Belal Rashid Technical Architecture

Unit 3 Bright Street
Oldham
Greater Manchester
OL8 4AB

☎ 0161 8211956
☎ 07794 529361
Email: Belal.brta@gmail.com

Heritage Statement

Former RBS Building, 467 Wilmslow Road, Withington, Greater Manchester, M20 4AN.

Proposal: 1) Former bank ground floor office conversion. 2) 4 Storey rear extension. 3) Front dormer loft conversion. 4) Conversion of upper floors into self-contained flats for use as student accommodation.

1.1 Introduction

Historically part of Lancashire, Withington up until the 19th century was predominantly rural. During the mid-19th century, The Industrial Revolution and increased industrialisation saw a boom in socioeconomic development and mass urbanisation throughout Withington. Situated 4 miles outside of Manchester City Centre, it became part of Manchester in 1904.

Withington holds strong education ties resulting from its proximity to Manchester Metropolitan University and University of Manchester. Residents are of mixed affluence, due to its diverse population of families, young professionals, and students.

Ground floor retail spaces feature heavily on Wilmslow Road. The use of red facing brick is common, along with terracotta motifs and stone dressing. The architectural style period ranges from the 17th century to more modern 21st century.

There are nine listed buildings or sites situated on Wilmslow Road. Former RBS Building is within proximity to Grade II listed Former White Lion Public House: currently being used as a convenience store by supermarket chain Sainsbury's. Public house. 1881, by William Mellor, is an Eclectic Gothic style brick build with stone façade, tiled roof, square-headed windows at first floor with prominent consoled cornice with moulded terracotta flower motifs, half-dormer to third bay (Historic England, 2020). The building is painted white at ground level



Figure 1: Red denotes Former RBS Building. Blue denotes Listed sites. (Source: Historical England, 2020)

1.2 Site Description

Former RBS Building is an end terrace property. The terrace block consists largely of retail premises. Red facing brick and slate roof is finishing method of the terrace block, all with varying shop frontages. Former RBS Building is aesthetically striking and stands out due to its use of painted white stone dressings at ground level. The building finish however has been affected due graffiti on the façade at ground level. Further to this, the front door and stone dressing require minor refurbishment.

Former RBS Building has two entrances. Main entrance is via Wilmslow Rd, second entrance is accessed through Egerton Crescent which leads into the accompanying site car park. The side elevation (on Egerton Crescent) has a limited number of external windows above the ground level; this is contrast with the building directly opposite (on Egerton Crescent) which has heavily used glass in its construction.



Figure2: Former RBS Building Side Elevation



Figure 3: Egerton Crescent; Heavy use of glass



Figure 4: Wilmslow Road Street View



Figure 5: Former RBS Building Front Elevation



Figure 6: Former RBS Building Rear Elevation

1.2 Proposal Abstract

Planning permission is sought for 4 elements: 1) Former bank ground floor office conversion. 2) 4 Storey rear extension. 3) Front dormer loft conversion. 4) Conversion of upper floors into self-contained flats for use as student accommodation.

The building will be split under the ridge beam level: the partitioning wall will run from the ground level to the ridge beam. The front section of the building (facing Wilmslow Road) will be 3 levels with the addition of the loft dormer, the rear section will have 4 levels. This does not include the basement level.

The former Bank ground floor space is set to be converted into an office space for a Withington based legal practice. The basement, formally the banks storage and vault, will be used as a record storage for the legal firm. The access to accompanying site car park will remain in use for staff and visitors of the legal firm.

Taking into account the need to preserve or enhance the area's special character with proposals that fall withing conservation areas; The stone dressing at ground level is set to be refurbished and new works is to be carried out to in a manner which adheres to the characteristics of the surrounding. Housing an established legal practice in the Former RBS Building will enhance the prosperity of the local area, and with student accommodation above the office space will prevent the building from deterioration from neglect if left vacant.

