

4.6 Layout - Internal

The driving force behind the internal layout is

- To create a basement flat at reasonable floor to ceiling height (2.4m)
- To find an alternative position for the stair to release the floor areas on each floor. The existing position splits each floor in two and compromises the functionality
- To adjust floor levels to ensure level access floors across the flat (1 small step needed in Flat 4)

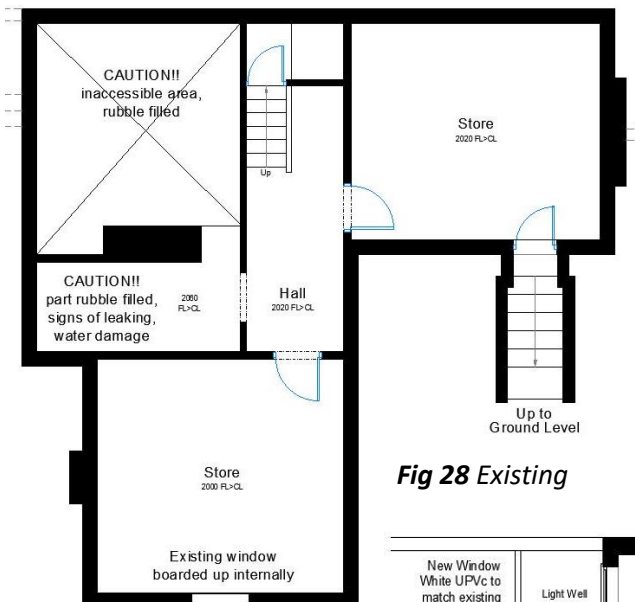


Fig 28 Existing

The proposed basement floor includes an extended kitchen area with angled skylight, in order to promote daylight deeper into the living area, a private courtyard and light well.

The retaining wall for the yard are designed to allow planting.

The windows both on the external skin and internally seek to instil both a sense of connection with outside and between spaces, but also to draw light in and so minimise the need for internal lighting, and sense of confined space.

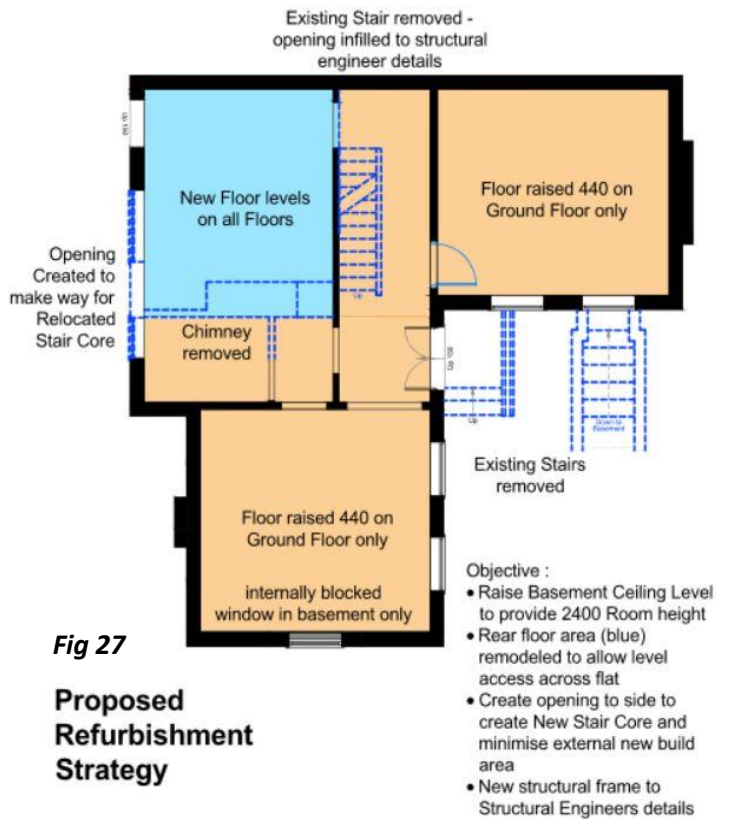


Fig 27

Proposed Refurbishment Strategy

The existing basement floor is currently used as storage space, with bare walls and pipes traversing spaces. The area under the kitchen was rubble filled. The existing floor to ceiling is between 1950 and 2050mm between rooms, currently too low to be meaningfully habitable. The window to the front is boarded from the inside

