

Design & Access Statement

RESIDENTIAL MASTERPLAN

825 WILMSLOW ROAD, WILMSLOW ROAD,
DIDSBURY, MANCHESTER

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1.1 Applicants and Project Team

The PJ Livesey Group

For over 30 years the PJ Livesey Group has been at the forefront of specialist property development, taking an uncompromising approach to the residential conversion of period buildings and bespoke new build development.

Over the years they have worked in partnership with many public bodies including the HCA, NHS, The Crown Estate, English Heritage and many local authorities.

They have also established excellent working relationships with organisations such as SAVE, SPAB, the Victorian Society, the Georgian Group, and many more national and local conservation bodies. Their in-house team of professionals includes surveyors, architects, designers and constructors.

GVA

GVA is a multi-disciplinary property consultancy that advises on a variety of large scale complex development proposals across the UK. GVA advises private businesses and the public sector on the whole real estate lifecycle including transactions, planning and development.

GVA's Manchester office advises on a large number of high profile projects across the city region including 1 St Peters Square and The Island Site. The Manchester Office works closely with all major stakeholders in the process, both public and private sector, from the City Councils, leading developers, investors, financiers, property companies, land owners and occupiers to help regenerate and develop the region.



This proposal is a joint application between the PJ Livesey Group and the Greater Manchester Pensions Fund (GMPF).

The GMPF is one of many local authority pension funds up and down the country. It is one of the largest in the country, offering membership to local authorities in Greater Manchester and a wide range of other organisations including local colleges and Citizens Advice Bureau.

The Tameside Metropolitan Council is responsible for managing GMPF's money through the Pension Fund Management Panel. The panel meets four times a year, and does a similar job to the trustees of a private company pension scheme.



1.2 Summary

The PJ Livesey Group seeks to create a mix of residential properties ranging from one bed apartments to four bed houses.

The application site includes the restoration of two Grade II Listed Buildings. It also seeks to refurbish and enhance an existing Coachhouse and Office Building into residential use.

A large modern structure, and ancillary buildings are to be demolished to provide space for contemporary new build houses.

The design has been developed in accordance with the approach recommended by Manchester City Council's draft Residential Design Quality Guidance.



The Cedars - Existing Front Approach

1.3 Location

The Application Site is situated six miles South of Manchester City Centre, within the Didsbury St James Conservation Area. It is located near the intersection of Parrs Wood Road and Wilmslow Road.

The site is surrounded by a mix of uses including commercial, residential and healthcare. A number of residential streets directly surround the Application Site including Wingate Drive and Parrs Wood Road.

To the North of the site is the Francis House Children's Hospice. To the South of the site is the Didsbury Cricket Club.

A small number of local amenities are opposite the Application Site including a cafe and dentist.

A bus stop is situated on Wilmslow Road, just outside the perimeter of the Application Site.

East Disbury Train station is a few minutes' walk, East of the site.

- Green Space - Didsbury Cricket Club
- Residential
- Health - Francis House Children's Hospice
- Offices - Towers Business Park
- Commercial



The Application Site and Surrounding Building Use



1.4 Application Overview

Full planning and listed building consent is sought for:

‘Demolition of buildings in accordance with Demolition Plan ref. 123-00-1003-A; detailed planning permission for the erection of 22no new build houses (Use Class C3) and conversion of the Parklands (Use Class B1a) into 39no apartments (Use Class C3); detailed planning and listed building consent for the conversion of and extension to The Cedars (Use Class B1a) into 21no apartments (Use Class C3), conversion of The Coach House into 2no dwellings (Use Class C3) and conversion of The Lodge into a single dwelling (Use Class C3) (totalling 85 units); and provision of access improvements, parking, landscaping and other associated works’.

This proposal will offer:

Conversion Apartments

- 21no. apartments within the Cedars
- 39no. apartments within the Parklands

Conversion Houses

- 1no. house within Didsbury Lodge
- 2no. houses within the Coach House

New Builds Houses

- 22no. New Build houses

Total 85no. dwellings



The Cedars - Existing Front Approach

2.1 Key Policies

This section summarises the relevant national and local level policy guidance

National Localism Act

The National Planning Policy Framework ('The Framework') (adopted in March 2012) sets out the Government's planning policies for England, including guidance in relation to the undertaking of public engagement and consultation on proposed developments. The policies of the Framework replace the guidance within Planning Policy Statement 1: Delivering Sustainable Development.

Paragraph 62 sets out that early engagement on design with all parties produces the greatest benefits for the overall outcome of a scheme. It notes that Local Planning Authorities should have local design review arrangements in place and should have regard to the recommendations from the design review panel. Paragraphs 188 – 195 relate to pre-application engagement. Paragraph 189 in particular states that Local Planning Authorities should encourage applicants to engage with the local community before submitting their applications where they think this would be beneficial.

The Framework also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Policy Guidance

In March 2014, the Government issued a new Planning Practice Guidance on-line resource, which is designed to bring together planning practice guidance for England in an accessible and useable way.

This Guidance provides further detail to assist in the understanding of planning policies set out within the Framework including requirements for pre-application engagement.

In particular, Paragraphs 8 and 9 identify that:

- In line with the policies of the Framework, statutory consultees have an important role to play in the pre-application stage and should be engaged early.
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

a. In terms of Design the NPPG sets out in Paragraphs 30, 33 and 35 of the 'Design' section set out methods which can be adopted to promote good design at all stages of the planning process. These include pre-application discussions, design and access statements, and design reviews. Paragraph 33 sets out that pre-application discussions are an opportunity to discuss the design policies, requirements and parameters that will be applied to a site. The local authority can explain the design issues they feel are most important and the developer can explain their own objectives and aspirations. Being able to inform and influence the design of a proposed development early in the design process is more efficient than trying to implement suggested revisions at a later stage – particularly if this relates to a major proposal.

b. Paragraph 35 sets out guidance on using a Design Review which is described as a tried and tested method of promoting good design and is an effective way to improve quality. Local Planning Authorities should have local Design Review arrangements in place to provide assessment of proposals and to support high standards of design. Local authorities should, when appropriate, refer major projects for national design review. Design review is most effective if done at the early stages of applications, and in many cases local authorities charge for this as part of a pre-application service. The NPPG goes on to say that developers can apply for Planning Permission without going through a design review panel. However schemes that have been through the design review process, and have developed positively in response to the recommendations from the design review panel, are less likely to be refused Planning Permission on the grounds of poor design.

c. In relation to decision making for schemes that follow a Design Review, the NPPG sets out that the purpose of the design review process is to improve the design quality of new development. In assessing applications, Local Planning Authorities should have regard to the recommendations from the design review panel.

d. In this case, it should be noted that the proposals have been presented to the Places Matter design review panel during the pre-application period, and details of that engagement are provided within the body of this document.

