

DESIGN & ACCESS STATEMENT



New Small House Proposal
22 Edge Lane / Wilbraham Road,
Chorlton, Manchester
M21 9JT
V3

March 2021

INTRODUCTION

This Design & Access Statement has been prepared by **Zendium Design** in support of a planning application for a new small housing unit at 22 Edge Lane / Wilbraham Road, Manchester M21 9JT submitted to Manchester Council. We are proposing a new build small unit single dwelling house to replace an existing run down garage on the existing site. The existing garage is neither listed or of particular architectural importance.

This report is to be read with the relevant planning drawings as submitted as part of this planning application:

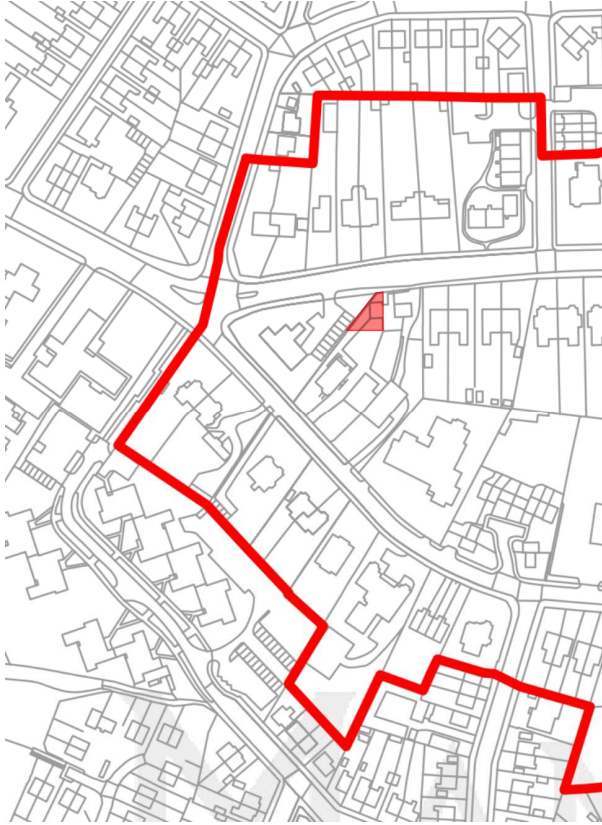
- 2015-103 EX-01A Location and Site Plans
- 2015-103 EX-02A Location and Site Plans
- 2015-103 EX-03A Existing Elevations 1
- 2015-103 EX-04A Existing Elevations 2
- 2020-104 SK-20 Location and site plan
- 2020-104 SK-21 Floor Plans
- 2020-104 SK-30 Front and Rear Elevations
- 2020-104 SK-31 Side Elevations & Section AA
- PH Statement V2.0 – Planning & Heritage Statement

The new dwelling house is to provide a new house for occupation by the client or for making available for sale on the open market. The proposals are to include for the demolition of existing garage within the conservation area, along with new built elements as per the planning drawings.

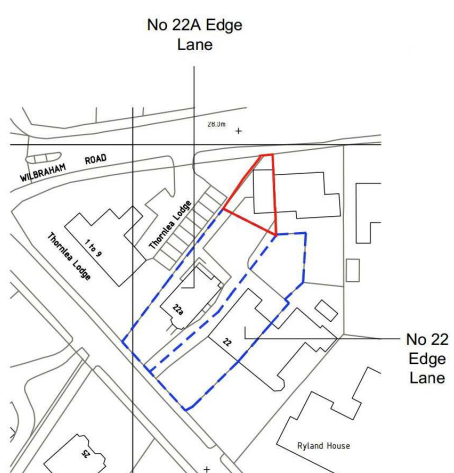
The content and format of this report follows advice contained in the National Planning Policy Framework (NPPF).

BACKGROUND

The original garage is located on land connected to 22A Edge Lane; however it exists as a plot of land all by itself and fronts on to Wilbraham Road as per the Land Registry Plans.



Excerpt of Manchester Council Chorlton Conservation Area Map



Location of building shown above on site map.



The space in front of the garage is tegular block paved to the adjoining rear gardens and parking area of 22A Edge Lane.

The garage is a brick built single storey building with a timber and asphalt roof and a reasonable garden surrounding. From our research the house lies within the Chorlton Conservation Area, however the building is not listed and of no architectural significance.

