casement window on the West elevation (window 7) that is currently at the top of the stairs, with a sash window matching the design of the south elevation windows as historical photos, included below, suggests this used to be a sash. The final sash to be installed in the property is on the South Elevation (window 8), where a window has previously been bricked up. It is proposed to re-open this to the area that has been bricked up and install a sash matching in design to the others. Both windows on the West elevation (window 9 & 10), including the uPVC window will be removed and replaced with slimline double glazed, timber-built casement windows, matching the design of the casement windows in the property. On the North elevation, it is proposed to install an additional

slimline double glazed, timber-built casement window (window 11), matching the design and size of the adjacent casement windows. This will allow light and ventilation into the proposed family bathroom and the historical floorplan from 1870 shows that there used to be a window in this location on a small external extension to the property.

Further details of the proposed window work and cross-sectional drawings of the proposed windows are attached to this listed building and planning application as separate documents.

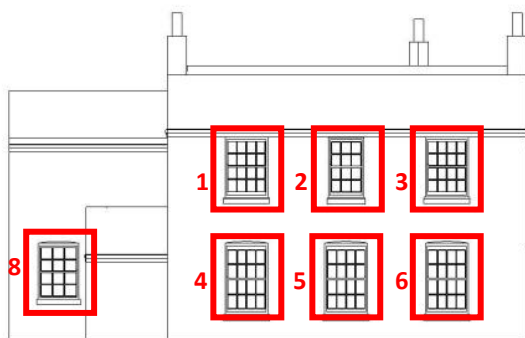
The proposed window changes described above are shown in the drawing below:



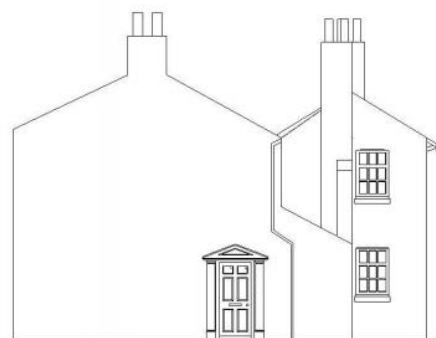
Proposed West Elevation



Proposed North Elevation

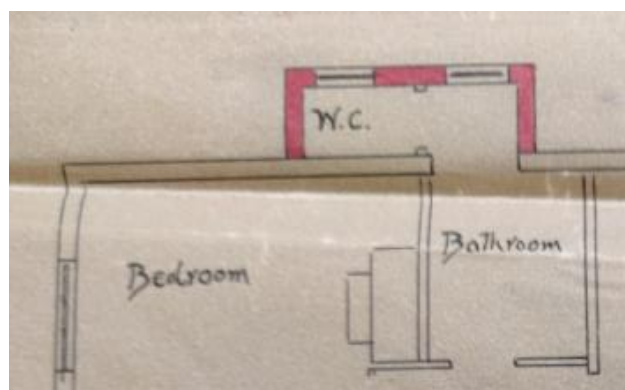


Proposed South Elevation



Proposed East Elevation

Elevation drawings with the proposed window changes highlighted in red



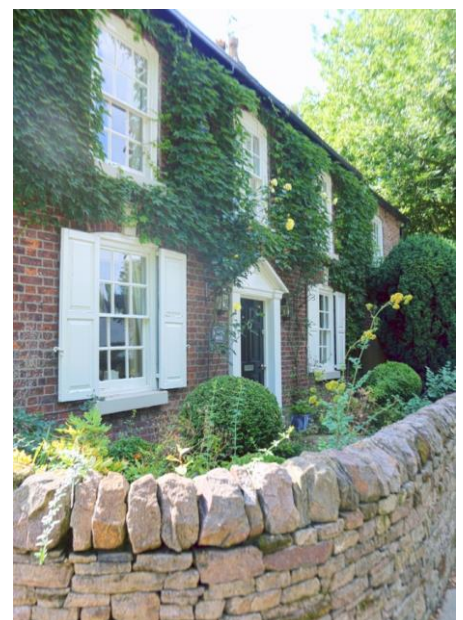
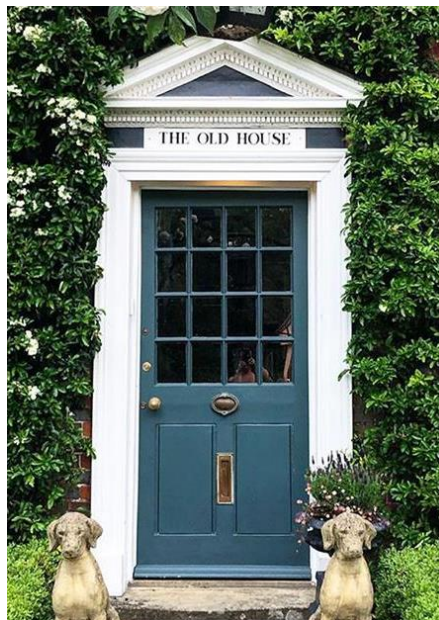
1870's Layout drawing showing evidence of a window on the North elevation where it is proposed reinstate a window.