Local Planning Policy

Manchester City Council (“MCC”) adopted a Statement of Community Involvement (SCI) on 31 January 2007.

The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.

Chapter 11 of the SCI provides guidance on involving the community in planning applications. It identifies that preapplication consultation is beneficial to both the community and the developer, as it allows the developer to design a proposal that takes on board the opinions of the community.

Developers are encouraged to liaise with the MCC development control officers to determine the nature and scale of consultation that will be appropriate for the proposals.

Developers are encouraged to submit a record of the consultation that took place with their planning submission. The following key design policies have informed the development of the Phase 2 residential proposals:

Policy EN1 Design Principles and Strategic Character Areas - All development in Manchester will be expected to follow the seven principles of urban design and have regard to the strategic character area in which the development is located.

The site is located within the Southern Character Area, where development is expected to retain the identity and focus of activity associated with the historic District Centres and along the radial routes such as Princess Parkway, commensurate in scale with the prominence of its location.

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Policy DM1 Development Management - All development should have regard to the following specific issues including: effects on amenity such as noise, light, air quality, road safety and traffic generation; accessibility; community safety and crime prevention; vehicular access; and, green infrastructure.

The following published and emerging design guidance has also been considered in the development of the Phase 2 residential proposals:

- Guide to Development in Manchester Supplementary Planning Document (2007)
- Waste Storage and Collection Guidance for New Developments (2016)
- Draft Residential Design Quality Guide

3.1 Site Description

The Application Site is 4.5 acres. The site is currently used by commercial offices.

As you immediately enter the Application Site from Wilmslow Road you are faced with one of two structures. The Cedars to the West, and the Parklands to the East.

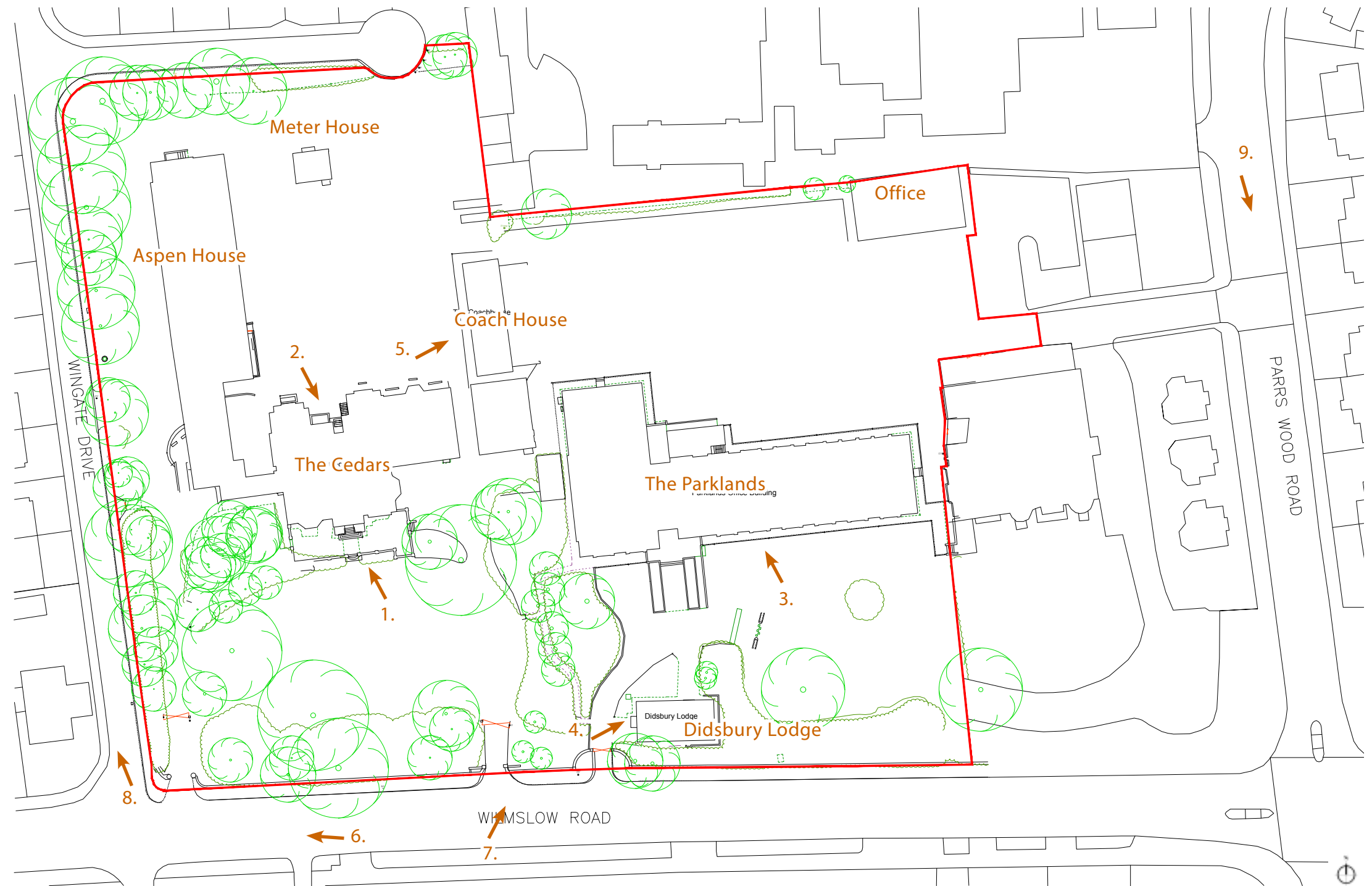
The Cedars is a characterful Grade II Listed white painted stucco on brick building. Built in 1857, its symmetrical South facing frontage appears two storeys, but it contains two additional floors at roof level and lower ground floor.