The garage has a small gap, approximately 900mm between itself and the adjoining neighbour's house however is joined by a small section of wall towards the rear. This area has been used by various passers-by to throw rubbish and even deposit stolen items.



The client's deeds indicate that the land was available from circa 1867. The original house that stood on the land dates from circa 1914 and was called "The Oaks". The exact curtilage is not known to us and is likely to have been demolished, or partially demolished to make room for the current plans of the buildings as they stand. It was built as a coach house and harness room to house horses and associated paraphernalia.



It is likely that the neighbour's house at 655 Wilbraham Road was built post 1900, circa 1910 to 1930s? The detail is a light buff brick with dark slate roof with varying sizes of windows throughout.



There is a feature window to the western elevation, however it is deep set and seems to be a primary / secondary window to a bedroom from what we can glean from the latest submitted planning drawings. The new proposal for the new housing unit will address this feature window by stepping back from the feature window and the gable wall in order to allow it to be seen from Wilbraham road as it is currently. Please see proposal drawings for details.

From a recent planning search and site confirmation, the building has been extended substantially to the rear and to the side. The modern extension seems to complement the overall building well and is a welcome addition to the area. Our client also seeks a similar style of new build to complement the area and the neighbour's new proposal.

Liaison with Planning & Research:

Advice has been sought from Mr Dave Morris, Planning Officer, of Manchester Council Planning with regards to an initial 3 storey proposal with occupied roof in July 2015. The feedback received was that 3 storey proposal would be unacceptable. A reduced 2 storey and smaller unit proposal was subsequently submitted. Trees would be affected by the proposal so a tree survey and protection measures would be required. Windows to the side of the property would need to be sensitively handled to avoid overlooking. A proposal could be acceptable, subject to sensitive handling of materials and trees surrounding the site.

The above comments from the planning officer were helpful and have been fully considered in the present application.

Further to the advice gleaned from Planning officers and an analysis of the area, the main planning issues to consider within this area are as follows:

- Main issues are maintenance of the character of the area.
- Trees to be preserved wherever possible.
- Street scene maintained as far as possible with appropriate set back.
- Varied building style, however good quality houses with tree lined street frontage feel to the area with high pitches.
- Buildings of varying height within conservation area, most 2 storeys with occupied roofs.
- Some low stone front boundary walls and gateposts. Existing to be preserved where possible.
- High quality materials throughout with differing palettes, brick and slates.
- Note that the guidance document was approved June 1992.

It is to be noted that the character of the surrounding houses are quite diverse. They range from old mock Victorian houses of substantial size to other more modest detached dwellings surfeit with the character of late 70's developments. The garages immediately next to the site at Thornley Lodge are single storey pre-cast concrete units:



The design that is being proposed that not only satisfies our client's ambitions, but respects and complements the established history and heritage within this area, whilst creating a contemporary and elegant dwelling on the site that will work with the neighbour's converted barn style house.

It should be noted that the client has specifically asked for the house to incorporate materials that match in with the immediate neighbour's house at 655 Wilbraham Road in order that the new house works within its surroundings.

Planning Policy Statement 5 is no longer in place having been replaced by the National Planning Policy Framework (NPPF) however the accompanying Practice Guide to PPS5 is a useful document.

The Historic Environment Practice Guide that accompanied PPS5 describes various steps that should be taken in assessing impact on a heritage asset, of relevance to this application are: -

In accordance with HE6.1, an applicant will need to undertake an assessment of significance to an extent necessary to understand the potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected. Given the obvious burden of the process, local planning authorities will need to be careful to only ask the applicant for what is genuinely needed to satisfy the policy requirement. Although there is no limit on the sources of information that might be consulted or the exercises that might be carried out to fulfil that requirement, the most common steps an applicant might take are as follows. The first three steps will be undertaken in almost every case.

1. Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the NMR, and other relevant sources of information that would provide an understanding of the history of the place and the value the asset holds for society.

2. Examine the asset and its setting.

3. Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding.

There are several other steps but these are not appropriate to this development as they require significant work e.g. a geophysical survey.

Policy HE7 provides advice on applications for consent relating to heritage assets, it states: -

HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

Policy HE9 offers further advice on applications affecting designated heritage assets, it states: -

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.