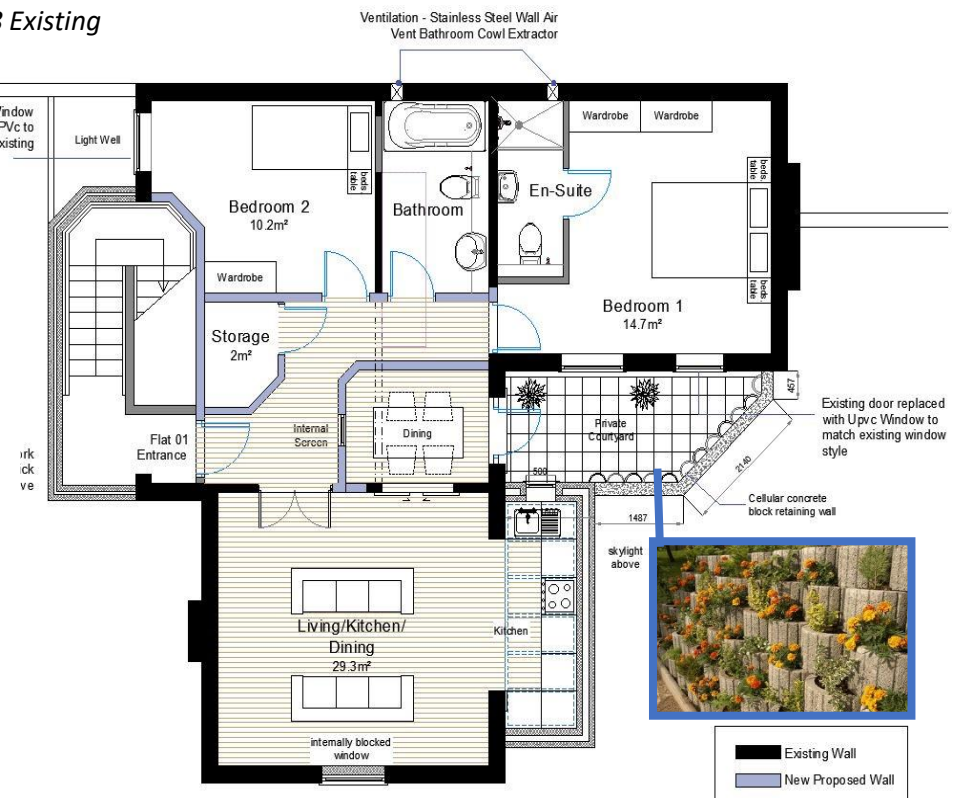


Fig 29

Proposed Basement Floor Plan
2B/3P Studio Flat (GIA 74.5m²)