The Parklands is a three-storey red brick structure with a steep mansard slate roof providing additional office space to the top floor. The buildings are complimented by a neat lawn and mature trees to the South.

As you walk around the North side of the buildings, most of the site provides vehicular parking to the existing offices. 2.4 acres of the existing site (over 50%) is road surfacing.

The Application Site has four vehicular and pedestrian approaches. Two vehicular entrances and one exit are accessible via Wilmslow Road. The fourth approach is available from Parrs Wood Road. An additional pedestrian access is available off Wingate Drive.

The site is lined with a series of mature trees to the South and West. Views into the site are almost completely obscured by semi dense vegetation.



The Existing Application Site

3.2 Architectural Description

The Application Site consists of seven structures. Two of which are currently in use as offices spaces. One is an existing Gas Meter House. The remaining four structures are currently unused.

The site has two Grade II Listed buildings; Disbury Lodge and The Cedars. In addition to this, the central gates are listed.

The site includes the following;

- The Cedars. Built c.1857. Grade II Listed. currently unused.
- The Parklands. Built c.1980s, office use
- Didsbury Lodge. Built c.1850s. Grade II Listed. currently unused
- The Coach House. Built c.1860, currently unused
- Aspen House, extension to the Cedars. Built c.1940s, office use.
- Single Storey Office, currently unused
- Gas Meter House

The Southern site boundary is a low level brick wall with mature trees above. The Western and Northern boundary is a high level timber fence. Didsbury Lodge Hall denotes the Eastern boundary.

The topographical levels across the site are relatively consistent with only significant changes around the Cedars as you approach the main entrance up a series of external steps.

1. The Cedars



2. The Cedars



3. The Parklands Building



4. Didsbury Lodge



5. The Coach House



6. Wilmslow Road



7. Access off Wilmslow Road



8. Wingate Drive



9. Parrs Wood Road



3.3 Surrounding Scale and Architectural Form

The surrounding area of East Didsbury is extremely varied in density, scale and architectural intent, large open green spaces, littered with parks and golf courses offset the Victorian villas and higher density housing estates. Signs of the ever growing and evolving community are clear with an increasing number of facilities which are now necessary in a modern residential area.

Most of the buildings immediately surrounding the Application Site are two storey residential. Their design are typical of pre-war housing stock.

A stunning Gatehouse Lodge is situated on the other side of Wilmslow Road opposite the Application Site. This marks an entrances to the Towers Business Park and Didsbury Cricket Club. This Grade II listed home was designed by Thomas Worthington for John Edward Taylor, the editor and proprietor of the Manchester Guardian. It was said to be the venue for the 1882 meeting at which it was decided to construct the ship canal project.

Historically, the Didsbury area features numerous Victorian residential architecture, but over the years it has increased it's diversity of building form and style.

GLINERT, E. (2008) The Manchester Compendium: A Street-by-Street History of England's Greatest Industrial City. Penguin, (p100)

ANON. 2017. Listed Buildings. [online] www.britishlistedbuildings.co.uk/

Admin Building, St James Park. c.1790. Grade II*



Lodge to The Towers. c.1868. Grade II



Didsbury House Hotel. 1848. Grade II



The Towers (Shirley Institute). c.1868. Grade II*



15&17 Millgate Lane. Late C18. Grade II



The Didsbury. Mid C19. Grade II



Parrs Wood House. Late C18. Grade II*



Didsbury Public Library. 1915. Grade II



Park End House. Late C19. Grade II



A quarter mile to the West of the Application Site is the redevelopment of the former MMU site, St James Park. This consists of a mix of modern residential properties which feature a range of materials including red and buff brick, cedar cladding, render, slate and metal roofing.

With such a mixture of styles and influences the application site must respond to its context and create an individual identity which borrows from these without creating a pastiche.

The one key element that the PJ Livesey Group seeks to enhance is the quality of both architectural and landscape design. This has the lasting benefit to improve the setting of the Listed Buildings.

Contemporary New Build at St James Park. 2016



Didsbury Lodge



The Coach House



Parrs Wood Entertainment Centre



Philip Godlee Lodge. Early C19. Grade II



40 Kingston Road. 1962. Grade II



The Old Parsonage. Early C19. Grade II



4.1 Application Brief / Objectives

The brief started with a main objective to create an attractive and high quality environment in which people will want to live.

825 Wilmslow Road presents an opportunity to create a new residential community on a half vacant, previously developed land, enhancing the housing offer not only in Didsbury, but across the wider city region.

This suburb of the city benefits from a vast and varied housing stock, a diverse demographic mix, excellent amenities and transport links along with a popular leisure and night time economy on Wilmslow Road. Combined, these factors create a vibrant and affluent local area with a strong demand for new homes.

The city has limited locations where higher value homes can be developed. The brownfield land identified at 825 Wilmslow Road can be put to a use that supports the economic growth of the city and can be regarded as underpinning the overall comprehensive development of the site.

The PJ Livesey Group fully endorse this approach, with a desire to create exceptional new developments. Often with new build sites it is difficult to create an attractive environment from the outset.



