

**Supporting Documentation for Planning Application:
Design & Access Statement
Heritage Statement**

**15 Whalley Road
Manchester
M16 8AD**

August 2021

1.0 Introduction

This planning statement has been prepared in support of the planning application for 15 Whalley Road, M16 8AD



15 Whalley Road viewed from the front



15 Whalley Road viewed from the rear

The Proposal:

The proposals consist of a ground floor extension to the side and the rear of the property, the renovation of the basement, (including the redesign of the front elevation/access to the basement), and a dormer extension to the rear of the property. The aesthetic of the proposals is to be clearly new - built from well-crafted materials, and thoughtfully designed to be sympathetic to the original character and architectural features of the property.

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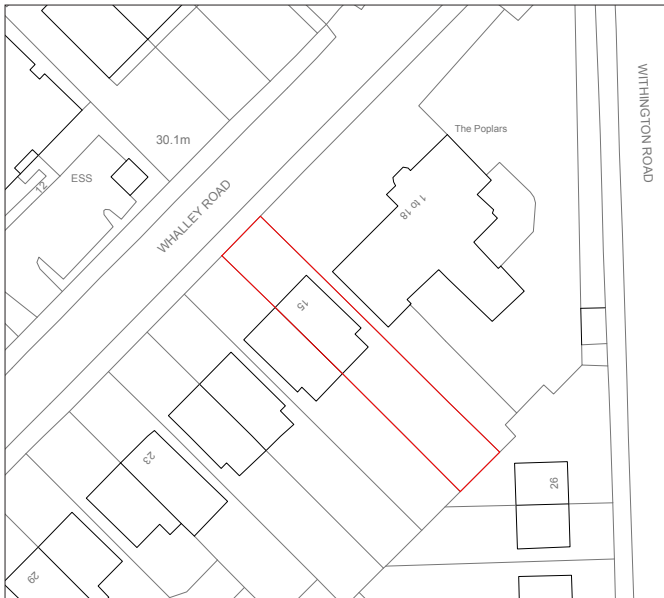
The property is currently a residential dwelling, and will remain so. The proposals allow for living spaces better suited to the family who have recently purchased the property.

Location/Site:

The property faces north-west on Whalley Road. The property is semi-detached (to 17 Whalley Road) and is part of two pairs of semi's (15-21 Whalley Road) all built in the mid 1900s and of the same character and form.

Whalley Road itself consists of a non-linear street pattern and wide range of varying typologies of properties added over the years - many not in keeping with the original character of the area.

Directly neighbouring 15 Whalley Road (1-18) is a large Victorian House that has been hugely extended and consists of 18 self contained dwellings. Directly opposite 15 Whalley Road is a block of modern flats, not in keeping whatsoever with any of the original characteristics/typologies of the area in general.



Location Plan



15-17 Whalley Road (semi-detached properties)



Extended Victorian house (1-18 Whalley Road)



Block of flats directly opposite 15 Whalley Road

2.0 Design Overview

Layout:

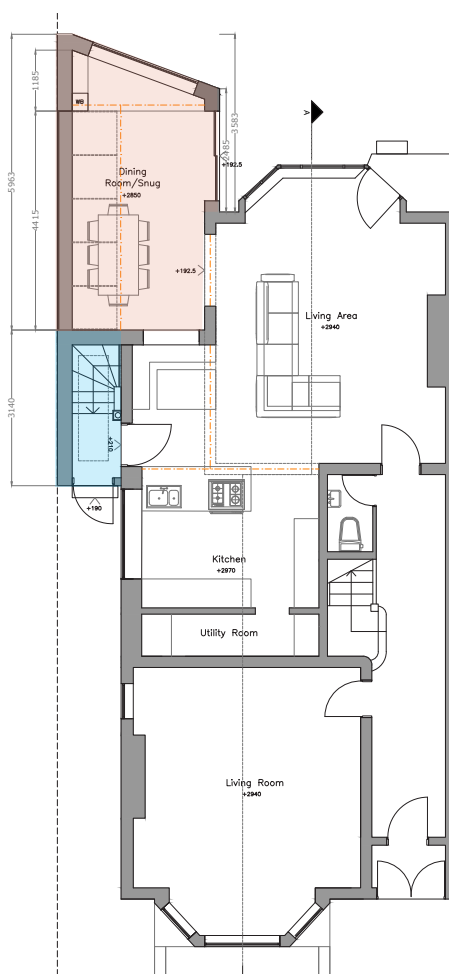
The proposals at ground level include the reconfiguration of the ground floor rooms (opening up of the wall between the existing utility room and kitchen/dining areas) and an extension that steps down to the side and rear, defining the original from the new. The proposals seek to offer a more suitable open-plan living space within the rear of the property overlooking the private garden at the rear, and through carefully considered design, offer a new sequence of spaces for the family within the rear of the house while respecting the architectural elements and character of the original building. The existing internal stairs to the basement will be removed so a ground floor toilet can be installed, and to allow for a more suitable and usable renovated basement space.