HE9.4 Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

(i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and

(ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

We have retained the above sections taken from PPS5 and its companion guide as they provide an indication of the considerations that are relevant – however we do stress that they are no longer applicable and have been replaced by the policy contained in the NPPF. This is covered in detail in the next subsection.

National Planning Policy Framework - NPPF

The NPPF has introduced a presumption in favour of sustainable development.

It states: -

There are three dimensions to sustainable development: economic, social and environmental.

These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

In our opinion this proposal complies with the roles identified in the following ways: -

Economic – The proposals would re-use an old derelict site with no current merit or use. The present site has been the scene of fly tipping and other disreputable activity so a new proposal would only serve to improve the area and surrounding existing buildings.

Social – The proposal clearly provides a new dwelling house and thus much needed accommodation for a young couple or a family in this area. The provision of a new dwelling house should be seen as an enhancement to the area and a positive affirmation of Manchester Council's drive to improve brownfield sites. Indeed Manchester City Council's Report for Resolution on 29th June 2016 regarding "Brownfield Sites" Land Register mentions the following supportive statement in summary:

Wards Affected: All

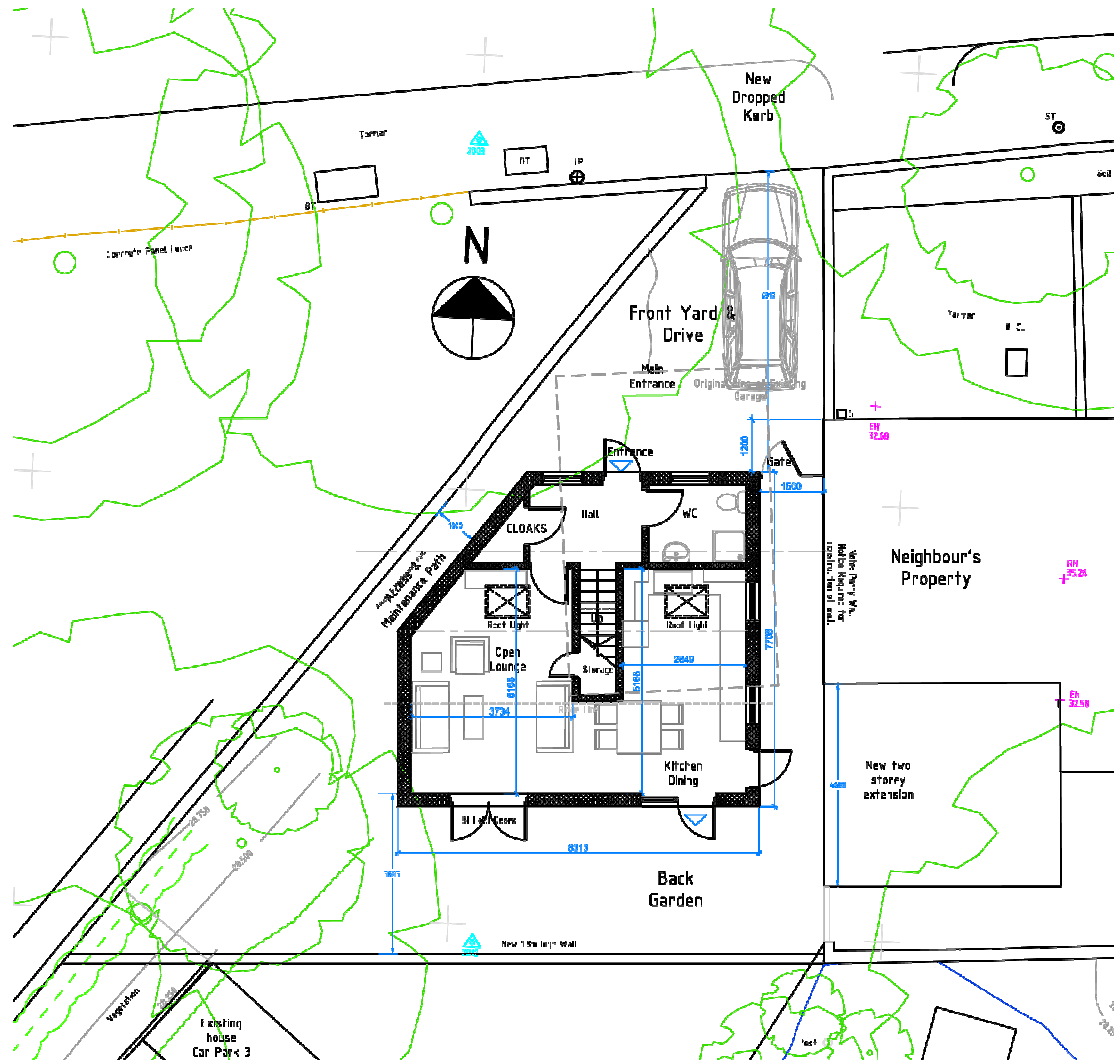
Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Providing a high quality housing offer is essential to supporting the creation of new jobs and opportunities.

