

6 RUFFORD ROAD
PLANNING REPORT

prepared by

SPACE:ARCHITECTURE+PLANNING

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EXECUTIVE SUMMARY

The purpose of this document is to prepare the case for the demolition of 6 Rufford Road and the erection of a new dwelling on the original footprint.

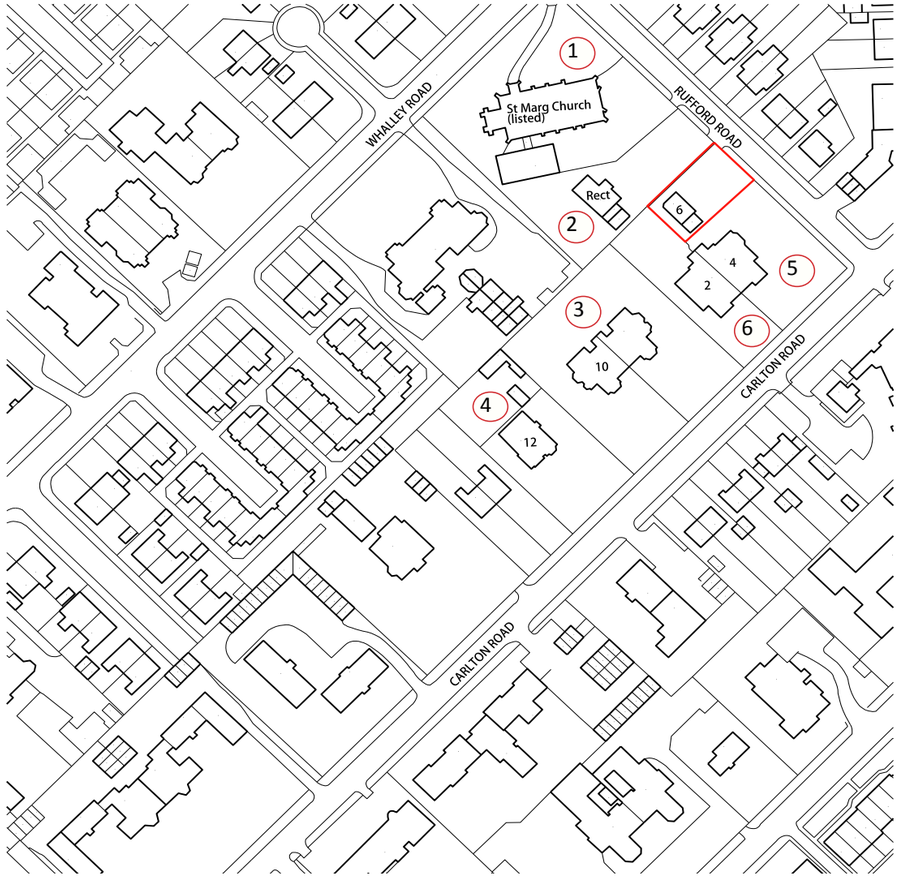
This document is intended to be submitted to Local Authority Planning Department (LAPD), the local community and local interest groups as part of the planning application.

This report puts forward the case that 6 Rufford Road is not an original Coach House of the Whalley Range Conservation Area but is in fact later poorly constructed modern addition constructed in the 1970's.