The Existing Application Site

4.2 Site Constraints and Opportunities

Strengths

- Soft landscaping to the South
- Tree lined boundaries to the South and West
- High quality structures – The Cedars, Coach House and Didsbury Lodge
- Level Topography

Weaknesses

- Large amount of hardscaping
- Poor quality structures - Aspen House Extension, Single storey ancillary office building
- Proximity to noisy, high trafficked street, Wilmslow Road

Opportunities

- Enhancing and increasing the green space to the south
- Improving the habitability for the site both for plant and animal species
- Reducing the hardscaping around existing tree root protection areas
- Improving the character and setting of the existing Listed Buildings
- High residential demand throughout Didsbury and Greater Manchester
- Proximity to public transport links
- Proximity to local amenities

Limitations

- Covenant - Proximity to FH Children's Hospice
- Right of Access – emergency vehicles through the site
- Root protection areas of existing, mature trees

4.3 Design Principles

The PJ Livesey Group's aspirations for the site are to improve the sense of place by creating a modern residential development which particularly improve the setting of the retained Listed Buildings.

Any design proposals to Listed Buildings need to be sympathetic toward their heritage asset. Therefore, this proposal seeks provide a series of height and scale appropriate extensions which are a zeitgeist to contemporary living styles which offer a suitable contrast to the existings buildings.

From early Concept Design stage it was established that The Parklands building could afford some adaptation to bring the building into the 21st Century. This was seen to be the most environmentally sustainable solution for the building as opposed to demolishing the structure and re-building.

The remainder of the site would be a carefully considered mix of three storey dwelling houses.

The intention is to lessen the impact of cars and reduce the amount of hardsurfacing by using a careful mixture of parking courts and grasscrete to improve the overall street scene.

Key design principals integral to this application include the following:

- Increase the amount of soft landscaping
- Provide a modern architectural style for New Builds
- Contemporary extensions to conversions
- Improve the setting of the Listed Buildings
- Provide an appropriate level of restoration while bringing the converted buildings up to modern day standards of living

Under Manchester City Council's Manchester Core Strategy (CS) 2012-2027 (adopted July 2012) the site is unallocated as "white land" within the South Manchester Sub Area and the Didsbury St James Conservation Area. Although the site is unallocated it is an established employment site.

A number of pre-application meetings have taken place with the Local Planning Authority regarding the potential redevelopment of the site for residential purposes.

4.4 Surrounding Scale and Massing



Aerial Image of the Existing Application Site

4.5 Site Layout Development



Early Concept Design (May 2017)

- Retain the Listed Buildings
- Remove the Parklands and Coach House and Aspen House
- Created a new build apartment block in place of the Parklands
- Created 4 new build rows of terraces
- Used the road layout as existing, reducing the amount of hardscaping.



Concept Development (July 2017)

- Retained the Listed Buildings
- Retained the Parklands and Coach House
- Remove Aspen House
- Created a new build row of terraces
- Created a new build apartment block to the North-West corner of the site
- Divided the road layout into two "streets" with their own access
- Explored alternative parking and new build designs

4.6 Elevation appearance and Materials



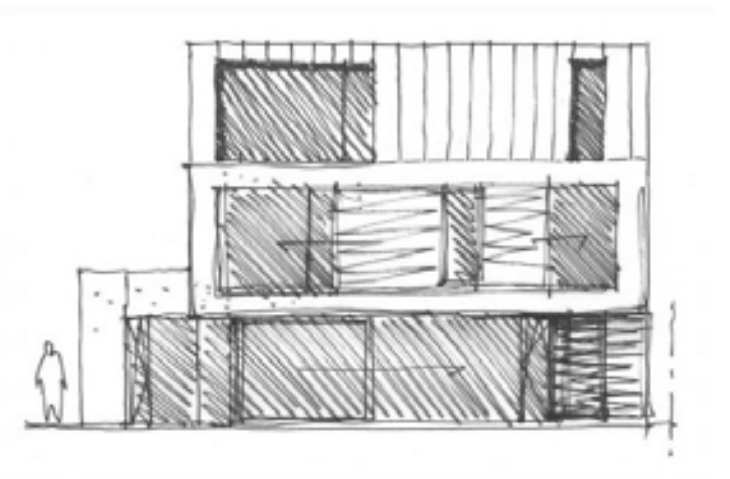
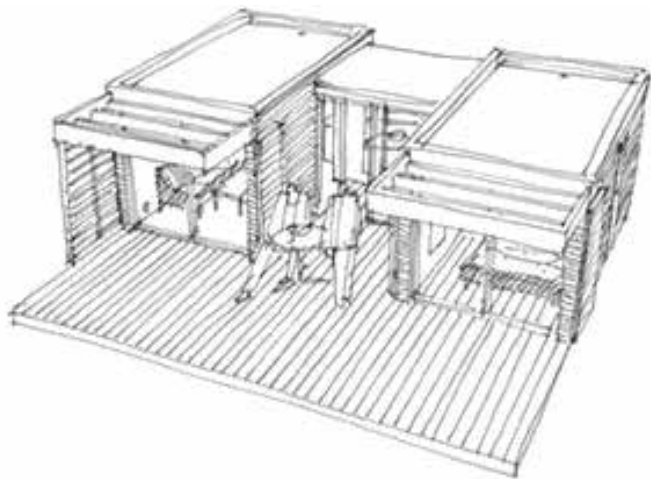
Precedent Image for the Coach House



Early concept CGI of the Front Elevation to the Parklands



Precedent Image for the New Build Houses



5.1 Layout

Following pre-application advice and public consultation, the layout has been refined whilst keeping the early design aspirations.

The proposed layout to the North-West corner of the site now provides new build housing as opposed to the new build apartment block seen in the May 2017 layout (refer to Section 4.5).

The Tree Report alongside a Swept Path Analysis has informed the road layout to improve access through the site while maintaining the inherent value of the established landscape.

The main areas of green space to the South have been retained, with an additional formal garden provided to the North of The Cedars providing a focal point for the surrounding dwellings, thus helping to foster opportunities for social interactions and creation of a community.



Proposed Application Site Layout

5.2 Scale

CONVERSIONS

The Parklands building will increase from three to four stories in height. The top floor will be a contemporary mix of metal and glass which is set back from the front elevation to restrict views from street level, giving the building the appearance of three storeys.