A highly skilled city: world class and home grown talent sustaining the city's economic success	High quality residential areas help attract new talent to Manchester and encourages home grown talent to stay and sustain the city's economic success.
A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Providing high quality housing improves quality of life and well being which can contribute to unlocking potential.
A liveable and low carbon city: a destination of choice to live, visit, work	High quality development is essential to delivering a liveable and low carbon city
A connected city: world class infrastructure and connectivity to drive growth	Well-planned development can make the most of the connections within an area.

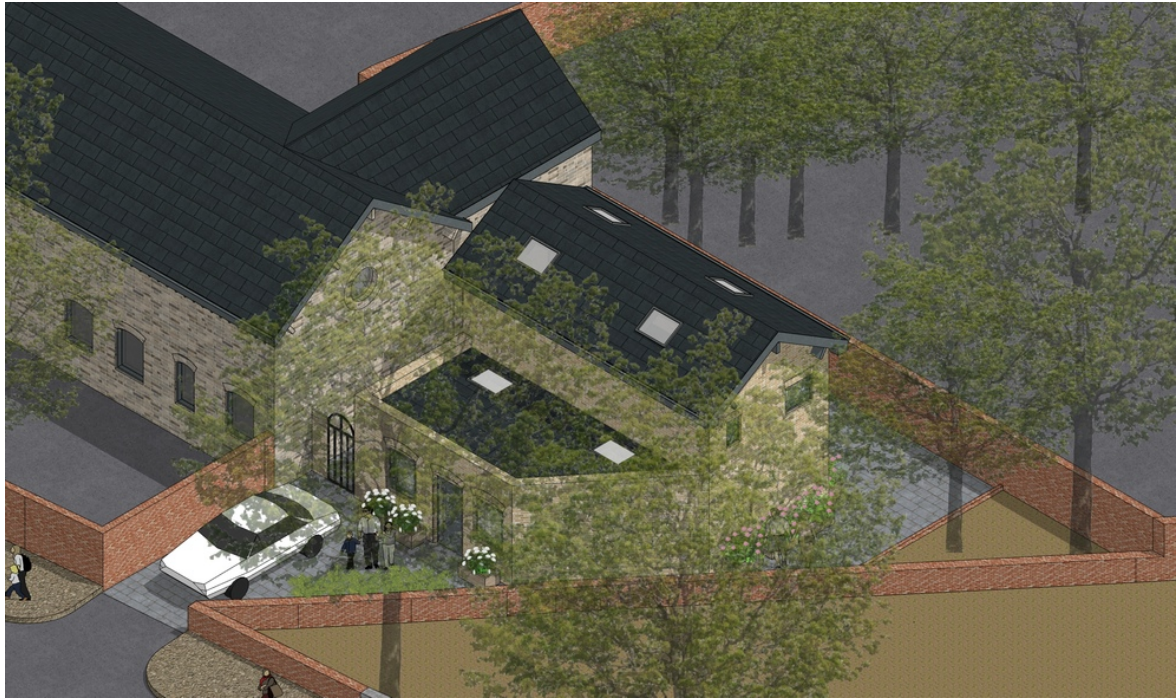
Environmental – The site is derelict and any enhancement of the same would be a major plus to the area. The new proposed house extends to the rear and does not affect the frontage or street scene. The new proposed use is compatible with the existing area use. The new house will be built to modern standards and assist with carbon reduction and efficient energy use.