Fig 30

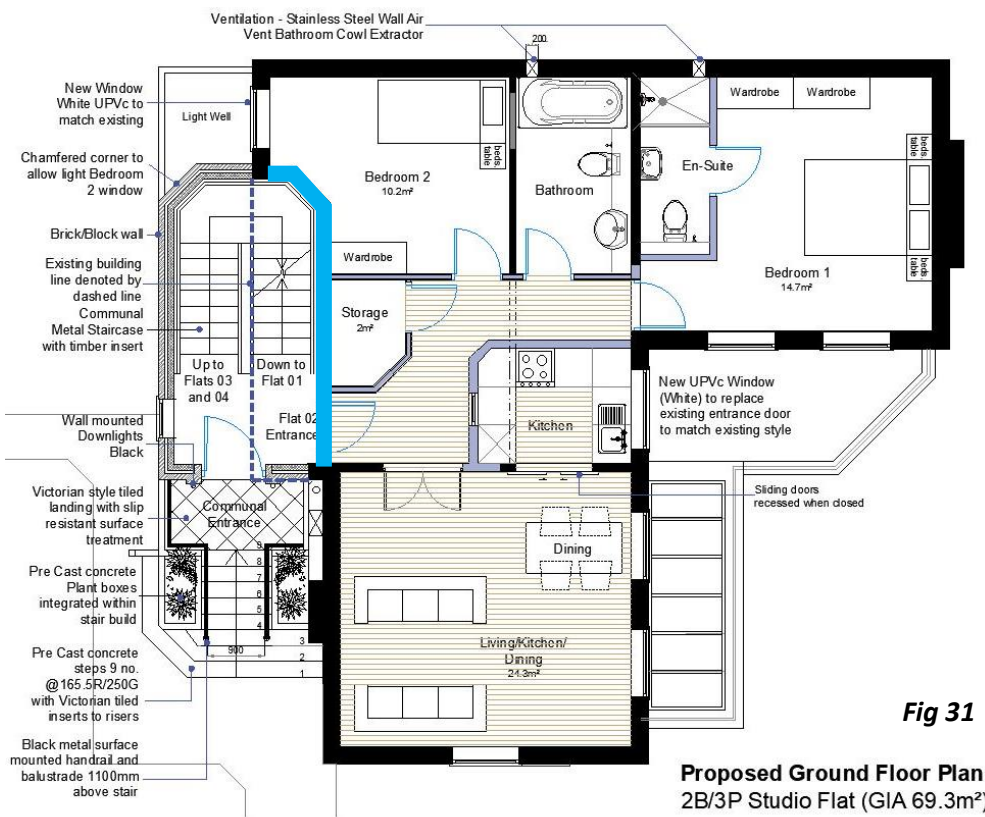


Fig 31

Fig 32 Windows



The windows on the existing ground floor may need to change its opening arrangement to ensure safe opening. The proposal will see the two openings replaced with a top opening operable with a manual winder. Alternatively, if existing retained an internally fixed cross bar would be added to ensure safe opening.

The existing ground floor reception possesses a desirable ceiling with ornate coving and central rose. The retention of these signature details has informed the arrangement of spaces on this and so the subsequent floors. The kitchen is currently 440mm below the level of the main areas. The other feature is the tall floor to ceiling, which whilst desirable, allows room to raise the floors particularly on this floor.

The multiple entry points make security an issue, which is currently covered by CCTV and security lighting.

The proposed ground floor simplifies has the main entrance which provides the primary access/exit to all flats, thus making the security easier to manage. The blue line shows the thermal line of the flats.

The existing front door is replaced with a window.

Victorian tiled landing and to face risers, concrete 'stone' effect steps, plant boxes add to the character.

The position of windows and rooms like the other floors provide constant connection to the outside.