The proposed extension to The Cedars, Coach House and Didsbury Lodge will not exceed the existing heights of the Listed Building.

The existing Lower Ground Floor of The Cedars is proposed to be used as residential space. To achieve a level threshold and maximise window space to this floor, the earth immediately around the building will be excavated and a gentle, landscaped bank will be provided around the building. (see image below)



The Cedars - Front Elevation CGI (South)

Concept images of a gentle, landscaped bank





Street Scene A



Street Scene B

5.2 Scale

SITE WIDE AESTHETIC

The proposed building heights throughout the site reflect the scale of the surrounding area. The street scenes of the site have been designed to create variation to the house elevations.

The mass and scale of the buildings are broken up using changes in materials, plane changes, recesses such as balcony spaces, and door canopies.

At three storeys, the new build properties are designed to be comparable with the scale of the Parklands, Cedars and Didsbury Lodge Hall. Many of the new build gardens are North facing, therefore, the top floor will provide a south facing terrace set back from the principle elevation to make the houses appear two storeys at street level.

The Cedars	- 4 storey
The Parklands	- 4 storey
New Build Houses	- 3 storey
The Coach House	- 2 storey
Didsbury Lodge	- 1 storey

Concept image of new build with set back terrace



Proposed Application Site Plan Indicating Street Scenes



5.4 Landscaping

The overall landscaping of the site has a much improved residential feel, with the reduction of hardscaping by allowing green space to break up the parking spaces.

The access roads will operate as a shared surface to reduce the speed of traffic and minimise the amount of hardscaping required.

The amount of hardscaping has reduced by over 40% from c.2.4acres to c.1.4acres. This has been achieved by providing more garden space to the proposed houses, maintaining the existing green spaces to the South of the site, and providing a new formal courtyard garden to the North of The Cedars.

The new build houses have a small area of defensible space to the front, this is combined with a larger landscaped courtyard to create a feeling of open-ness.

This shared amenity space is well overlooked by surrounding buildings providing natural surveillance, which creates a safe environment for use by all ages.

An external lighting strategy has been created to ensure adequate lighting has been provided to the site.

The existing trees which follow the boundary of the site have been maintained to act as a visual break between the neighbouring houses to the West and North of the Application Site. They also act as a visual and noise buffer to the heavily trafficked Wilmslow Road.



5.5 Materials

Brickwork has been chosen as the main material on the new build houses. This has been chosen to ensure that the development retains a robust and residential feel.

Red brick has been chosen as the main brick colour to provide a sense of solidity and tradition in keeping with the area.

Recessed details have been used in panels to break the flatness of the elevation adjacent to large window openings. Deep window reveals are proposed, again, to add depth to the elevations.

Timber cladding has been introduced to highlight entrances, balconies and verticality where appropriate. This gives the building a sense of warmth in contrast to the brickwork whilst ensuring that the proposed new builds have their own identity within the wider masterplan.

The proposal to the Parklands building includes large swathes of glazing. This offers a contemporary addition to the structure and provides a new fourth floor of penthouse apartments.

The extensions to the Cedars and Didsbury Lodge are both to be in a light grey render to offer a modern addition to the Listed Buildings.

The East elevation of the Coach house is to be extended with a contemporary glass and metal frame offering a sharp contrast to the detailed brick building.



5.6 Conversion Layouts

The four conversion buildings on site are to be residential homes or apartments for private sale only.

The Cedars

The existing, modern extensions to the West and East of the Cedars are proposed to be demolished. A new extension to the East is proposed with a comparable scale of the existing building.

The Cedars has two main entrances to the building, one from the South using the front entrance staircase and one from the North using a new glazed extension.

The Cedars has a mixture of apartments to cater for a wide range of potential residents, including:

- 8no. one bed apartments
- 10no. two bed apartments
- 3no. three bed apartments

All apartments have either a balcony or terrace that can be accessed mostly from the living space of the apartment.

Didsbury Lodge

Didsbury Lodge is proposed to have a modest extension to the East to create a 2 bed house.

The bedrooms are located to the West of the plot, with living accommodation to the East.



5.6 Conversion Layouts

The Parklands

The existing Parklands building has two main entrances to the building. The proposed plan uses the existing entrances to the South and North which provide direct access to a corridor, lift and staircore.

The Parklands has a mixture of apartments including;

- 16no. one bed apartments
- 20no. two bed apartments
- 3no. three bed apartments