THE PROPOSALS

The design of the house has been sympathetically designed to work within the boundaries of the existing site. The house does not seek to widen the frontage of the garage or perception of the site at all; it works within the curtilage of the site in order to accommodate the new proposal:



The landscaping is to be updated and enhanced at the front and rear of the site.



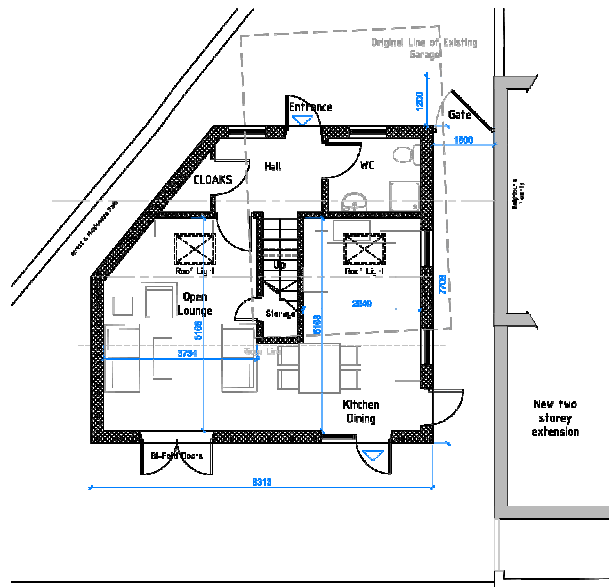
The old shoddy looking brickwork of the garage, overtaken by overgrowth and self-planted species is to be replaced by clean new building and perceptible frontage to this section of Wilbraham Road. It aims to bring together neighbouring houses together to form part of the new look to the proposal:



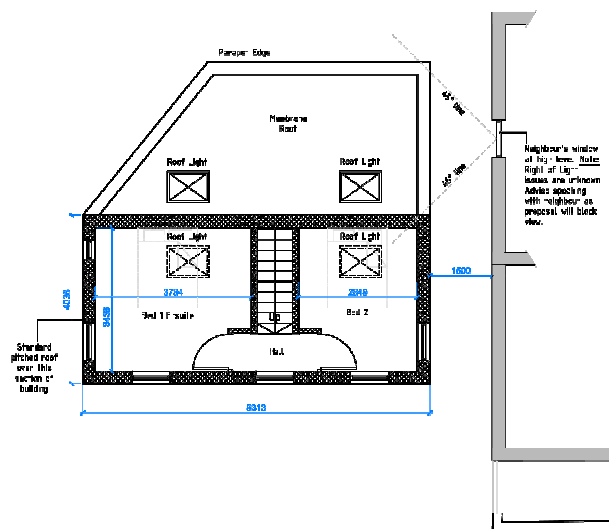
These are brought down to the ground by the lowered eaves that run as a theme on the elevation and tie in with the houses either side.

The proposal for the new house is a small two storey house with pitched roof on the triangular site as seen above. The ground floor accommodation comprises of a lounge / dining area together with kitchen and cloaks / w.c. First floor incorporates 2 bedrooms.

Access is provided to the front via the main access door and also to the rear to the rear garden amenity space.



Proposed Ground Floor Plan – Option 6



Proposed First Floor Plan – Option 6

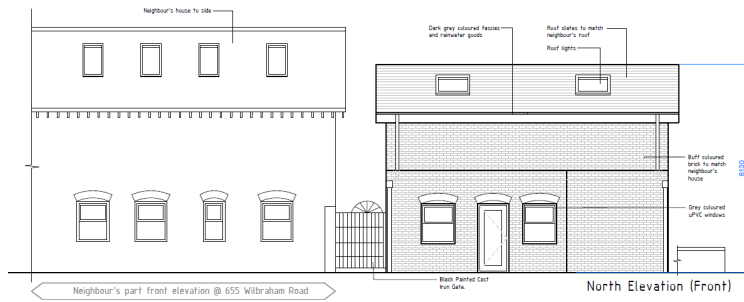
The main part of the accommodation moves to the rear of the site so the street scene is not affected. The first floor has been restricted, also recessed by 1.5m from the neighbour's house so

that the side feature window can be perceived. A small area of flat roof with surrounding parapet walls and roof lights is proposed to the adjoining roof area.