As the front door is not original it is proposed to be replaced with a 6 panel, reclaimed, hardwood door with the top 2 panels glazed. The back uPVC door is proposed to be replaced with a hardwood door with a two panelled bottom section and four panes of glass in the top section.

Historically the property had a porch around the proposed front door. This has been removed at some point previously and has left extensive scarring on the front door. To remedy this, it is proposed to install a Georgian style door surround. This will improve the area around the front door and will enhance the property entrance. It makes it clearer that the proposed front door is the main entrance to the property, as opposed to the back door which historically led to a back courtyard.



Proposed East Elevation



Example door surrounds on other Georgian properties

Internal Building Fabric

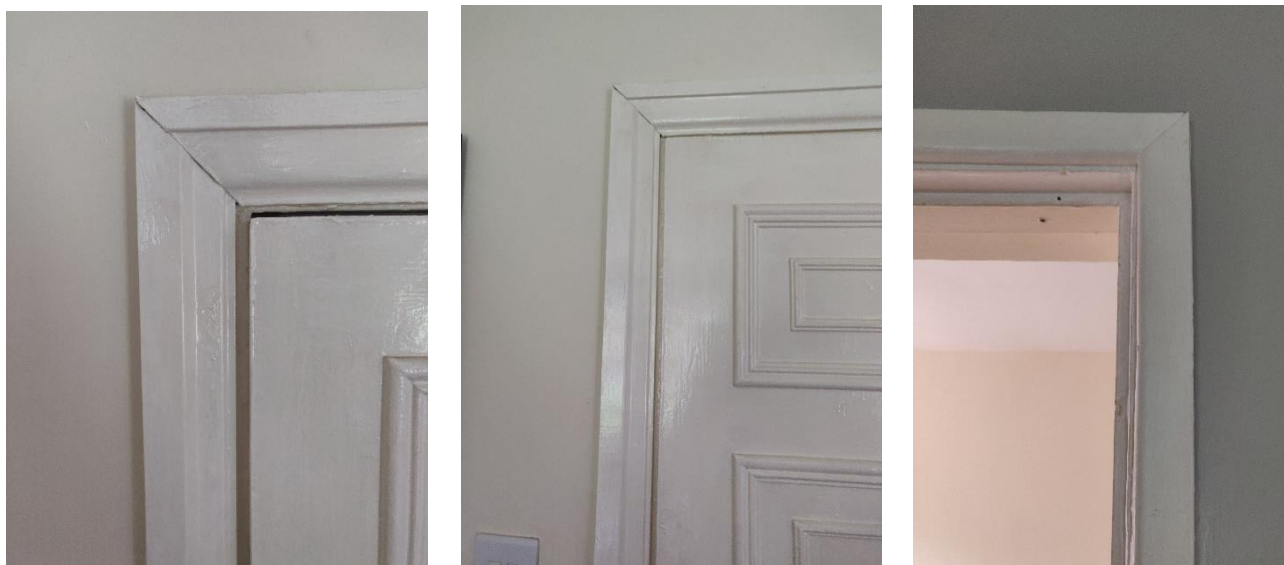
The property is currently 2 flats which have been occupied by separate parties. This has meant the internal building fabric in places, differs between the 2 flats. As the intention of the works is to reunite the property into 1 family home, the internal building fabric needs to be altered in places to support this.

Throughout the property there is a mix of skirting board styles and sizes that have been used. None are considered to be historic and don't suit the character of the property. It is proposed to remove all of these and replace with a single style and size skirting board throughout which is of a more suitable design and style to the history of the house.



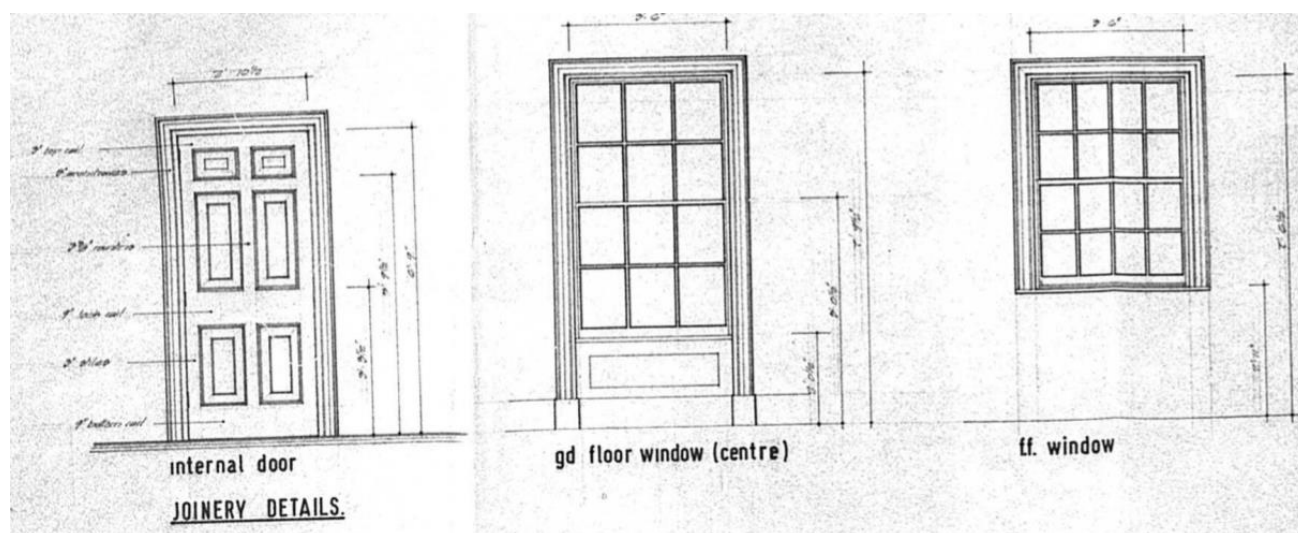
Three examples of the different types of skirting boards found throughout the property. All are of shallow, more modern profiles so aren't believed to be original.