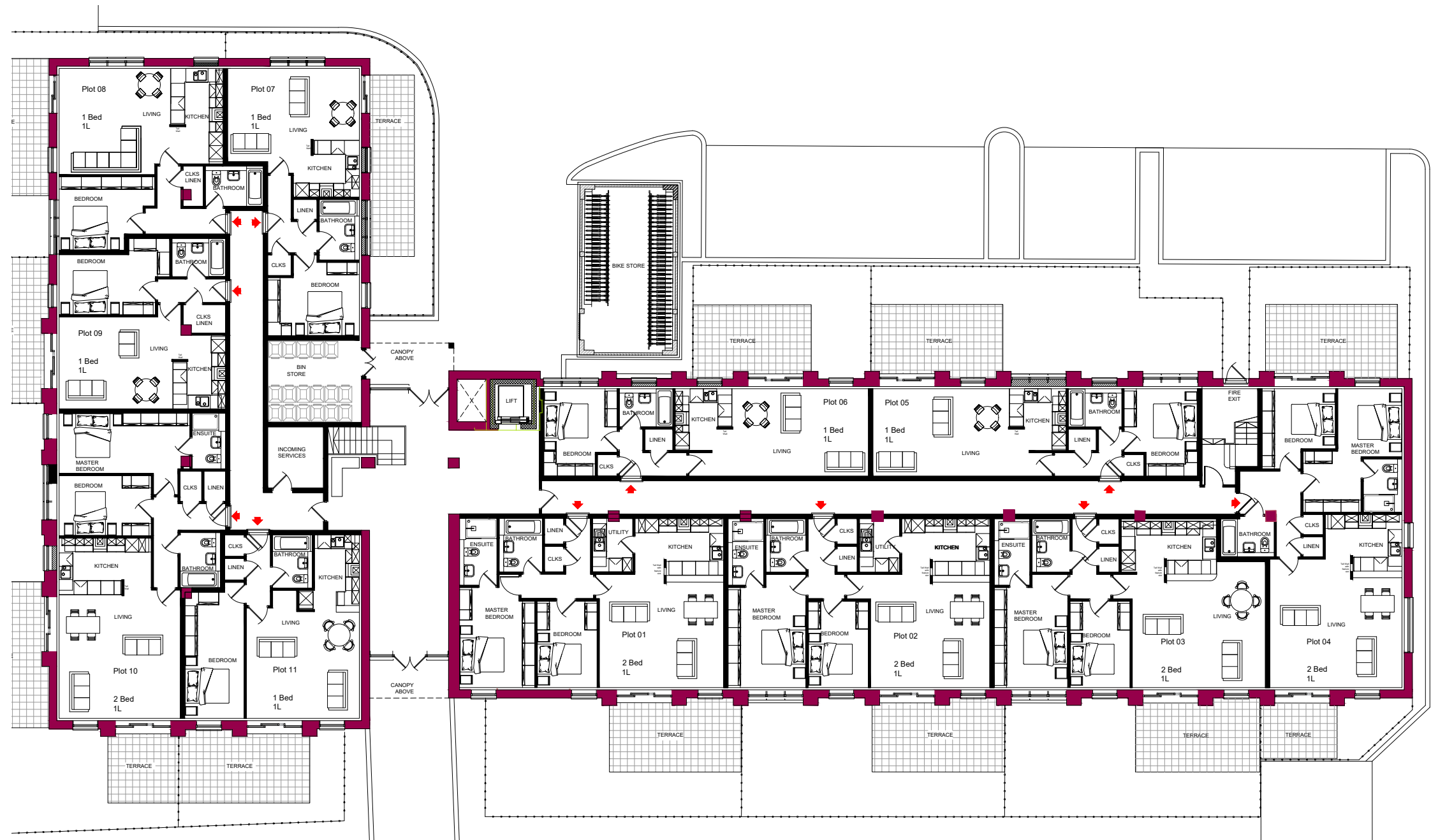
All apartments have either a balcony or terrace that can be accessed from the living space of the apartment.

The Coach House

The Coach House is proposed to be converted into two houses.

A vertical split is proposed at an existing loaded bearing wall. A larger, three bed house is proposed to the North with a smaller, two bed house to the South.

A poor quality lean-to extension to the East will be removed to make way for a contemporary metal and glass extension. This modern addition provides more space to the lounge of both properties and increases the amount of Eastern sunlight.



The Parklands - Ground Floor Plan

5.7 Conversion Layouts

As stated previously, the brief is to create an attractive and high quality environment in which people will want to live. The primary way to achieve this is to improve the setting around the existing Listed Buildings.

The Cedars

This application seeks to change the Cedars from commercial office use back into its original residential use. The proposed building with modest extensions will contain 21 apartments including 1, 2 and 3-bedroom units. The major changes proposed are as follows:

We propose to demolish aspen house and the corridor which links it to the Grade II listed – Cedars. This will allow the whole of west elevation of the cedars to visible from Wingate Drive and the west. We also propose to remove the small two storey toilet extension to the north and the larger three storey extension to the east. All these existing extensions are of poor quality and design and are detrimental to the setting of the listed building.

We also propose to replace the three-storey extension to the east with new extension largely on the same footprint. The new extension will extend approximately 4 metres less than the existing elevation to the east, to allow more light and a better view from the western windows of the retained Parklands Building.



The Cedars - South Elevation



The Cedars - North Elevation

The Cedars

To maintain the footprint of the original extension we propose to add a new glazed floor stepped back from the front (south) elevation to allow a large roof terrace for the penthouse apartment. With reduced domestic floor to floor heights the 4 floors of the new extension are only marginally higher than the existing extensions three storey office floors.

The new extension fits beneath the eaves of the listed building and therefore no features of the listed building will be lost or obscured from view from our proposals. The listed building will remain the predominant in relation to the proposed extension. The new extension will contain the lift and escape stair, minimising the impact on the listed building.

We also propose to lower the ground level around three sides of the listed building by 1100mm (west, north and east). This lowering of the ground level will allow what is currently little more than storage or service accommodation in a semi-basement to become more productive ground floor rooms with access out into garden areas, without significant change to the listed façade. No changes will be required to the foundations. The modern internal tanking can be removed as it will not be required. In many cases existing windows with high sills will be lowered to form new doors and windows more suited to the new rooms.

The whole of the listed building is currently rendered, the render will be extended down to 150mm above the new external ground floor level. The significant south elevation with its walled raised terrace and the two flights of steps up to main entrance, will remain as existing.

At the existing ground floor level, the main entrance and stair, cuts the two principle rooms to the west off from the rest of the house. We feel these two significant rooms cannot be subdivided as it would detract from their significant character. However, combining the rooms without subdivision would result in the creation of a 1500sqft one-bedroom apartment. Which would be an unviable size. We propose therefore to combine these rooms with bedrooms beneath in the newly created ground rooms.

We also propose to create two modest extensions, one to the west and the other to the north. Both proposed new extensions are in locations of propose to demolition and will partially cover up the scars from those demolitions. These two measures combined will allow both of the two-large significant western ground floor rooms to remain undivided living rooms, within two large but more viable two and three bedroomed apartments.

Regrettably our proposal requires the removal of the former servant's stair located to the east of the listed building. The main reason for its removal is due to its current location which blocks it access from the significant circulation areas of the listed building to the proposed new or existing extension to the east.

Common access between apartments through a stair enclosure is not permitted under the building regulations. The stair width, treads and balustrade do not conform to the width building regulations. We feel a new stair and lift in the new extension will serve both buildings and will be less detrimental to the historic fabric of the listed building.