Fig 33 Entrance

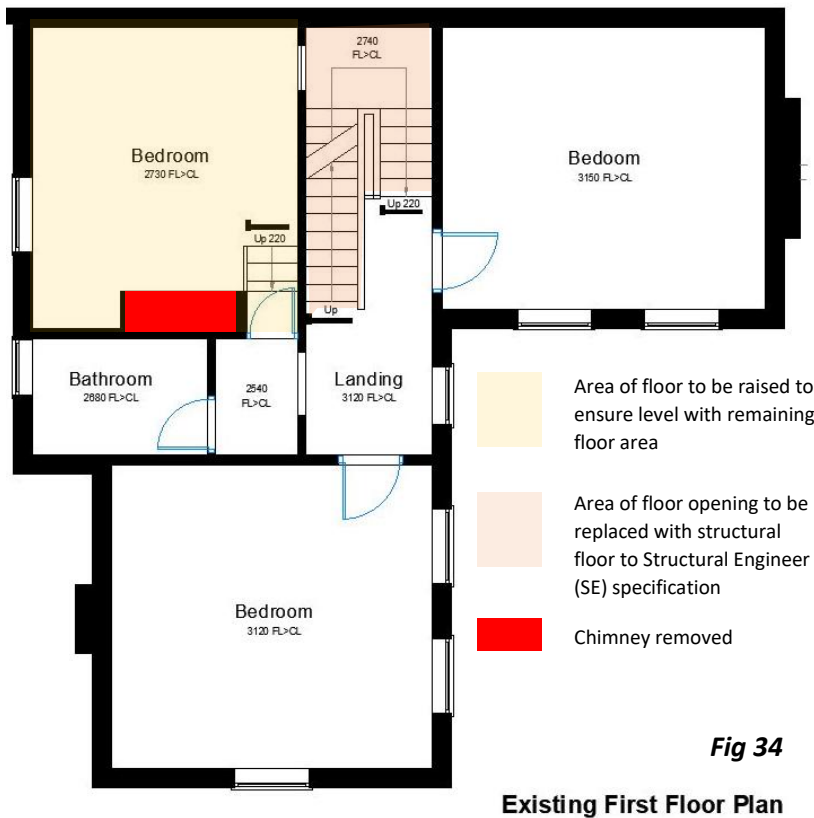


Fig 34

Existing First Floor Plan

The existing first floor

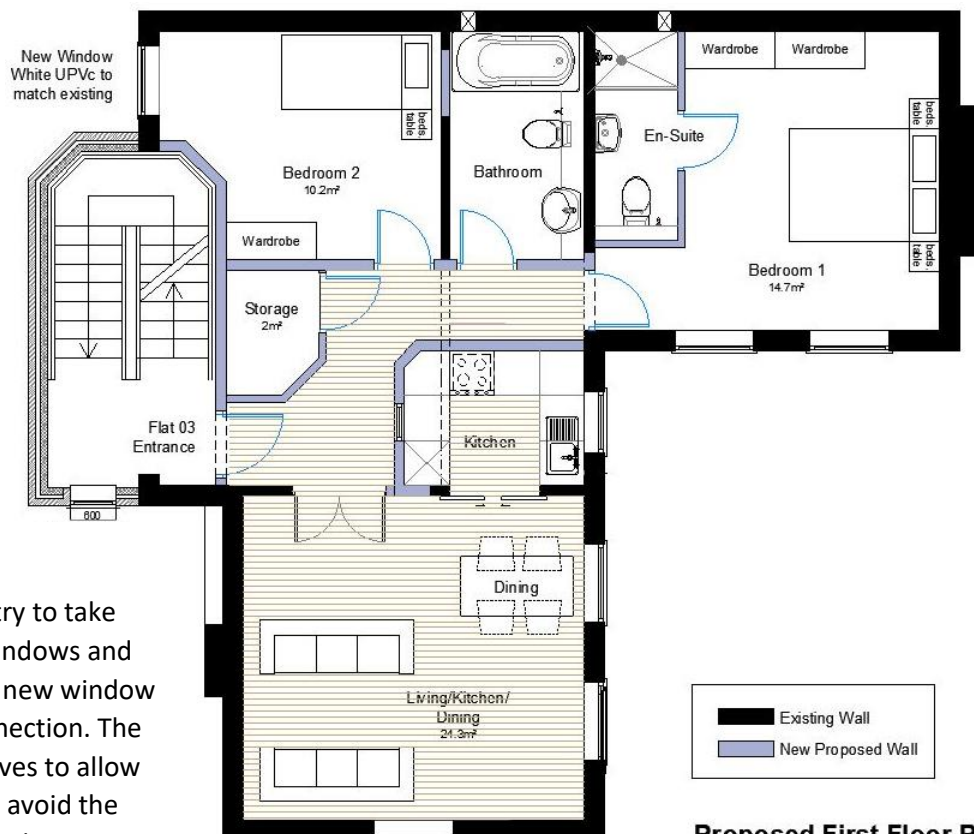
The bedroom to the rear is currently around 700mm lower than the remaining floor area, the intent is to raise this area to make it level. The void left by existing stair once removed will be replaced with a structural infill to SE specification.

Chimney Removal

The chimney to the middle of the property is sought to be removed as it currently is in a poor state to the top and compromises the intended spaces sought.

It is understood that it will serve a structural purpose. The omission and structural frame replacing it will be to Structural engineers' assessment and calculations

Fig 35



Proposed First Floor Plan
2B/3P Self-Contained Flat
(GIA 69.3m²)

Fig 36

The proposed first floor

The changes to the layout, try to take advantage of the current windows and connections to outside, the new window to Bedroom 2 provides connection. The chamfer to the stairwell serves to allow light into the room and also avoid the feeling of enclosure when looking out, the window overlooks the gable side of adjacent property which has no windows to habitable spaces. The windows that are present for hallways and WC are obscured glazing



Fig 37
Existing Second Floor Plan

The existing second floor

Due to the different levels between the kitchen and rest of flat which were most significant here, and to try to minimise the height of the extension.

The Proposed Second Floor looks to take on the refurbishment to address a number of issues on this floor.

The height difference was split between raising the floor and adding steps to the new flat. Three steps are proposed. It is also proposed to deal with the sagging and bowing roof line by exposing internally and carrying out remedial works to fix.



Fig 38

This opportunity will also allow to expose the beams and insulate and board between rafters. This coupled with the proposal for some long-recessed heritage skylights will drape the spaces with light and make them appear larger than they are.