2.1 Proposal and Assessment

The applicant is proposing refurbishment and renovation of the property, the proposal intends to provide office space for most of the ground floor, with the remaining space intended to be used as student accommodation. The basement will be split into two, part of the building will be used by the office space lease holder, and the remaining will be used for heating and electric controls. The floor level at the rear of the ground floor is 800mm higher than the ground level at the front of the property. The staircase is located centrally at the rear of the building; the building has one upper level.

The building is not in an adequate condition for occupancy. Work is required at every level barring the basement, which is in good condition. The building frame is structurally sound. Internal wall requires structural enhancement: structural details and calculation from structural engineer can be provided upon request.

The building is watertight with no signs of water ingress. Timber ceiling joist shows evidence of rot and decay; requires replacing with new. General finishing is very poor but salvageable. Amenities facility are outdated, requires replacement with new. The heating system is undersized and requires upgrading.

The proposal includes the restructure of the internal floor level: rear of the property is set to have 4 level and front will have 3 levels. The existing stairwell will be replaced and relocated to make maximum use of the floor space. Access to the upper levels will be gained via stairwell at ground floor level in the rear of the property. The rear of the property will interlink with the front at first floor level via the addition of a staircase.

Access to student accommodation is proposed though the creation of a new external doorway located on Egerton Crescent facing Wilmslow Road. The entrance must be fitted with high quality security. The existing doorway on Wilmslow road will be used for users of the office space. There will not be a change in the height of the building, the ridge level will remain the same to keep the consistency of the terrace block. The proposed dormer at the front of the building must be designed so it does not alter the roof characteristic of the building. Front facing dormers are prevalent on Wilmslow Road, closest being the property opposite 467 Wilmslow Rd.



Figure 7: View opposite Former RBS Building; Front Dormer



Figure 8: Wilmslow Road, Front dormer in roof space



Figure 9: Wilmslow Road; Front dormer in roof space



Figure 10: Wilmslow Road; Front dormer in roof space

The building massing will increase, this is not inconsistent with properties on Wilmslow Road where many properties have varying building outlines. The increase in massing will allow the provision of good standard of accommodation for the occupants. The increase in massing will be mainly in the site car park, this will help keep the visual characteristic of the street view of Wilmslow Road.



Figure 11: Building outline on Wilmslow Road. (Source: Google Earth, 2020)

The proposed windows are to be set back from the wall faces to create a deep moulding façade as suggested by Manchester City Council. The existing windows on Wilmslow Road are of a sliding slash variety with vertical proportioning; the proposed windows will be set in the same plane and will be of similar material to existing.

Existing buildings on Wilmslow Road are characterised using brick, stone, slate, and stone dressing. The proposed works will give preference to these material over non-traditional material such as plastic and concrete.

The Former RBS Building is intended to have a vitality of its own, as such the proposal will look to incorporate modern design aspects along with the existing characteristics. This should be evident in the proposed entrance for the student accommodation and proposed front dormer window. The four-storey extension at the rear will make a positive contribution to the character of the area through its individuality in design in comparison to surrounding buildings.

The proposal will improve and enhance the conservation area. Effort has been made not to impact the existing street scene on Wilmslow Road. Majority of the proposed works is at the rear and side elevation. Increasing the size of the building will allow it to be used for mixed occupancy. As required by Manchester City Council, the residential use of the property will not visually impact the shop frontage.

4. Summary

The proposal will improve the prosperity of the area, whilst both maintaining and enhancing the visual attributes of the area. The Former RBS Building does not hold listed status, it is however a vital part of the visual characteristic of Wilmslow Road. In its current state, the building is not suitable for mixed occupancy of commercial and residential use. It is of the opinion that the proposed renovation and refurbishment will contribute to the development of the area and make a positive contribution to the aesthetic character to Wilmslow Road.

5. Reference

Google Earth, 2020. https://earth.google.com/web/@0,0,0a,22251752.77375655d,35y,0h,0t,0r

Historical England, 2020. https://historicengland.org.uk/listing/the-list/list-entry/1255026