1.0 CONTEXT & CONSERVATION AREA CHARACTERISTICS

FIG 1.0

1. CHURCH
2. RECTORY
3. CARE HOME
4. MODERN COACH-HOUSE
5. LARGE DWELLING
6. APARTMENTS
7. RECTORY









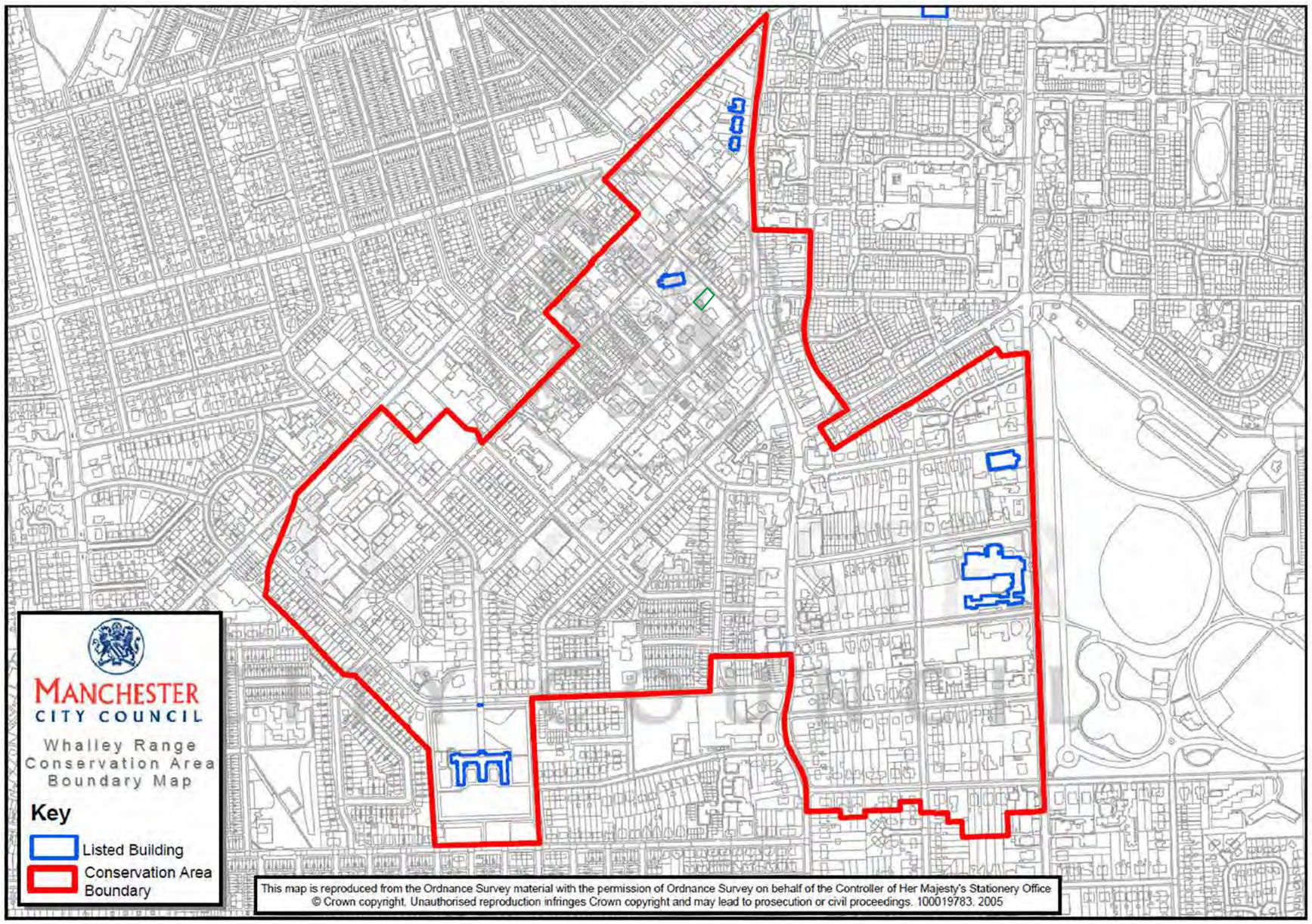












6 Rufford Road is a 2 storey residence located on a quiet road in the Whalley Range Conservation Area.

The character of the area is as follows
(taken from LAPD website) :

Walls are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone. Decorative brick patterning is used particularly at eaves or gables, either polychromatic or in the form of corbeled brackets. Stone brackets support projecting balconies with ornate wrought-iron balustrades.

Roofs on Whalley Range houses were originally predominantly **blue slate**, and this as opposed to other materials, should be used as a replacement. **Ridge tiles often have decorative fins**, and finials at every gable may be terracotta, timber or wrought iron. Barge boards and eaves boards are moulded and fretted with decoration.

In existing buildings, windows should follow the **pattern of the originals they replace, almost invariably vertically proportioned with little or no subdivision of the sashes into small panes**. The frames should be made from moulded timber sections and trimmed with moulded architraves. **They should also be set in the same plane as the originals**. **In new development, windows should be set back at least one brick depth from the front plane of the wall.**

Where boundary treatments are being renewed, walls - preferably the originals - should be stone or brick with recessed panels and stone copings. They should be in character with the area, which frequently includes evergreen hedges. These are most commonly privet, but holly and laurel are also seen.