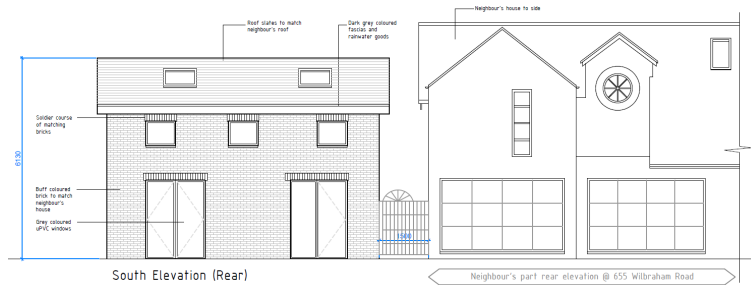
This matches in with what the neighbour at 655 Wilbraham Road has undertaken by extending to the rear some 4.7m to the rear with a large double storey extension.





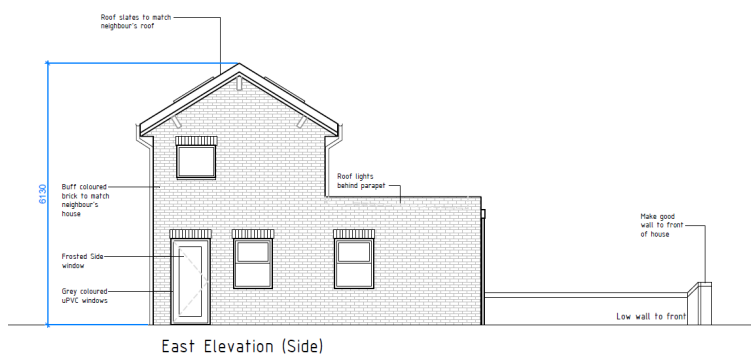
Proposed North Elevation (Front) – Option 6

The proposal is subservient in nature when compared to the existing neighbour's coach style house. Materials complement the original coach house.

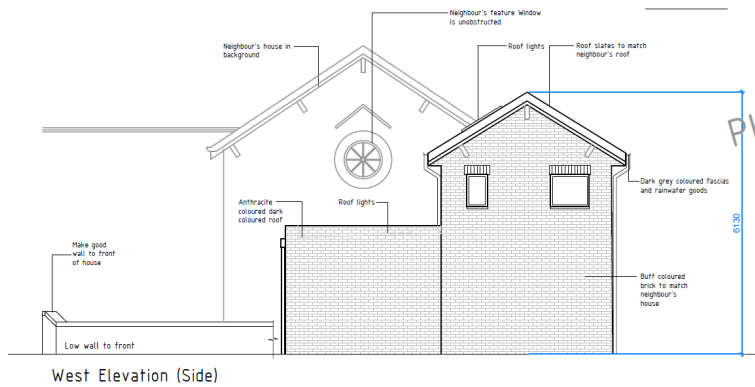


Proposed South Elevation (Rear) – Option 6

The proposal has been spaced away from the neighbour's house by 1.5m to allow breathing space and separation between the two structures, and allows for the two structures to be read independently.



Proposed South Elevation (Rear) – Option 6



Proposed South Elevation (Rear) – Option 6

The proposal creates a new amenity space for the residents of the new house at the front of the building, off Wilbraham Road.

The Manchester Council's Residential Quality Guidance Document Issue 01 2017 states that:

On page 99 "Adaptability can encompass a variety of different components: it begins with the need to explore the retention and reuse our existing building stock; the need to accommodate shifts in demographics, in lifestyle and ways of living; the need to anticipate changes in family structure and organisation; the need to facilitate adaptation to meet the needs of an ageing population, or those with disabilities or declining health"

The proposal explores the reuse of the existing site to accommodate for a new residential accommodation to support the needs of a shortage of housing in the local area. The proposal provides housing options for a range of household types and is flexible to accommodate for changes in household circumstances, in lifestyle and ways of living.

Please see the following 3d renders to give an impression of the proposal. Note that colours and textures are for artistic purposes only and are to be agreed with the planning officers:



Potential view from Wilbraham Road



Aerial view of the proposal showing compact and sensitive design of development.