Similarly, the architrave around the doors and windows is mixed throughout the two floors and rooms. Like the skirting boards, none are considered to be original and do not suit the character of the property. The photos below show the example of different types seen throughout the property.



Examples of the different type of architrave in the property – in places two different types have been used on the same door frame.

Prior to the property's conversion into flats, the architrave and door details were captured on a technical drawing. It is proposed to replace all architrave throughout the property with a design as similar as is practicable to the technical drawing, in which the architrave design is considered to be original. This drawing also shows in the downstairs rooms, underneath the sash windows would have been originally decorative panelling. Currently there are radiators in this position however, it is proposed to relocate these and reinstate the panelling below the sash windows.



Drawing supplied by MCC from Listed Building Application F04954/LA/LB

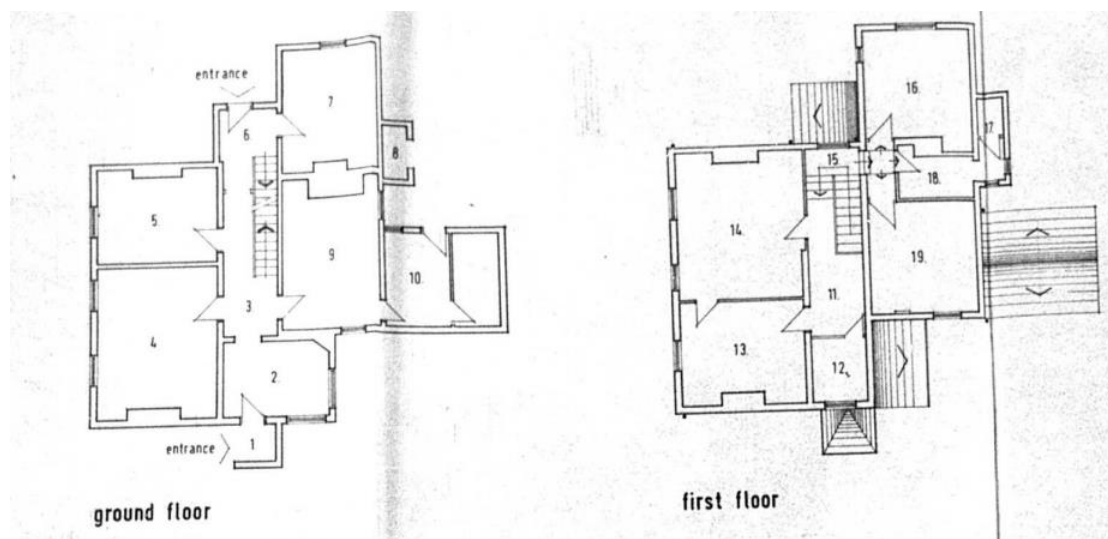
Like the skirting boards and architrave, the internal doors aren't original and don't match between the two flats. Downstairs, there are mock panel plywood veneer doors. As shown in the photos below, some of these doors only have the mock panelling on one side of the door. Upstairs, there is a mixture of pine panel doors, and multi-pane glazed doors. It is proposed to remove all internal doors and replace with reclaimed 6 panel pitch pine doors which are more in keeping with the age and character of the property.



Current doors in property, none of which are original and different styles are seen between the two flats.