Every effort should be made to **save gateposts and incorporate them in new developments.** They should be replaced in stone or brick rather than concrete or timber. Each of these solutions requires less maintenance than the original cheaper alternatives.

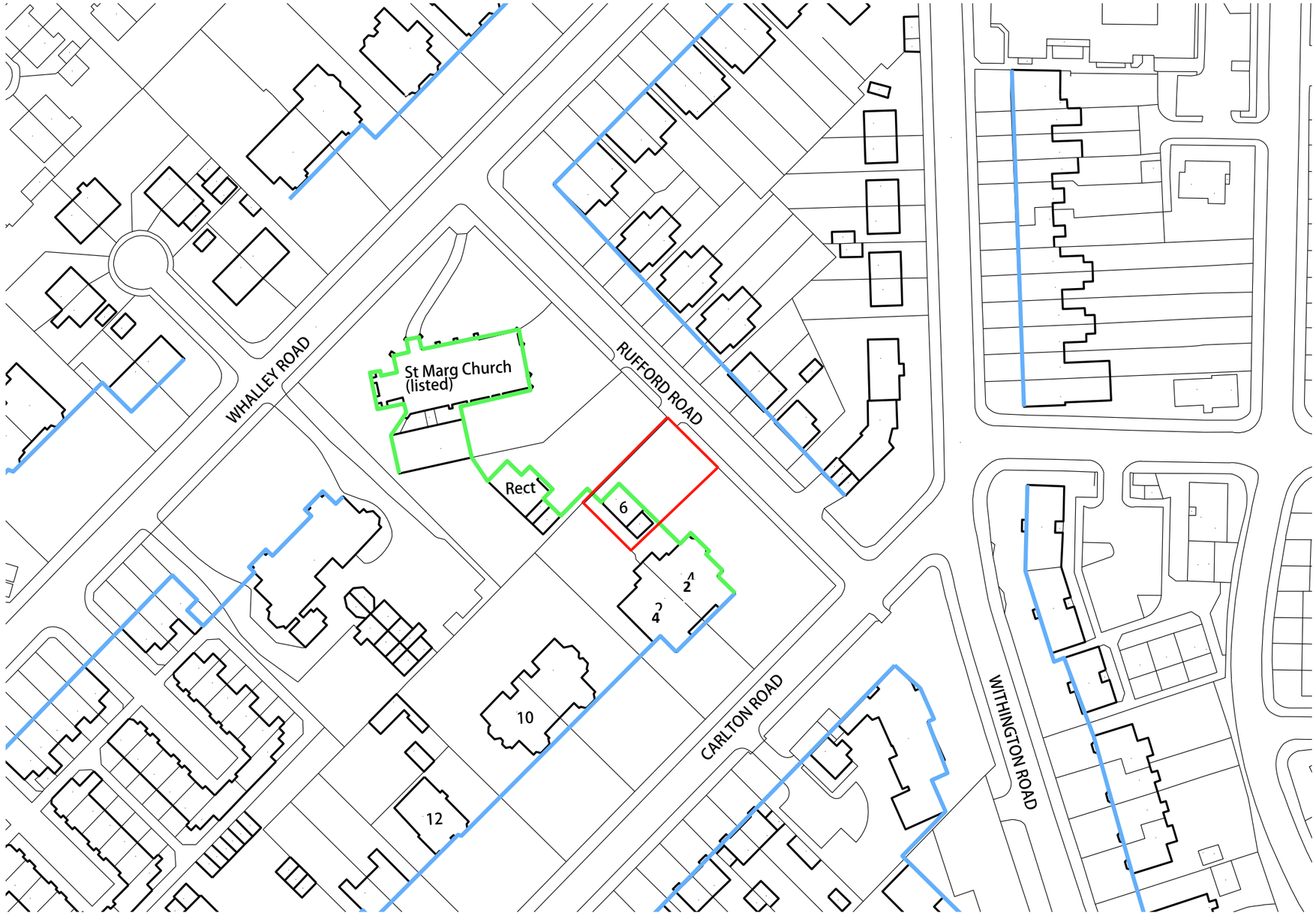
6 Rufford Road displays very little of the character generally associated with the Conservation Area. It is neither decorative or embellished like its neighbours.

Its boundary walls are however in keeping with Conservation Area.