We propose to create a new roof terrace by enlarging the existing valley between the surrounding roofs over the existing first floor common area. This roof terrace will be totally hidden from view in all directions by the ridges of surrounding roofs.

We propose to remove the glazing bars from the ground floor sash windows of the south elevation and adopting the style of simple sash windows of the first floor above, thus restoring the overall Italianate style of the main building.

Construction of Listed Buildings

All substandard render will be removed from the existing external walls and will be re-rendered to match the existing colour and texture, to ensure the longevity of the rendered finish.

The windows to the Listed will be replaced with double glazed, timber sash windows to match the existing (see below for exception).

The UPVC downpipes will be removed and replaced throughout with dark grey cast aluminium in a style to match of the originals.

It is PJL company policy to strip all roofs on each listed building to ensure the roof is both watertight and insulated to modern standards and provides a long-term solution for the building. The renovation and conversion process will start with the stripping the original roofs and storing the roof coverings for reuse, if found to be in a condition that would provide a long-term life. Our proposal will not change the height or profile of the roof beyond the nominal thickness of any proposed insulation.

During this process the condition of each rafter will be checked and treated as required. Insulation and felt will be installed before the existing, or a mixture of new and retained slates are replaced on new battens. All ridge tiles will be removed and mechanically re-fixed during this process, to the requirements of the warranty provider. All roof flashing will be replaced with new flashing to the Lead Contractors Association standards. This upgrading process is required to bring the building up to modern building regulation standards and to achieve NHBC or Premier cover.

Any breakages of slates during the stripping process may cause a shortfall on existing slates to re-roof all the Lodge. Therefore, new slates will be selected to match the existing. We therefore aim to re-roof the South and West facing roofs with the existing slates and use new slates to match existing on hidden roofs. We will provide samples for approval by the planning authority prior to any construction.

5.7 Conversion Layouts

The Coach House

The existing coach house is not listed, but is a curtilage listed building. Most of the windows and architectural features face West. The east façade is largely blank with only the remains of a simple lean to single storey extension, which was originally part of extensive greenhouses for the main house.

The coach house is largely two storeys with a combined area of approximately 2000sqft. This is too large for a single house in this location, because it is overlooked by both the Parklands and the Cedars, and it also will have only a modest garden.

The proposed design therefore divides the building into two smaller semi-detached houses (a two and a three-bedroomed house). Using an existing structural wall as the compartment wall.

The only proposed change externally is a small largely glazed single storey extension to the East, divided between the two houses. This extension supplements the lounge accommodation for both properties bringing both up to our space standards.

The existing coach house has been recently renovated externally to a high standard, except for the windows, which remain boarded-up. The final window design within their existing structural openings will be amended once the condition and style of the existing windows can be established.



The Coach House - East Elevation



The Coach House - West Elevation



The Coach House - North Elevation



Didsbury Lodge - West Elevation

5.7 Conversion Layouts

Didsbury Lodge

This application seeks to change building use of the Gate lodge from commercial office use back into its original residential use. The original Didsbury Lodge was 550sqft and with extension this was increased to 960sqft.

The original facades to the North, West and South will be restored as indicated in the construction section.

The main change proposed is the removal of the poorly designed and constructed flat roof extension and replace it with a slightly larger but comparable scale modern extension. The proposal seeks to create a single storey, 2bed dwelling of approximately 1100Sqft. At 3.4m, the new extension will match the existing in height, and will be below the original eaves line of Didsbury Lodge. This will maintain the hierarchy of the Listed Building.

The principle entrance will be to the North as existing. The new extension will be glazed with a combination of clear glazing and black glass. Black glass will be used where the partitions run into the windows. This offers a contemporary glass box projecting to the East, contrasting the original white rendered elevation of Didsbury Lodge. The proposed roof will be a single ply membrane flat roof with a nominal pitch to the East.



Didsbury Lodge - North Elevation



Didsbury Lodge - South Elevation

5.7 Conversion Layouts

The Parklands

It is proposed that the mansard slate roof of the Parklands will be removed to make way for a fourth floor above. This additional floor will be a lightweight glass and steel construction which is set back from the original front elevation to minimise the perceived scale from street level.

The glazed entrance will be brought further towards Wilmslow Road as a statement entrance. This will maximise the daylight into the building and emphasise the verticality of the glazed façade.

New glazing will feature throughout the building including bi-fold doors. The elevations feature large projecting metal balconies which provide the apartments with an outdoor space.



The Parklands - North Elevation



The Parklands - South Elevation

5.8 Housing Layouts

There are five house design variants, which all provide differences in elevation and layout to suit their location on the site. The plans are designed to be logical and clear, with functionality for a modern family at their core. The room dimensions for each house exceeded the residential space standards.

The houses range from three to five bed family dwellings. The site includes;

- 2no. three bed houses
- 18no. four bed houses
- 2no. five bed houses

As you enter a typical property, you walk into a entrance hallway. From here, a door leads into a powder room, a staircase leads to the bedrooms above and another door leads to the open plan family / dining and kitchen areas.

The West of the site features two bespoke houses:

- House 19 is a corner plot which has a modest entrance addressing the central courtyard. As you enter the plot it suddenly opens into a dramatic double height space maximising the natural light to the space. The large, rear garden is celebrated by two sets of bi-fold doors. One from the family / kitchen and another from a generous lounge.
- House 23 is a modern approach to a double fronted house inspired by the nearby Grade II Listed Park End House the plan and elevation acts as a stop end feature to the row of new build homes.