Existing rooflights will be utilised to provide light and ventilation to the bathroom and en-suite

Rooflights over the stairwell and kitchen serve to provide ventilation and with the stairwell smoke extract.

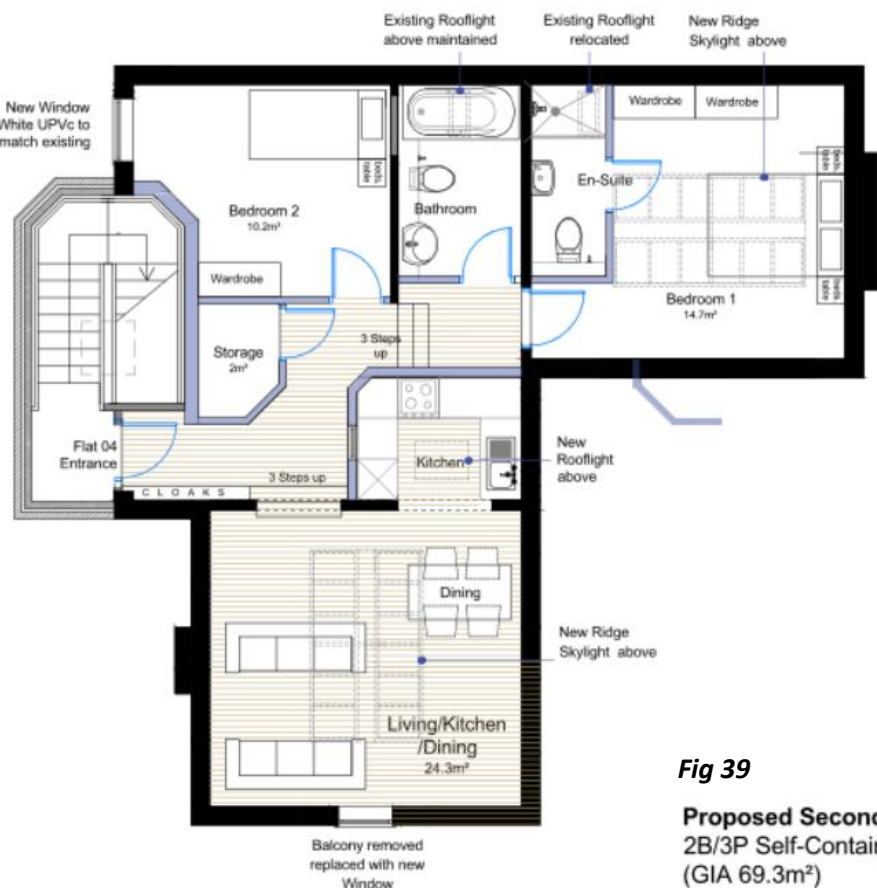


Fig 39
Proposed Second Floor Plan
2B/3P Self-Contained Flat
(GIA 69.3m²)

The **removal of the existing balcony** takes away a later addition which can be found on a number of properties within the area which has always looked out of place, and not in keeping with the character of the place. The door will be replaced with a window which will provide a picture view to the outside.

4.7 Scale



Fig 40

Photo Montage showing proposal in context of surrounding buildings with before images insert

The **scale of the building** is a key character of the property, the appearance of a large detached building after a long line of semi-detached properties, really does set it apart. The extension has been kept to a minimal, but provides a modest addition to the existing building. Maintaining the singular entrance, reinforces the detached house aesthetic and scale. The extension is pushed back from the rear boundary to not create an overbearing addition and maintain light to the rear of 66 High Lane property which extends to two sides of the property.

4.8 Appearance



Fig 41 Front

The **appearance of the property** seeks to maintain the character of the original building and the modest extension continue the conversation between building and street.

The singular point of entry which serves all the flats tries to maintain the scale of the detached original building, the materiality tries to reinforce a sense of quality and timelessness.

The **removal of the balcony** and extensive remedial work to the bricks and concrete string courses.

The **skylights** are recessed and set back so as not to burden the roof. The existing front door is replaced with window



Fig 42 Front



Fig 43 Side

Rather than creating three storey blank wall, this is broken up with the **top part matching existing brickwork**, carrying feature brickwork band from host building, the **middle band proposes the use of Umbra Sawtooth bricks** which both add interest and, in the light,, makes play with shadows and 'animates' the surface. The base would be normal brickworks but have **vertical garden screens attached**, this will create a tactile, human scale element, that the green amenity 'oasis' feel.