FIG 1.2

LINEAR STREET PATTERN

NON-LINEAR STREET PATTERN



6 Rufford Road lies within the Whalley Range Conservation Area. Whalley Range is an area of Manchester, England, about 2 miles southwest of the city centre. Historically part of Lancashire, it was one of the earliest of the city's suburbs, built by local businessman Samuel Brooks.

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 apartment blocks, 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.

The character of the Conservation Area is typically based on the street pattern. Most streets are generally linear and their width determined by the distance its buildings are set back from the roads.
Refer to Fig 1.2. This is the case for Withington Road and Carlton Road.

Rufford Road is somewhat different to its neighboring streets and its street pattern is consistent to one side of the road and non-linear to the other. The non-linear nature is created by the church and its neighboring rectory. Indeed the quirky nature of the street is enhanced by the dramatic reduction in building height along the street.

There is a variety of uses on Rufford Road (Fig 1), ranging from a Church, Rectory, very large single dwelling, smaller dwellings and apartments. Many of the houses towards Whalley Road are in a poor state of repair. 2 Carlton Road is largely derelict with just a single room being occupied within the entire building.

BIRDS EYE VIEW OF SITE - CONTEXT

FIG 1.3



01. St Margaret's Church

02. Rectory - Obscured by trees

03. The Site- 6 Rufford Road

04. 2-4 Carlton Road

05. Care Home is 25m from the rear of Rufford Road

06. Example of a Contemporary Extension to an existing coach house

2.0 HISTORIC MAPPING

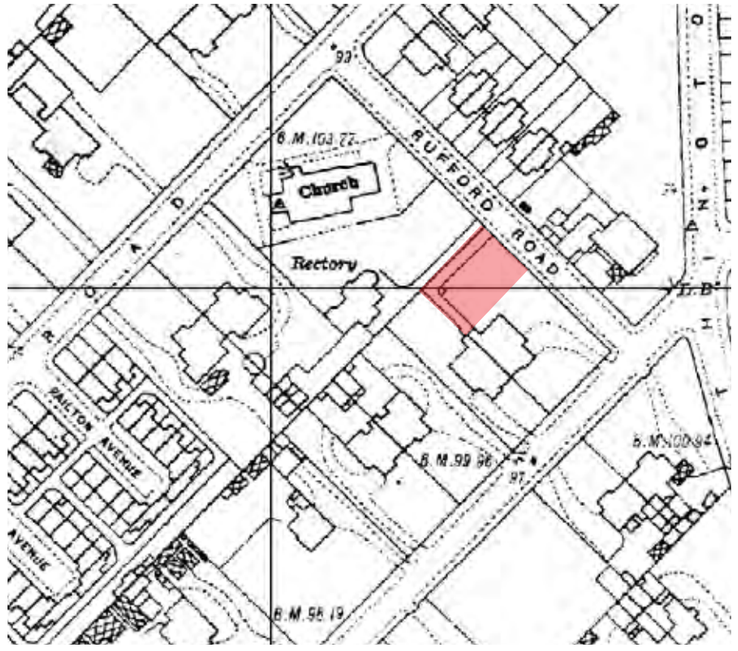


FIG. 2.1 WHALLEY RANGE HISTORIC MAP C1922
FROM THIS DATA 6 RUFFORD RD HAS NOT YET BEEN BUILT. THERE IS A DRIVE LEADING FROM RUFFORD ROAD TO THE REAR OF 2 CARLTON ROAD