A small lobby is proposed to the side of the property - connected to the rear extension, but stepping down in height, minimising its' visual impact. It provides a new access to the rear of the renovated basement. It also gives access to the existing side door of the house which remains in its' original position, now giving access to the main kitchen/living area. The lobby itself will have minimal impact on the view of the front of the property externally - being set back towards the rear of

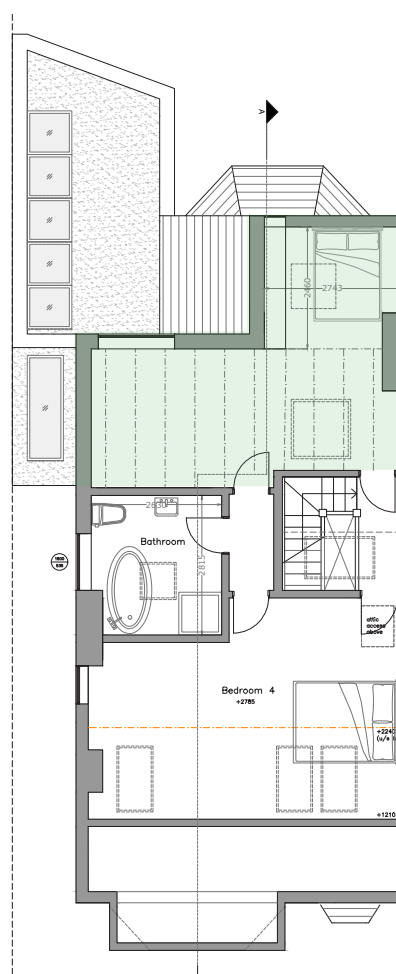
the house, having a low-level roof, and also due to the existing garden gate and boundary vegetation obscuring the view. A new window is proposed on the side of the rear bay of the basement - matching the original in the rear of the bay - to bring more light into the proposed bedroom.

The basement is to be renovated to incorporate a kitchen/living room and 2 No. bedrooms and shower room/WCs as a separate guest/family area. Currently this is a garage/workshop/storage area, in a state of disrepair, with a sloping floor running up to the front of the property with low head height at the existing and non-original garage door entrance. The proposals include the lowering and levelling of this floor and a redesign of the front facade/entrance. The detailing of this new basement frontage will tie in with the materiality of the proposed scheme as a whole (See below for indicative details and material selection).

The dormer extension at the rear of the property incorporates a new bedroom, with the existing front bedroom ensuite being reconfigured to allow for a corridor connecting the two bedrooms. The section of the dormer over the main roof of the house is to be built off the existing purlin (see section drawing), while the area of the dormer extending out to the rear gable end steps down in height to sit no higher than the ridge of that gable-end roof. In the existing front bedroom which is currently quite a dark space, the existing rooflights will be increased in size including the addition of 1No. new rooflight to match. These will all be conservation rooflights, sitting flush with the existing slate roof. A conservation rooflight is also proposed to the existing ensuite, again, to bring more light into what is currently quite a dark room.



*Proposed Ground Floor
Rear extension/living space in red
Lobby in blue*



*Proposed Second Floor
Dormer extension in green*

Layout/Scale:

As above, the main reason for the extension is to provide a more suitable and varied living space within the original property, while retaining and restoring the original elements as much as possible/practical.