A **Picture window** will bring light into the internal entrance area and offer view of the proposed landscaped area outside



Fig 44 Front



Fig 45 Entrance

The **concrete decorative screen** serves to both demarcate and provide a permeable visual barrier, allowing mosaic of views into the amenity space, but not showing enough to compromise privacy. **Period tiles, timber plant boxes, gravel parking bays, 'stone' tiled circulation spaces, vertical garden screens, metal gates** all are chosen to add to the ambience of the property, and add an allure of nostalgia, quality and respect for the designated conservation area.

4.8.1 Materiality

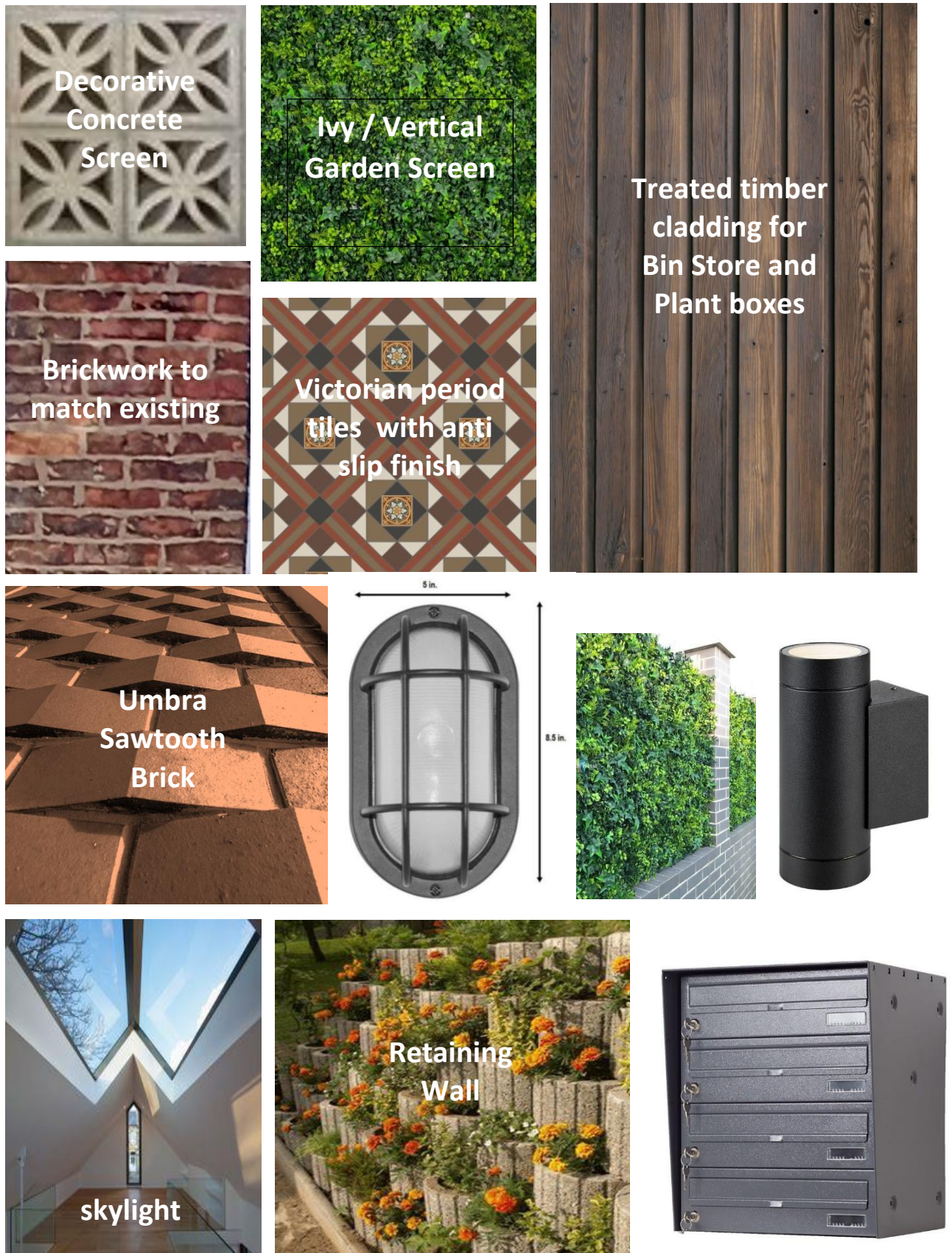


Fig 46

Proposed materiality

5.0 Access

The proposal acknowledges the restrictions on site both around and within the building to enable full disabled access. The proposal instead makes attempts to achieve what it can by providing level access across flats, contrasting colours, open plan living, use of tactile materials, clear demarcations of areas, required lighting levels. The flats would be accessible for ambulant disabled, with provision made to provide necessary equip (e.g. Evac+Chair) to aid in the event of fire.