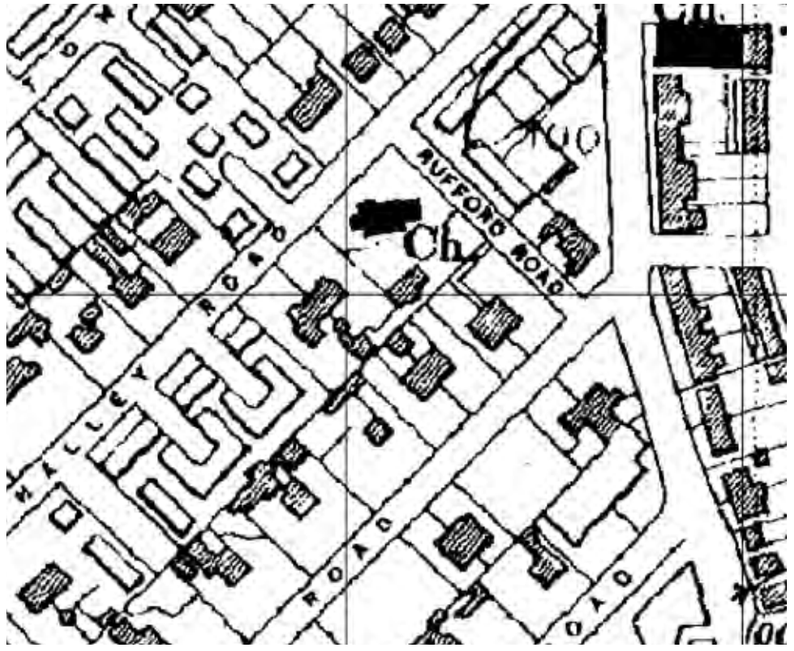


FIG.2.2 WHALLEY RANGE HISTORIC MAP C1933-38
FROM THIS DATA 6 RUFFORD RD HAS NOT YET BEEN BUILT



FIG. 2.3 WHALLEY RANGE HISTORIC MAP C1955-56
FROM THIS DATA 6 RUFFORD RD HAS NOT YET BEEN BUILT. FURTHER THE RECTORY APPEARS TO BE REBUILT

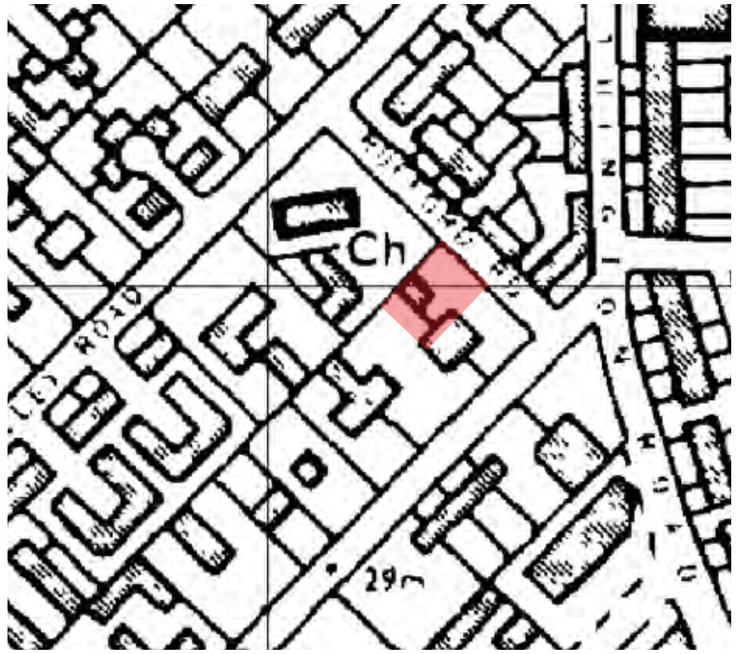


FIG. 2.4 WHALLEY RANGE HISTORIC MAP C1972-81. 6 RUFFORD RD CAN CLEARLY BE SEEN ON THIS MAP ALBEIT IN A SLIGHTLY DIFFERENT LOCATION ! ALSO THE RECTORY APPEARS TO HAVE BEEN REBUILT