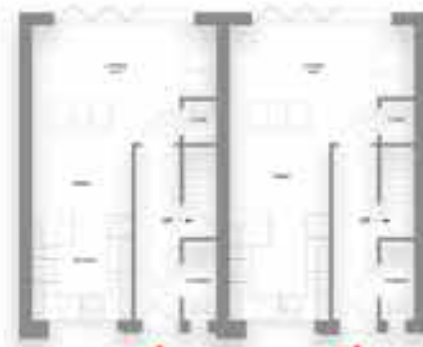
Ground Floor Plan



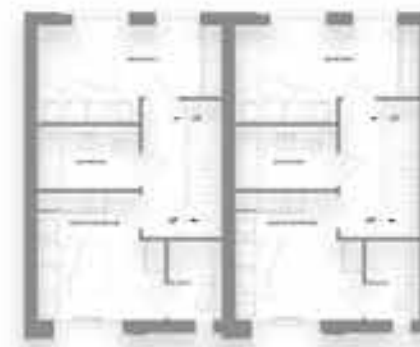
First Floor Plan



Second Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan



House 19 - Ground Floor Plan



House 19 - First Floor Plan



House 19 - Second Floor Plan

5.9 New Build Housing Elevations

The houses have been designed to follow a similar aesthetic to The Parklands building. This has been achieved through the use of red brick which also provides the houses with a traditional residential feel.

The houses use plane changes to add depth and interest to the elevations revealing balcony spaces on the upper floors.

Window sizes are proportioned to residential room dimensions, but window heights are maximised to increase the amount of natural light and solar heat gained into the living spaces.

Each house has a South or West facing balcony space to make the most of the evening sun.



Double Fronted Detached House

Semi-Detached Mews Houses

Semi-Detached Mews Houses

Semi-Detached Mews Houses

5.10 Frontages, Approaches and Entrances

The road layout of the Application Site can be treated as two halves; one half containing the Cedars, Coach House and New Build Courtyard, while the other half contains the Parklands, Didsbury Lodge and row of New Builds semi-detached houses. This is emphasised by the one-way route for vehicles and the site entrances and exits.

The proposal seeks to maintain the existing four vehicular and pedestrian approaches as indicated by the site plan.

The entrance to The Cedars is as existing on the front of the building to not detract from the listed façade. A new entrance is also proposed to the extension of The Cedars at the rear. This is a glazed and noticeable entrance providing a sense of arrival to welcome residents and visitors.

The Parklands building is accessed via a landscaped walkway. The elevation will be a glazed screen which runs vertically up the main façade of the building creating a visual break in the brick work.

Each house either has a recessed entrance door or canopy over the entrance to provide shelter while entering the property.



Proposed Application Site Layout

5.11 Parking

Adequate parking for the residence and visitors have been provided, while encouraging the use of local, public transport.

Throughout the development, all one bed properties have one parking space. All other properties have two parking spaces.

There are a total of 146 allocated parking spaces. There are an additional 4 disabled parking spaces.

The internal roadways have been kept to a minimum width to deter on street parking. This will be policed as part of the management plan.

The parking on the site has been split so that the spaces allocated are as close to the plot as possible but also, situated to reduce the overall visual presence of parked cars on the site.

Parking spaces will be demarcated by a material change.

5.12 Cycles

Cycle storage for all houses will be offered at the clients discretion and will be incorporated into a shed.

The Cedars has a secure, internal storage space for cycles to be stored at the Lower Ground Floor. This has one cycle space for each apartment.

The Parklands has a secure, external storage structure located near the North entrance of the building. This has one cycle space for each apartment.



Proposed Application Site Parking Strategy

6.1 Management of the Public Realm

An estate wide management company will be formed with all residents becoming members. On completion of the final dwelling, the communal areas and common parts will all be transferred to the management company.

All public spaces at the site will be maintained by the managing agent on behalf of the management company, with every resident paying a small estate charge.

Public spaces have been designed, and will be constructed, using high quality and durable materials.

6.2 Security and Lighting Strategy

The external lighting has been located to ensure adequate lighting for road safety and site security. (refer to External Lighting Plan 123-00-1113)

The site has not been designed to be a “gated community” in order to maximise access links through the site, however, the shared amenity space is well overlooked by surrounding buildings providing natural surveillance.

The entrances to the converted buildings will have entry control devices with intercom and CCTV. Each apartment is accessed via an internal corridor.

All ground floor apartments and houses have gardens with a 1.8m high boundary fence for security and privacy.

6.3 Phasing

The construction is expected to commence around mid-2018. The anticipated completion of the site is expected in the year 2021.

6.4 Service Delivery

The carriageways are designed to allow delivery drivers to pull up and leave the delivery with the individual whilst not blocking the carriageway.

However, this is not possible within the narrow one way zone to the East of the Parklands where the road has a restricted width.

6.5 Estate wide cleaning and Maintenance

Management strategies will be put in place for all hard and soft landscaped areas, roads, communal waste facilities, and the common elements of the apartment building.

A managing agent will be appointed to ensure these strategies are implemented in the long term, and every resident will pay a proportion towards the estate management charge.

6.6 Inclusive Access

Inclusive access is provided by designing all new residences in accordance with Part M1 of the Building Regulations 2015.

Four disabled access car parking spaces are provided across the whole site these are in addition to any allocated spaces.

The site topography has minimal changes in level, however the existing front entrance to The Cedars features several stairs. An alternative access is available to the rear elevation near the disabled parking spaces. This has a gentle ramp down to the Lower Ground Floor entrance where a lift grants access to all floors.

The Parklands has a gentle ramp at the front elevation near the disabled access parking spaces. The main circulation core features a lift which grants access to all floors.

6.7 Site Access

The proposal seeks to maintain the existing four vehicular and pedestrian approaches as indicated by the site plan.

6.8 Waste Management

Each house including The Coach House and Didsbury Lodge have their own bins which will be stored in the rear gardens until they can be moved to the road side on bin collection days.

The Parklands and The Cedars have communal bin stores identified on the Bin Strategy plan (right). On collection days, the communal bins will be moved by the managing agent to a designated area of hardscape at the rear of the apartments.

The waste will be collected by Manchester City Council's refuse services.

A full swept path analysis of the roads has been undertaken to ensure the refuse and emergency vehicles can access the site safely.



Proposed Application Site Waste Strategy