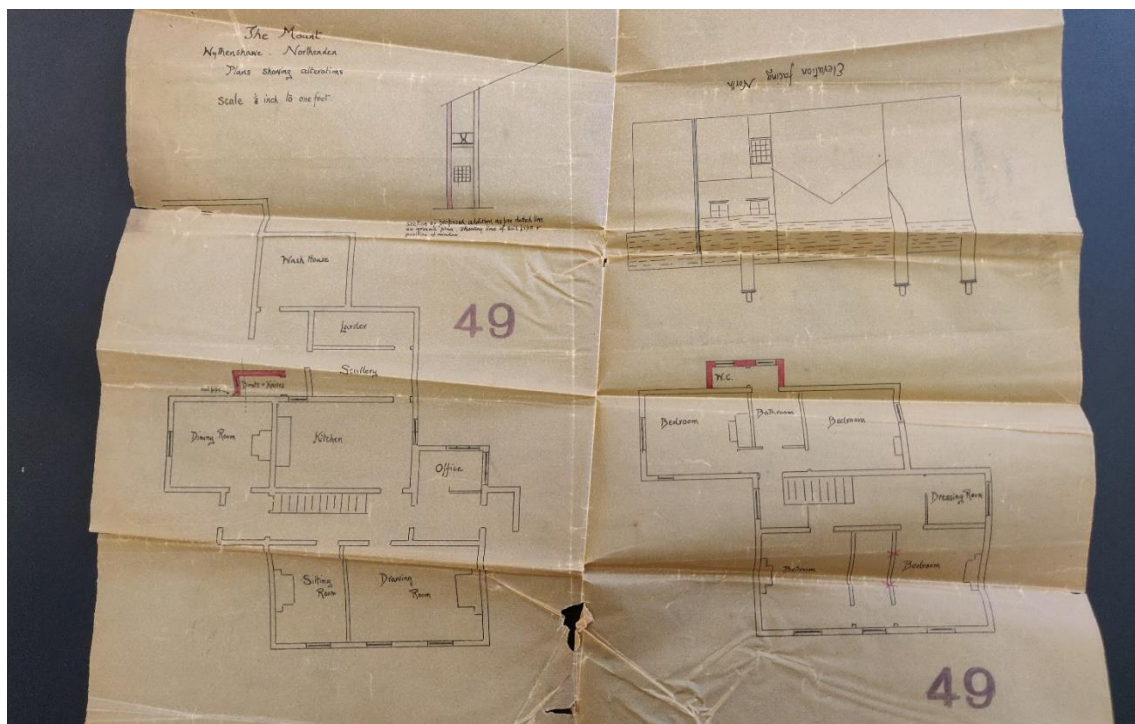
Layout Changes

The property in its conversion to 2 flats and has been changed significantly from its original layout, shown in the picture below, which was the layout prior to conversion in the 1970's.



Layout of The Mount, M23 OPD prior to conversion to flats, retrieved from the listed building application.

Following the reopening of the Manchester city archives, it was possible to view a floorplan of the property which is estimated to be from around 1870. This is shown in the picture below and is believed to have been submitted for the approval of the bathroom extension. As this is shown in the 1970's floorplan above (rooms 17/18), it is believed this was granted consent, however, it is believed this was removed during the conversion to 2 flats.



Layout of The Mount from around the 1870's from the Manchester Council Archives.

The following changes are proposed to bring the property closer to the original layout, whilst allowing it to function as a modern family home.

- 1) Relocate stairs back to traditional location
 - a. This will reunite the two floors in the way it was originally intended when the property was built. This would significantly improve the flow of the building and in allowing light into the main hallway below.
- 2) Removal of partition wall in flat 1's kitchen and return back to original shape.
Relocation of internal door to historical entrance point.
 - a. This will return the room to the original footprint whilst providing a room which is sufficiently sized for a modern-day kitchen.
- 3) Addition of partition wall to access proposed study and relocation of doorway.
 - a. This is required to allow separate access into the room from the hallway with the relocated stair position. Although a deviation from the original floor plan, this allows the room to be accessed directly from the main hallway as the original layout intended.
- 4) Addition of partition wall in flat 2's kitchen and opening in current partition wall between flat 2's kitchen and the storeroom.
 - a. This allows for a sufficient size for a modern family bathroom, whilst retaining much of the current partition wall.
- 5) Removal of partition walls and associated doors by the front door, currently separating flat 1 and 2.
 - a. This allows for the hallway to be opened into one space which will complement the relocated stair position.

To complement the change to 1 dwelling, the following change of uses are proposed for the rooms:

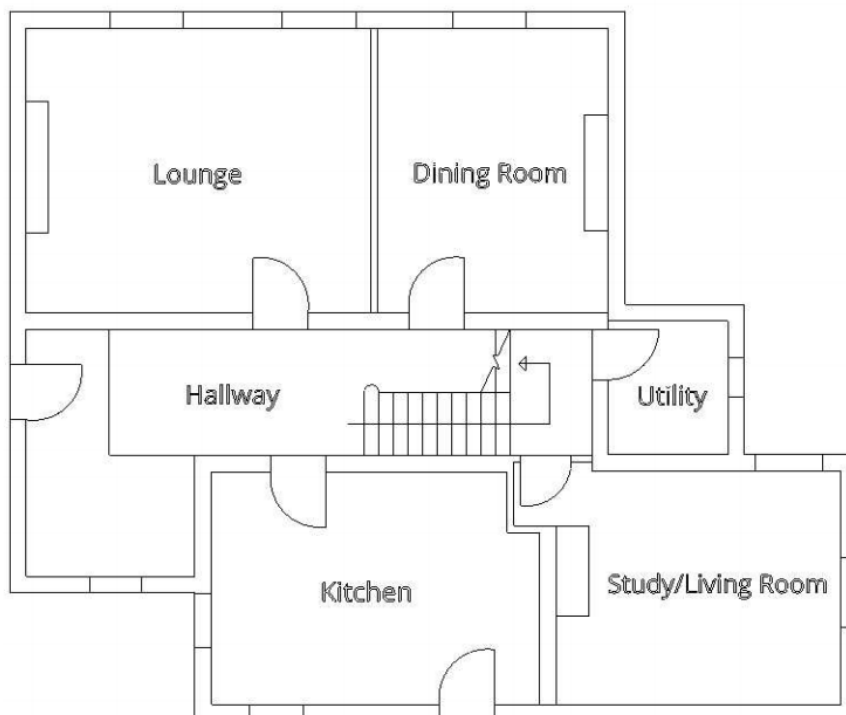
Flat 1:

- Bedroom 2 to be reinstated as a secondary living area.
- Bathroom to retain a toilet/sink but to become a utility area.
- Bedroom 1 to be reinstated as a dining room.

Flat 2:

- Kitchen to become a bedroom.
- Storeroom to become a family bathroom.
 - o The historical floor plan of 1870 supports that this space used to be a bathroom and so reinstating this will be a positive change and a move towards the historical footprint of the property.
 - o To mitigate the impact of this change, it is proposed that the bathroom will be plumbed into the current internal waste network, avoiding the need of an additional waste access on the external face of the North elevation.
- Living room to become the Master bedroom.

Proposed Layout



Proposed Layout Downstairs



Proposed Layout Upstairs

Currently all internal fireplaces in the property are bricked up, it is proposed to reinstate these in the downstairs lounge, dining room and study/living room. In the kitchen, it is proposed to keep the fireplace closed, however, use it as a ventilation route for a flue leading off an extractor in the kitchen. This will ensure sufficient ventilation in the area without the requirement to drill an additional external hole, affecting the external fabric.

Proposed Elevations



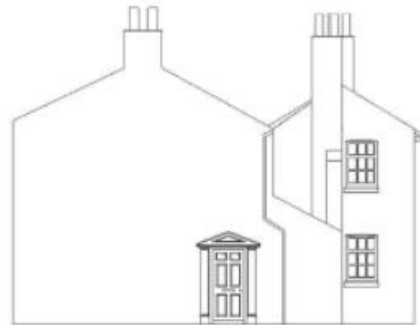
Proposed West Elevation



Proposed North Elevation



Proposed South Elevation



Proposed East Elevation

Landscaping

The landscaping around the property is currently not sympathetic to the building and detracts from its character and historic value.

It is proposed to keep the driveway in the same location but for the tarmac to be removed and replaced with golden gravel. It is suspected that tarmac was introduced when the property was converted into flats. The tarmac currently directs rainwater towards the house in places. The use of gravel will allow for a permeable solution.



Current driveway condition alongside railings which require restoring.

Outside the current flat 2 door and proposed future front door, is a flat concrete base topped with quarry tiles. It is believed this is remnants and base of a porch which was a later addition to the building, not matching in character. The walls and roof of the porch have been previously removed. As the porch was not in keeping with the character of the property and detracted from the building, it is proposed to remove the concrete base, and install a door surround (as shown in the proposed East elevation drawing). Once removed, this area will be golden gravelled matching the driveway.

There is currently a concrete slab path stretching from the front door, through the garden to the back-left hand side of the property. The slabs are of poor quality and not in keeping with the property. It is proposed this path is removed and replaced with predominately grass and in places paving.

To the south west side of the property it is proposed to remove the current section of tarmac and replace with a paved patio. This will significantly improve the aesthetics of the area and will complement the property but retains the aspect of hard standing.



Images showing the current garden, path and tarmac surrounding the south elevation of the property



A traditional mill stone is currently propped against the property on the West Elevation. It is assumed this was removed and placed here at a time when the property's original outbuildings were demolished. The property owner's want to retain the stone but move it to a more suitable location. It is proposed to install a paved seating area which incorporates the mill stone, to the south east side of the property.