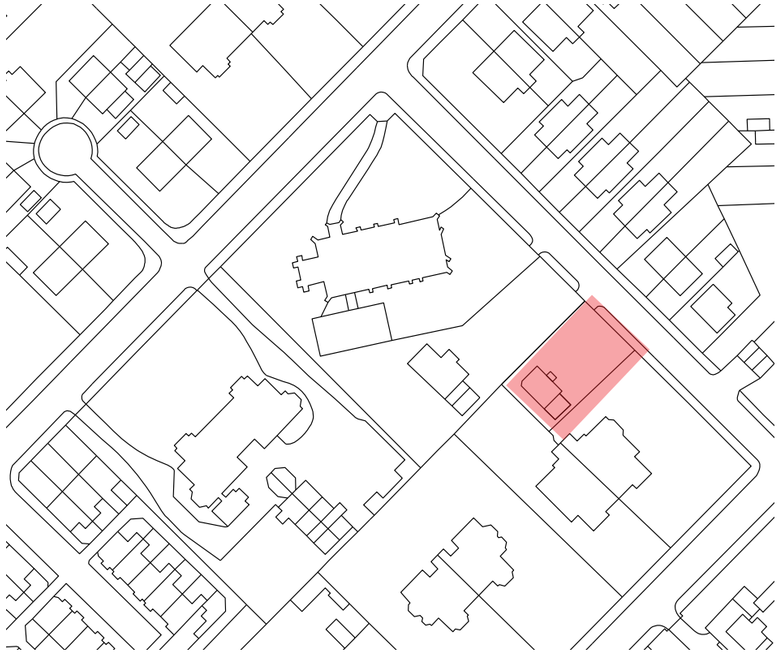
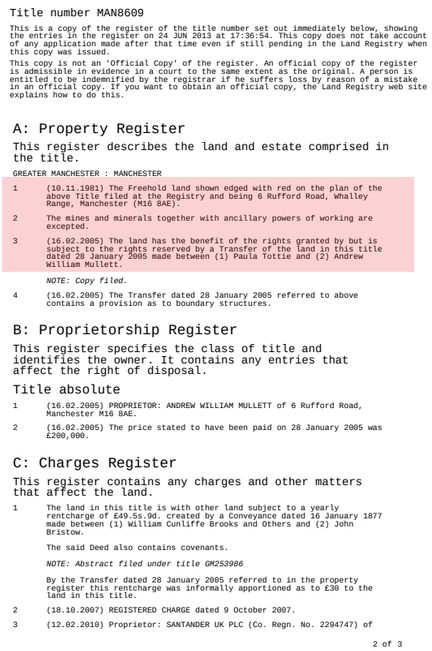


FIG. 2.5 WHALLEY RANGE HISTORIC MAP C2013
6 RUFFORD ROAD CAN BE CLEARLY SEEN BUT IN A DIFFERENT LOCATION TO THAT OF 1972



Title number MAN8609

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 JUN 2013 at 17:36:54. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

GREATER MANCHESTER : MANCHESTER

1 (10.11.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Rufford Road, Whalley Range, Manchester (M16 8AE).

2 The mines and minerals together with ancillary powers of working are excepted.

3 (16.02.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 28 January 2005 made between (1) Paula Tottie and (2) Andrew William Mullett.

NOTE: Copy filed.

4 (16.02.2005) The Transfer dated 28 January 2005 referred to above contains a provision as to boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (16.02.2005) PROPRIETOR: ANDREW WILLIAM MULLETT of 6 Rufford Road, Manchester M16 8AE.

2 (16.02.2005) The price stated to have been paid on 28 January 2005 was £200,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 The land in this title is with other land subject to a yearly rentcharge of £49.5s.9d. created by a Conveyance dated 16 January 1877 made between (1) William Cunliffe Brooks and Others and (2) John Bristow.

The said Deed also contains covenants.

NOTE: Abstract filed under title GM253986

By the Transfer dated 28 January 2005 referred to in the property register this rentcharge was informally apportioned as to £30 to the land in this title.

2 (18.10.2007) REGISTERED CHARGE dated 9 October 2007.