Front view of the proposed development



Rear view of the proposed development

Excerpts from Manchester Council's Residential Quality Guidance Document Issue 01 2017, p102 state *"A principal consideration in relation to sustainable design concerns the retention, reuse and adaptability of existing buildings. Retaining buildings can have significant value in helping to signify a place, or link to a location or part of the city."*

The proposal does not seek to extend the frontage of the existing dwelling but rather looks at the role of reuse and adaptability of the existing site and structures. The proposal takes advantage of existing buildings and structures where appropriate through refurbishment and rebuilding of

works. In the places where this is not possible, the proposal contributes to the renewal of areas that contain vacant or derelict buildings.

Further on page 102 *“Residential development should be mindful of the need to retain key features, and – in buildings with generous floor to ceiling heights – to work with these proportions to ensure that new floors do not cut across windows.”*

The proposal recognises and responds well to the existing neighbour’s house features at 665 Wilbraham Road. The first floor of the proposal has been sensitively set back and does not cut across nor block the neighbour’s feature window. The proposal pitch roof over the first floor matched the existing neighbour’s roof shape and is set lower than that of the existing neighbour’s house to create a considered sensitive look.

The proposal responds to key spatial principles by provision of housing that centres on meeting local needs. The proposal sets to create a new unit of compact and welcoming residential accommodation to make better use of the land and to support the needs of a shortage of housing in the local area. The proposal makes a positive contribution to the neighbourhood by creating a well-designed place that enhances the local character. The proposal also looks at protecting and enhancing the natural environment by updating the landscaping at the front and rear of the site.

The proposal responds to the City Councils encouragement and provides accommodation of a high standard which offer accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size. The proposal promotes sustainable and mixed communities by providing housing options for a range of household types including the flexibility to accommodate changing household circumstances, in particular families.

A car parking space has been shown with access directly to Wilbraham Road, as per all the other dwellings on this street. The drive access is narrow only due to the existing nature of the site and boundary walls. It should be noted that the site has been used for access via car due to the existing dropped kerbs outside the site. These would be reinstated to permit vehicular access. The current layout would permit the off road parking of one large vehicle with cycles or 2 smaller vehicles with cycles if required:





There is a bus stop located immediately outside the house and therefore would permit good links via public transportation. A wall mounted cycle stand can be easily placed in the new front yard to make cycling easier for the dwelling's residents.

The proposal will also have an area of garden to allow the residents to enjoy their new dwelling. An access path would be provided at the side in order to permit maintenance when required.

We consider that the development is sustainable and therefore there is a presumption in favour of approving this proposal.

The NPPF states that: -

For **decision-making** this means:

- *approving development proposals that accord with the development plan without delay; and*

- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

- specific policies in this Framework indicate development should be restricted.*

It is clear from this advice that for the application to be refused there has to be significant and demonstrable harm.

With regard to heritage assets the NPPF states:-

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

This is similar to the advice in PPS5

With regard to less than substantial harm it states: -

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”

In our opinion (based on the assessment contained in the rest of this document and the Planning & Economic Reports by Roger Lee) the harm that this proposal has is minor and there is significant benefit to the provision of the enhanced dwelling house.

HERITAGE IMPACT & JUSTIFICATION

The value of a heritage asset is a matter of judgement with factors such as the architectural quality, the social context, economic viability and context, setting, age and physical state are to be taken into account. The impact of any development on a heritage asset is a result of the judged value of the asset and any features of significance when weighed against the proposals.

The heritage significance is summarised as follows;

- The form of the dwelling house being not too different than what has been there before.
- The setting of the house and respect for the context.
- The preservation of spaciousness and landscaping.
- Sympathetic improvement of the overall aesthetic to the street scene and consideration of the surrounding houses.

In general the building proposed is typical of its age in its construction, design and materials used.

We find that it has no intrinsic historic or architectural value, aside from the relationship with the neighbouring coach house.

CONCLUSION

The application seeks to provide more residential accommodation and improved elevational treatment for our client and the street as a whole.

There is a shortage of housing in the local area and as such this house should be a welcome addition to the townscape.

It is our opinion that there would be no harm or significant change to the conservation area. Any change or modernisation that is proposed would be more than outweighed by the benefits of bringing a new more contemporary aesthetic to the house and further improving the street scheme, adding to Chorlton's unique character for diverse historic and new houses to cater for a diverse and welcoming community.

We look forwards to working with the Manchester Planners on the project and trust that the proposal meets your approval.