Millstone in its current, inappropriate location on the West elevation of the property

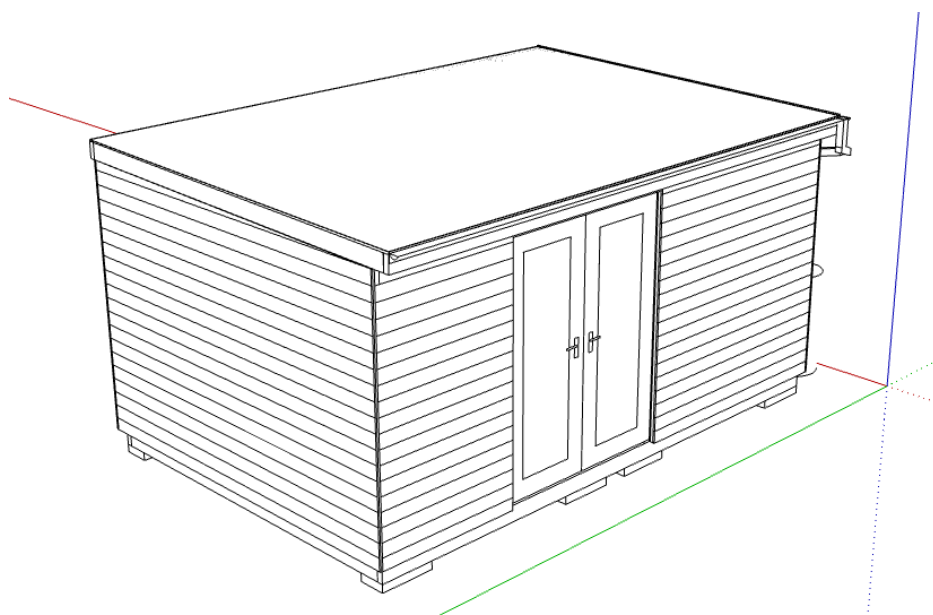
Outbuildings

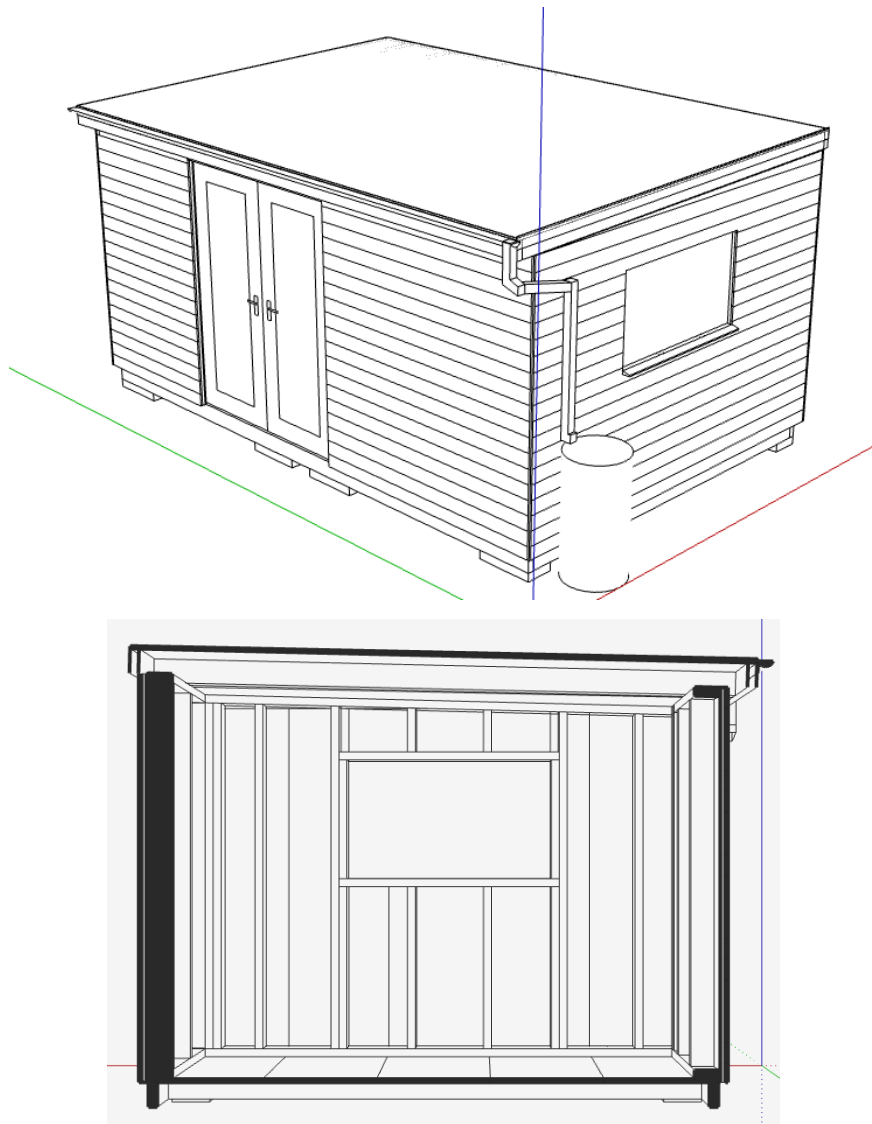
Historically the property would have had external outbuildings, used for farm work and storage. To provide space for previous property developments of Hallas Grove and 130 Wythenshawe Road, all of these have been demolished, leaving the property with no outside storage space. This is not sustainable or suitable for a family home.