Level access across the outside amenity spaces ensures these areas provide no unnecessary barriers. The parking is clearly delineated.

Security

It is intended to have the property reviewed to Secure by Design standards, to ensure that access is controlled and managed. The use of single point entry and exit, and gated amenity spaces means that access to these areas are managed. The use of heritage rails on both boundary wall and around the Basement skylights, Private Courtyard and light well, coupled with wide hedging in front of rails further restricts unwanted access. The use of vertical garden screens on the railing to the boundary serves to control views into the front amenity space, ensuring privacy. The Bin Store will have controlled access by residents only, which is 'hidden' so as not to be an easy target for those looking to create mischief. External lighting around the main door and bin store will provide open surveillance deterrent. The front area has hard gated access across its perimeter (amenity spaces, bin store, and main residence) which has been softened by the use of vertical garden screens in front, and decorative concrete screens.



6.0 Sustainability Statement

6.1 Location, location, location!

A primary benefit for the property is its location within the centre of the largest district centre in Manchester, its proximity to transport nodes, open spaces, local services, businesses, social interactions, night life, education, wider city and national networks. This benefit results in promotion of the use of sustainable forms of transport, cycle use and healthy living, bringing a true sense of sustainability in that it supports a wellbeing lifestyle and foundation for growth and mental health

6.2 Policy Context

National Planning Policy Framework (2019)

2. Achieving sustainable development

8. Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure

the location and proximity to transport links, and proposed high quality finishes will attract high income earners which Chorlton tends to draw

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

York road is nearly all made up of converted flats, with less than a handful of detached family homes. The proposal seeks to provide that bridge between flats and young family home, being both the affordability of flat and promoting the proximity to local open spaces, schools. The Centre of Chorlton has already a great reputation for independent businesses that attracts a discerning clientele.

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Improving the density and increasing the amenity and landscaped areas, promoting diurnal changes, maintaining and enhancing the character of the property, improving the thermal efficiency, being close to local open spaces, attractions and services, all greatly improve the environmental footprint of the property and users.

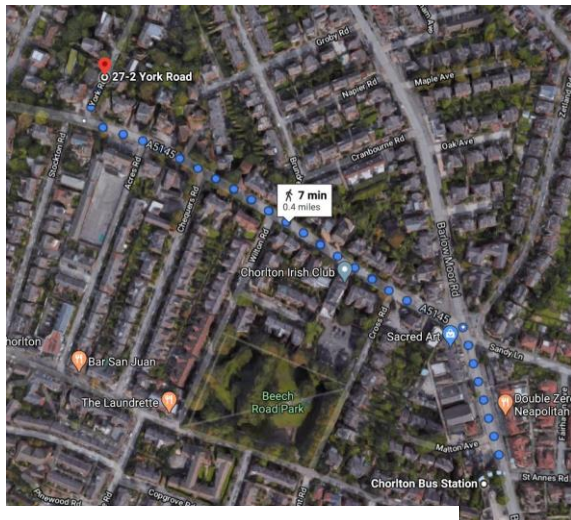
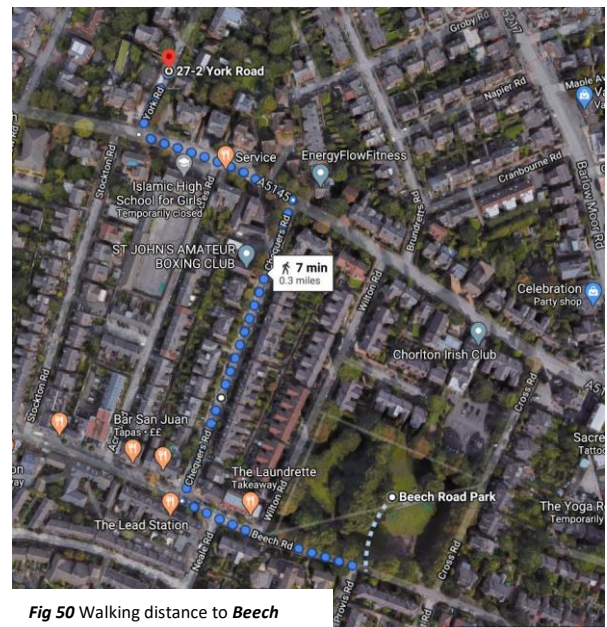
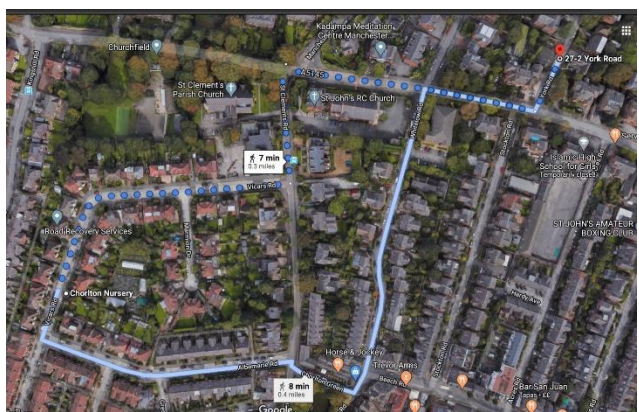
Fig 47 Walking distance to **Chorlton Bus Station**Fig 48 Walking distance to **Tram Station**Fig 49 Walking distance to **Chorlton**Fig 50 Walking distance to **Beech**Fig 51 Walking distance to **Chorlton Park Primary School**Fig 52 Walking distance to **Chorlton Nursery**