3 (12.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of

2 of 3

FIG. 2.6 LAND REGISTRY DOCUMENT
THE EARLIEST DATE RECORDED OF OWNERSHIP IS 1981

3.0 THE BUILDING



STREET VIEW: THE DWELLING IS LARGELY HIDDEN FROM THE ROAD DUE TO THE TALL BOUNDARY WALL AND FOLIAGE

The site is unique to Rufford Road in the fact that it is set back from the pavement in a large open plot with a narrow garden to the rear unlike other residential buildings that have both front and back gardens. It is unclear when 6 Rufford Road was constructed. We were given the impression the dwelling was historically a Coach house associated with 2 Carlton Road and constructed around 1911 from clay brick and rendered with sand cement render to all facades. We reviewed the Land Registry Documents to confirm this and the earliest date of occupation recorded was 1981. Our investigations then led to the purchase of numerous historic maps dating from 1922, 1938, 1955, 72-81 respectively. It was very surprising that 6 Rufford Road only appears on the map dated 1972-81! Furthermore the website Right-move describes the property as a 'new build'. Maps dating back to 1922 suggest there was a 'drive' that runs from Rufford Road towards the rear of 2 Carlton Street but no building was ever present until 1972. Closer investigation suggests that 6 Rufford Road was not even tall enough to allow a Coach to drive into it anyway. There is certainly no evidence within the building to suggest there ever was an 'arched' entrance anywhere to enable entry/exit of a coach. Typically Coach Houses are constructed from the same materials as the houses they are within the curtilage of. Also they usually resemble the main dwelling and form a 'group value' or 'cluster' in terms of style, materiality and character. Certainly in this instance this is not the case. 2 Carlton Road is constructed from buff brick and has decorative brick bands, ornate barge boards, and pitched dormers. In contrast 6 Rufford Road displays none of these design features and is constructed from a cheap stock red brick, rendered in 3no. different types of render. The dormer, porch, side extension and multiple windows to the rear were added by the previous owners. We can only conclude from our investigations unless told otherwise by LAPD or CO that this building was never a coach house but a small dwelling constructed in the 1970's. As such we can only conclude based upon our findings that there is no 'group value' associated with 2 Carlton Road and it does not form part of a cluster. Trial holes have also revealed the building is sat on a thin concrete raft and also suggests a modern construction rather than Edwardian construction The dwelling sits in 0.12acre. Generally the residential buildings on the street are built closer to the pavement line with front and back gardens over 3 storeys or more. 6 Rufford is just 2 storeys and is dwarfed by its neighboring buildings.