It is proposed to install 2 outbuildings, both of which will be timber built on concrete blocks, meaning the structures are effectively temporary and reversible in future.

One outbuilding it is proposed will be located on the North elevation in the corner, between the property and 13 Hallas Grove. This will not be visible from Wythenshawe Road or upon approach to the property due to the proposed position of the unit. This unit will be timber built with shiplap cladding and a flat roof.

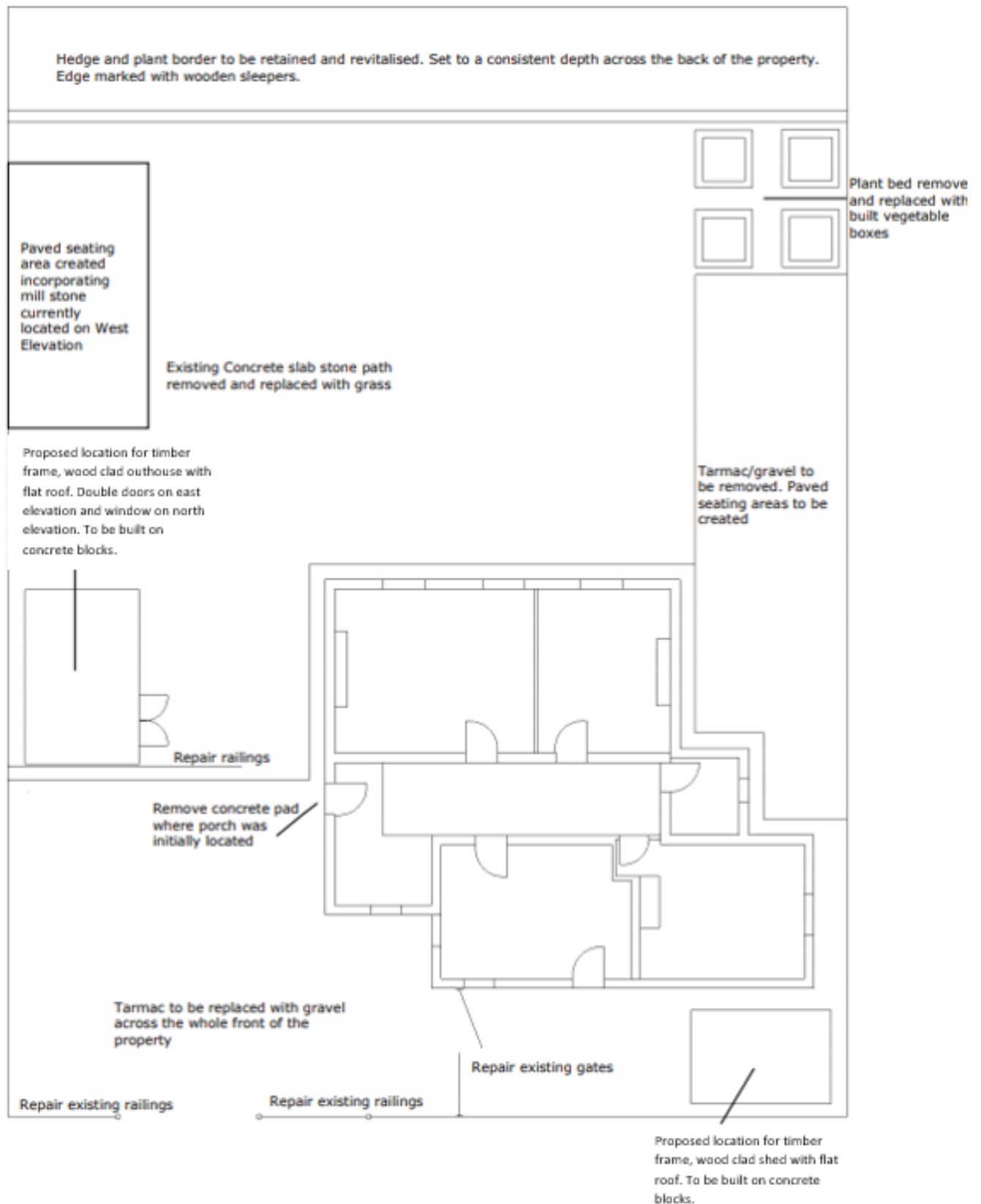
The second outbuilding it is proposed will be located on the East elevation, beside 11 Hallas Grove and behind the current metal railings. This will be larger in size but will remain timber built with shiplap cladding and a flat roof. Whilst the unit is visible from Wythenshawe Road it will be set back and away from the main south elevation of the house. With the outbuilding being timber built, this will keep a natural aspect to this which will ensure it blends with the proposed landscaping and doesn't detract from the main property. The drawings below show how the proposed unit will look.





Perspective angles and cross sectional area drawing of the larger, second outbuilding proposal.

The drawing below shows the combined extent of the landscaping and outbuildings proposed in the relation to the property.



