23 Range rd, Whalley Range, Manchester

Heritage statement



Existing elevation.

Introduction

This statement is in support of the submitted application to refurbish the existing house including the demolition of the modern side garage extension. The statement, should be read in conjunction with the submitted plans and planning statement. The statement will provide information to demonstrate that the proposal will be an appropriate development of the site. Provided information will demonstrate that the proposal will not have a detrimental impact on the character of the conservation area.

The application proposal seeks to improve an existing property very close to the District centre of Whalley Range. The scheme proposes to significantly enhance the existing accommodation that is need of updating with a number of features at the end of their lifespan.

The new plans significantly improve the existing house. Priority is given where possible to large open living spaces with large windows with good aspects and good views as recommended in the new Manchester Residential Guidance. The scheme will also provide improvements to access landscaping, new enclosed secure bin store.

The existing soft landscaping is in very poor condition but is adequate in terms of location and in relation to amenity area requirements but will be upgraded. The soft landscaping will be tidied up and added to with new lawn areas and more carefully selected shrubs. All existing trees and hedges will be retained and protected during the construction phase.

The hard-landscaped access driveway which is currently a concrete will be dug up to introduce a new porous gravel and stone design that will allow for natural drainage.

The household extension site is not any of the following:

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within a registered historic park or garden
- Within a registered battlefield
- In the setting of/adjacent to one of the above
- A non-designated heritage asset

It is:

- Within a designated conservation area

The Nature of the Asset

Description of the property:

23 Range Road is the right-hand portion of a semi-detached late Victorian Villa. Faced in buff brick with attractive details over all four floors. A modern flat roofed extension was added in the mid-20th century.

All original boundaries will be retained and there is no intention to carry out any work on them.

The property is currently occupied as a single-family home, but it is reaching a point where a refurbishment would benefit the longevity of the building and stop any further deterioration. The interior is very badly laid out, very out of date and does not satisfy current building regulations.



Conservation Area

Whalley Range was one of Manchester's first suburbs, built by Manchester banker and businessman Samuel Brooks as "a desirable estate for gentlemen and their families". During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.

Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision.

The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks's own Whalley House (named after the town of Whalley in Lancashire, his place of origin) was built at the south end of Whalley Road.

Whalley Range is characterised by large detached and semi-detached Victorian era houses, many of which have been converted into flats, intermixed with late 20th century low-rise flats or blocks of flats, with some early 20th century housing to the west. Many of the roads and avenues are lined with trees. The district has limited shopping facilities, as these were felt to be unnecessary for the class of person envisaged as a resident: these are predominantly found on Withington Road and on Upper Chorlton Road.

The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development. For some years after the Second World War the area went into decline. Families living in the large houses moved away, further from the city centre, leaving some properties to decay. Some redevelopment took place and many houses were converted into bedsits for multiple occupation.

Recently however, there has been further investment in the area, with the upgrading of properties or conversion to self-contained flats or nursing homes and residential institutions. Housing associations have been actively refurbishing buildings and developing vacant sites. Most vacant sites have now been built upon and development pressure has more recently turned towards applications for demolition of the old large houses and the subsequent redevelopment of their sites.

The Proposal

Improvement and enhancement

The proposal ensures that the character and quality of both the buildings and the spaces between them is retained. The proposal does not change the height or size of the building and most of the main exterior materials will remain as existing and will be repaired and cleaned.

The scheme is to remove the extension - rebalancing the pair of houses - returning it to its original massing. A new secondary entrance will be formed towards the rear of the side elevation at lower ground level. This will be formed by cutting down the central window of the side bay to form a door. This side elevation - in common brick will also be insulated and rendered in a natural finish at ground floor level only. This is to achieve thermal insulation.

The lower ground floor living space will have enlarged glazed sliding doors to enhance the quality of light and views enjoyed to the southerly sun aspect and the garden. It is clearly stated in the latest Manchester city residential guidelines that designs should address the need for increased levels of natural light to reduce the need for artificial light. This magnificent southerly aspect is an opportunity to significantly enhance the quality of the living spaces by increasing this window proportion.

Approach to design
The development will be undertaken in such a way as to be sensitive to the building's architecture and history and its setting within the conservation area. The dilapidated exterior of the property will be restored, and its character preserved. Original features will be retained, and the paint scheme will adopt the original black and white to respect its setting in the conservation area.

Environment
The proposal will vastly improve the energy efficiency of the existing house adding insulation to the walls, roof, all the floors and introducing modern highly efficient windows. The house will be built to current building regulations which include 30 years of improvements of the base standards since the apartments were originally built. Category A rated energy saving boilers and heating will be installed in each apartment. The bathrooms will feature water efficient showers and toilets. Category A appliances will be fitted into the kitchens. Energy saving lighting will be installed including motion sensor lighting in external and internal communal areas to reduce energy use.

Reclaimed materials will be used where appropriate for the refurbishment, e.g. the bricks and the slates etc. Separate waste collecting bins will be provided within the kitchen design to encourage the separation of waste at source before it's placed in the recycling bins outside.

The house to continue to have the use of a well-cared for amenity garden that will have a combination of usable lawn areas and attractive shrub borders to the building and the site boundaries.

Security
The windows and doors will be fitted with laminated glass to meet Secure by Design standards. The front door and ground floor windows will be fitted with Secure by Design standard locks.

Access
23 Range road is within 1 minutes' walk of Whalley Range district centre. It is close to the main bus routes.

As is typical of properties of this age it is not possible to achieve level disabled access. Inside the doorways, hallway and stairs are wide, and the kitchen and bathroom layouts are simple, making them accessible for a range of disabled users.

Conclusion. Preserve, Enhance and Mitigate
Having regard to all elements of the scheme, and in relation to relevant planning guidelines, it is considered that the benefits of the scheme will have a positive impact both on the property and the local area. The investment into this old Whalley Range property to bring it back to its former glory with a sensitive good quality design is more than justified. The increase of good quality homes is very much in keeping with planning objectives to not only create sustainable district centre population numbers and thriving communities.

The proposed development will refurbish and restore the exterior of a good quality Victorian semi. The house is currently in poor condition. All the existing features of the original building will be repaired and returned to their original state.

The landscape will respect the setting. The boundaries will be tidied up by removing the overgrown shrubs and replacing them with a greater variety of smaller shrubs appropriate for the setting. The landscaping will be a significant improvement to the existing garden and will improve the street scene.