Fig 47-52

Walking distances to surrounding amenities and services

7.0 Conclusion

The proposals for 27 York Road, addresses a number of issues with the condition of the underutilised building, and release the potential for the property as a sustainable location for both young professional families and those downsizing, to benefit from its local location, proximity to services and open spaces, transport links and schools. The proposals support a well-being lifestyle and improves the longevity of the building, giving purpose and foundation for new stories, memories.

The increase in housing density from serving two people to up to 12, from one main residence for an elderly person and relative, to four flats/families/couples. Supporting the need for housing within the popular district centre, and giving opportunities for others to benefit from its location, who may otherwise be priced out of the area. The proposals support and comply with a number of local and national policies which look to promote and sustain areas which are yet to fully realise its promise against long term city wide and national objectives.

The unique building sits on the edge of a designated conservation area, with its distinctive character and historic assets. The property had retained its unique scale and decorative touches, but due to its condition, later additions and its underutilised state, was not fulfilling its potential.

The proposal sensitively improves the condition of the existing features, like bricks, decorative bargeboards, string courses, adds new materials to the language with vertical garden screens, decorative concrete block walls, defined and improved parking spaces, new 'hidden bin store', timber cladding. The increase in green amenity spaces, proposed improvements to landscaping and hardscaping all reinforce a sense of a place re-invigorated and revitalised.

The minimal extension cleverly releases the flats area, its materiality, is intrinsically linked to the host building - matching brickwork, feature banding, whilst also respecting the adjacent buildings. The extension does not inadvertently affect the surrounding properties by imposing scale or overarching shadows. The introduction of feature brickwork, carries the conversation further, and not simply a pastiche of past features. The singular entrance also reinforces the detached nature of the original building whilst also appearing welcoming. The security and demarcation of spaces are not just hard walls but appear soft, permeable, offering controlled views which respect privacy of users.

The combined use of existing windows and new recessed skylights, rooflights draw light into the flats reducing the need for artificial lights, and supporting the well-being benefits of natural light. The thermal improvements to the property support an increase to the longevity of the property, saving users excessive bills and ensuring benefit to future generations.

This report has sought to support a proposal to improve the property, increase its density, add a new lease of life into the property whilst retaining, respecting and conversing with the distinctive character of the area and supporting the aspirations of the city and national policies.

It seeks to revitalise the property and infuse hope with practicality, to provide a new chapter in the properties ongoing conversation with the street, neighbouring properties and wider area, to generate new memories and stories for new families and users, whilst allowing the existing owner occupier to stay at the residence which has been a source of significant happiness and memories. Old and new in partnership for todays need and tomorrows unwritten pages.