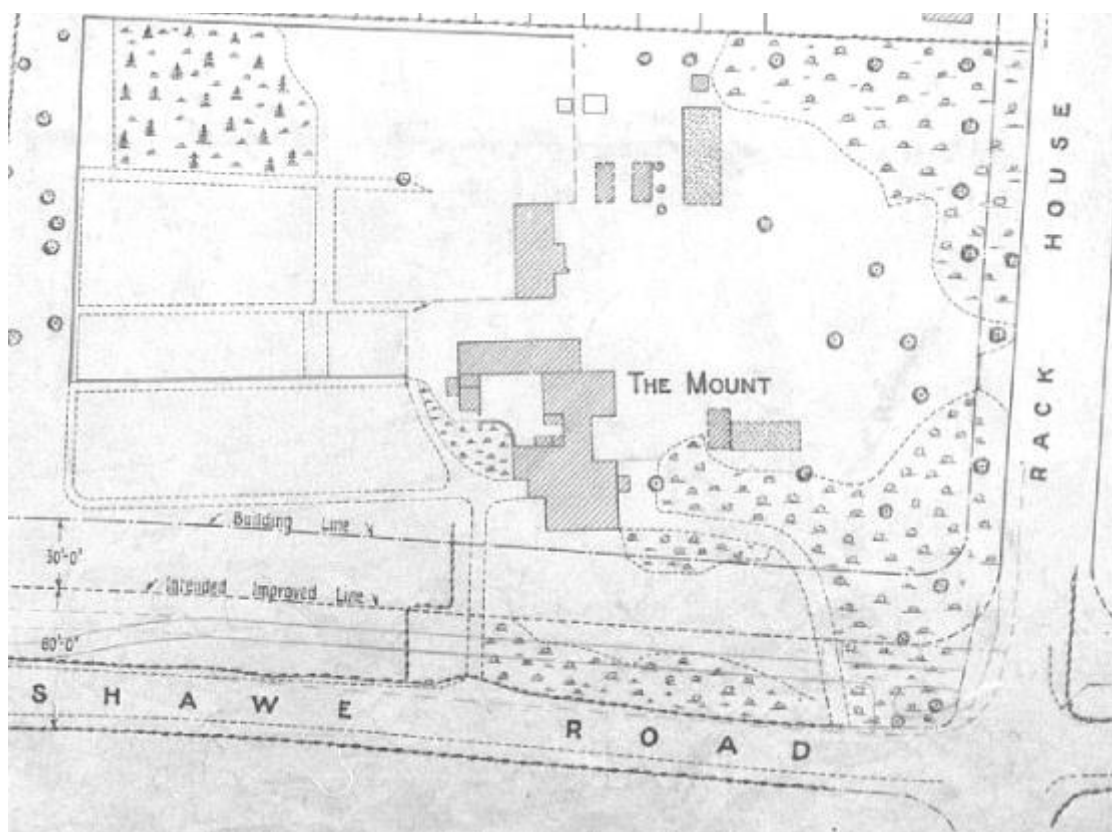
Aerial view showing all proposed changes and repairs to the surrounding area to the property.

Access Impact

Fundamentally the access to the property will not be changed with the property remaining accessed off Hallas Grove via the current driveway. The current owners propose to improve this entranceway by replacing the tarmac with more suitable gravel.

The doorways will remain in their current positions but will be replaced with more doors more suitable to the heritage and age of the property.

The slabbed footpath currently stretching from the front door, through the garden to property boundary on Wythenshawe road is proposed to be removed. There is no access from the property onto Wythenshawe road through this path and its path does not match any historical routes onto the property. The image below shows the access to the property in 1870 which had 2 accessways onto Wythenshawe Road. The first is located, outside the property's boundary, where the property 130 Wythenshawe road is now located. The second stretched towards the entrance to Hallas Grove before reaching Wythenshawe road outside the property boundary, where the property's 3 and 5 Hallas Grove are positioned. As both of these historical access routes are outside the current property boundary it is not possible to reinstate these.



Historical access map of The Mount from Manchester City Archives

Summary of Proposal

This property has experienced significant change over the last 50 years. Much of this has been detrimental to the properties historical image and significance. Sadly, within this change, a large proportion of the houses historical assets have been removed and replaced with unsuitable alternatives, detrimental to the properties historical image.

The current owners have taken on this property with the intention to revert it back to its former use of a single dwelling to be used as a family home. They wish to sensitively restore and reinstate appropriate character into the property.

All changes proposed as part of this proposal as designed to enhance the property's character and historical image. The changes proposed are focused around returning the property back to a single dwelling and the layout it was originally designed and built with, whilst ensuring the property is suitable for the modern era and as a family home. All changes have been carefully considered to future proof the property for generations to come.

This proposal is considered to be a positive proposal for the property. It will enhance the property's historical value by restoring the property with the changes set out in this proposal. It'll also ensure the property is protected for generations to come which is important for the history of the area and its Grade II status.