The ground floor addition extends 2.48m out from the primary rear elevation, (and 3.58m at the boundary due to angled facade). It extends out from the existing utility room rear wall by just under 6m at its furthest point from the house along the site boundary. This allows for a well proportioned, multi-functional living space to the rear/side of the property. The rear of the new extension is angled towards the garden, reducing the footprint, and giving private views onto the garden. The angled facade here is sympathetic to the original rear bay window, maximising sight-lines to and from the original bay window. The level of the top of the windows and doors within the rear extension will match those of the existing bay window. The height of the extension has been determined by setting the ceiling height of this new space to the bottom of the buildup of the steel beam supporting the portion of wall being removed, and its boxing out/finishing. The finished floor level of the new extension also steps down from the original house. The drop in levels of both the floor and the ceiling clearly define the extension as a new addition to the original house. Internally the rear wall of the existing utility room is retained, with the window removed but the original opening kept to partially divide the new layout while allowing views through to the new extension.

The side lobby height has been set lower since it is a transition space giving access to the kitchen and the basement stairs. As above, it has minimal impact on the front view of the house due to the gate and vegetation along the boundary wall obscuring the view.

The dormer extension above the main roof sits well below the main ridge of the house (built off the existing rear purlin), while the section over the roof to the gable end will not be higher than the ridge at this point - again these are design moves made to allow for comfortable new living spaces within, while being sympathetic to the form/design of the original property.

Impact/Neighbouring Properties:

The extension at ground floor extends to the boundary of 1-18 Whalley Road - a single property split into 18 single, self contained dwellings. The windows on the side elevation of 1-18 Whalley Road are already obscured/frosted. The ground floor of 1-18 Whalley Road has a raised ground floor level (approximately 1 metre above 15 Whalley Road) and thus the sill heights of the windows are also significantly higher at ground floor. This, coupled with the fact we are stepping the new extension down in height from the original property, significantly minimises the impact the extension has on the neighbouring properties. As seen on the location plan, The properties on Withington Road to the rear, face directly west, and so while the dormer extension will be visible, the impact of this is minimal given there is no direct overlooking of the rear of 15 Whalley Road

Landscaping:

Currently the rear garden is mature and private, and the design of the extension at ground floor has been designed to maximise the views and connection to the garden. The renovation of the new basement access to the front replaces the existing garage door. A lightwell with external stair access is proposed here - with a glazed balustrade around its perimeter to comply with modern building regulations. The proposals include the sloping of the driveway towards the front of the house as is currently the case at 17 Whalley Road.



3D Model view of proposed rear extension and dormer



As existing from the rear



Proposed front basement lightwell with glass balustrade around perimeter & new sloping driveway



As existing from the front - note the gate and vegetation that concealing views of the proposed side extension



Views from the rear to 17-21 Whalley Road - proposed extension has minimal impact



Existing view to properties on Withington Road - note distance and indirect views (+ through vegetation)

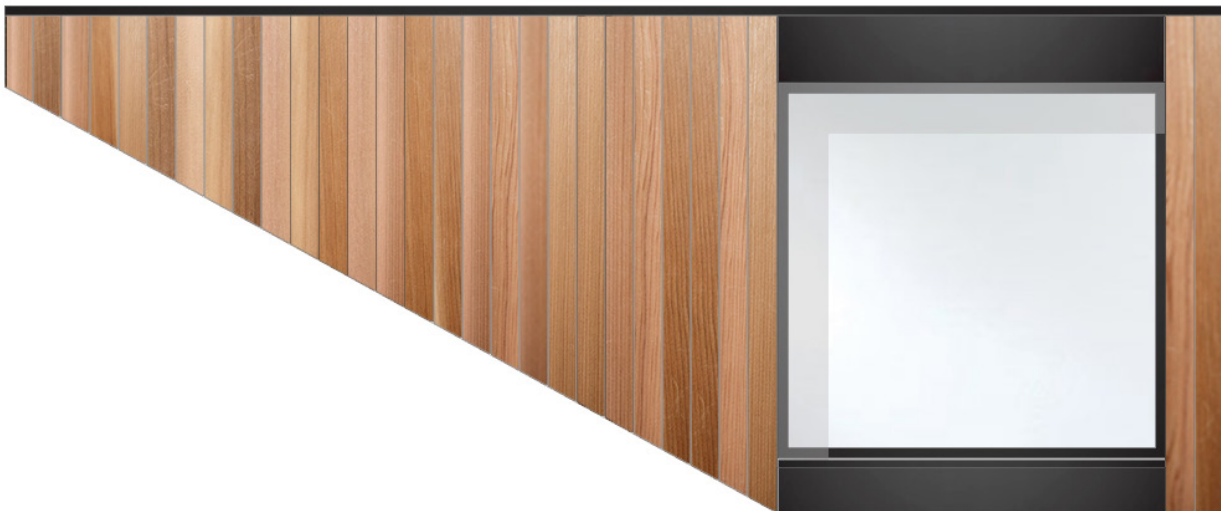
Appearance:

The proposals seek to retain the original character of the property and any notable architectural elements of merit have been carefully considered.

The scale of the proposals aim to be sympathetic to the original building (stepping down/angled away from the original bay window/matching window heights). Aesthetically the proposals are to be built with new, well crafted materials - the overall aesthetic is to be clearly a new addition while sympathetic and respectful to the original property.

The bricks proposed have been selected based on their patina and variety of colours, which reference the original bricks of the house (Weinerberger 'Marziale' are proposed). The Western Red Cedar cladding clearly defines the proposals as a modern addition. The dark grey/black colour of the metal panelling above windows and the frames of the new windows themselves are a reference to the existing black frames of the original property, again, while clearly being a modern/new addition.

The configuration of these new materials has been thoughtfully designed at this early stage to ensure a well-crafted finish - a reference to the craftsmanship of the original building - and not simply a new addition with little thought/respect given to the existing property.



Above: Dormer extension external detailing and materials



Left: Ground floor angled facade detail and materiality (this configuration to be used for all external treatment to new additions - see proposed drawing)

3.0 National Planning Policy Framework

1.3 131 In determining the planning application, local planning authority should take account of: The desirability of sustaining and enhancing the significance of the heritage assets and putting them to a viable use is consistent with conservation;

As described above, the proposals have been thoughtfully designed to ensure the original architectural form and features of merit of the property are retained. While the property is not listed, given its' location in a conservation area, we have strived to ensure that the proposals do not take anything away from the overall character of the area. The main front and rear elevations of the building have been carefully considered and their architectural details and original aesthetics have been retained. The proposals are to be a clear addition to the original property, and designed as such - the main aim is to enhance the living spaces internally, making it more suitable to the current owners, and to offer a greater connection and more privacy to the rear garden.

1.5 135 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposals have little if any effect on the conservation area as a whole. The significance and impact on the property itself is minimal.

4.0 Heritage Statement

Whalley Range conservation area sits two miles south of Manchester city centre. The area was originally purchased and developed by Samuel Brooks in 1832 - one of the first suburbs created in Manchester. The basis of this development was built around Dudley Road, Whalley road and Chorlton Road - now mature, tree lined avenues within the suburb. The development consisted of large plots and mainly residential properties - "a desirable estate for gentlemen and their families".

Following the second world war, the area went into decline, subsequently leading to the demolition/renovation of many of the original properties, being replaced by blocks of flats or converted into HMO's. This loss in character of the area led to its' designation as a conservation area in 1991, in an attempt to retain the original character and prevent further decline and continuing demolition of original properties. Many of the original houses do remain, and the designation as a conservation area actively encourages the restoration and refurbishment of the well designed and built housing stock. The boundaries of the conservation area extend to Alexandra Road to the east, and Upper Chorlton Road to the west.

15 Whalley Road is a three storey house (with basement). The style is Victorian in nature and its' architectural elements, notably the decorative front and rear bays, oriel window and front timber gable are clearly high quality and intricately detailed. The proposals presented here, have been carefully designed to ensure the aesthetic of the original building is retained. Alongside the extension and internal reconfiguration, works will be carried out to restore the original features of the property. The material selection has been carefully considered to clearly be a new addition to the property, while still referencing the original building materials - the brick, though new, visually ties into the original brickwork of the property through its' patina and colour tones; and the selection of the dark grey/black window framing and detailing is a reference to the existing painted timber frames. The scale of the proposals has also been carefully considered to avoid privacy issues and visual obstruction to neighbouring properties. In summary, the proposals provide new, viable living spaces while bringing the original property back to life, and with minimal impact on the original property and the area as a whole.