- No rear garden
- Large Plot
- Set back from the street
- Rendered facades



2 CARLTON ROAD IS CONSTRUCTED USING BUFF BRICK

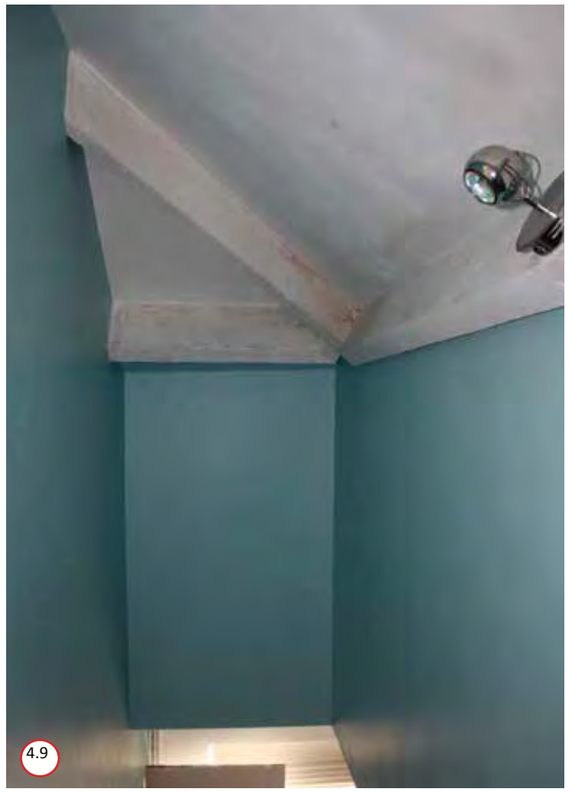


6 RUFFORD BEARS NO RESEMBLANCE TO 2 CARLTON ROAD



VIEW FROM CARE HOME CAR PARK TOWARD 6 RUFFORD ROAD

4.0 DILAPIDATIONS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4.1


4.4

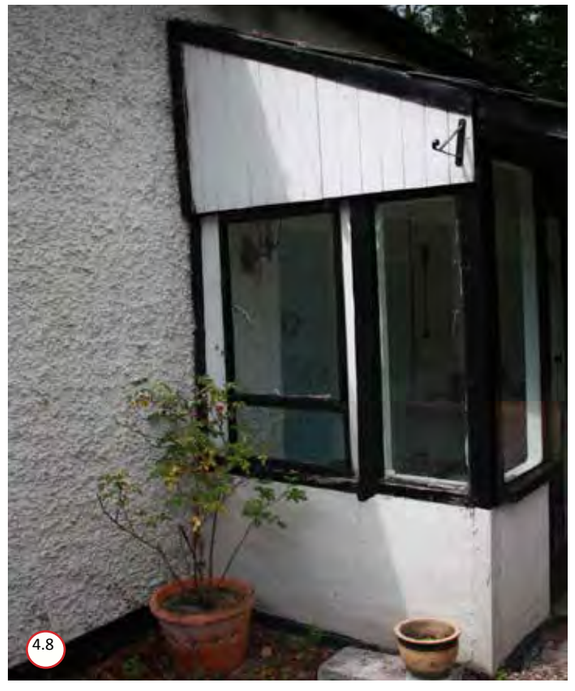

4.2


4.5


4.3


4.6


4.7


4.8

Our proposals require Conservation Consent because approval is required to demolish the existing building. This is due to the poor state of the property currently. The building is poorly layed out with some rooms being accessed from one another. All of the external walls have different types of poorly applied render. Generally the building is beyond repair.

Single Storey Lean-to:
- The construction of the lean to is beyond repair.
- The walls are saturated due to steady water ingress over time and generally poor workmanship.

Porch
- The porch is on the verge of collapse
- Much of the timber is rotten
- Porch was added in 1980's

Main Building
- DPC is not continuous and the building has large areas of damp penetration
- No insulation to the walls, floor and roof.

- Leaking roof is poorly maintained
- Rear bedroom has mould growing on the walls
- Generally there are many areas of damp, cracked plaster
- Several beams are discoloured due to water damage
- Front window fames are rotten and single glazed

Dormer
- Dormer leaky
- Dormer was added in 1980's

5.0 COACH HOUSE PRECEDENT

01. Coach House with arched fenestration



02. Coach House with arched fenestration



03. Drive leading to arched fenestration



A good example of a Coach House within the Whalley Range Conservation Area can be found at 60 Wood Road. The main house whilst grand in its proportions clearly has fallen into a poor state of repair. Its car park is strewn with dilapidated cars and the interiors it is clear to see are poorly maintained. Adjacent is the coach house which is currently undergoing a full refurbishment.

The coach house displays all of the characteristics of the main house.

They both share the following materials/characteristics:

- *brick stock*
- *rosemary roof tiles*
- *black and white timber facings*
- *decorative ridge tiles*
- *deep eaves*
- *metal rain water pipes.*

Both buildings clearly form a 'group' and share the same 'character'.

The coach house clearly has retained the arched entry/exit for the coaches its used to house. This is a very good example of two buildings that were once within the curtilage of one another and have since become residences in their own right but still retain the character of the Whalley Range Conservation Area.

6 Rufford Road and 2-4 Cartlon Road do not share the same relationship as previously reported.



04. Both buildings share the same materials and character



05. Both buildings share the same 'group value'

6.0 OPPORTUNITIES & CONSTRAINTS



The following opportunities and constraints have been identified through dialogue with Tracey Simpson (planner) and are the design drivers for our proposals:

FIG. 4.1

RETAIN GREEN OPEN CHARACTER OF THE SITE

BUILDING MOVED AWAY FROM EXISTING NEIGHBOURING BUILDINGS

NO NEW DEVELOPMENT IN FRONT OF OF SURROUNDING BUILDINGS

DEVELOPMENT SHOULD ELIMINATE WINDOWS FACING NEIGHBORING BUILDINGS

DEVELOPMENT SHOULD BE ORIENTATED TO OPTIMISE SOUTH FACING LIGHT

DEVELOPMENT SHOULD NOT CHANGE THE VIEWS AND SPACES BETWEEN THE EXISTING BUILDINGS

7.0 DRIVERS



FIG. 7.1

The following opportunities and constraints have been identified through dialogue with Tracy Simpson (planner) and are the design drivers for our proposals:

1 Site Not Visible From Road

2 Retain, Preseve And Enhance Existing Boundary Walls

3 Retain Planting And Trees

4 Preserve Spaces And Views Between Buildings

5 Retain Building As A Single Dwelling

6 Establish Strong Building Line

7 Retain Building Hierarchy (2 Carlton Road & Church)

8 Invest In The Area

9 Preserve And Enhance The Conservation Area

RETAIN GREEN OPEN CHARACTER OF THE SITE

BUILDING MOVED AWAY FROM EXISTING NEIGHBOURING BUILDINGS

NO NEW DEVELOPMENT IN FRONT OF OF SURROUNDING BUILDINGS

DEVELOPMENT SHOULD ELIMINATE WINDOWS FACING NEIGHBORING BUILDINGS

DEVELOPMENT SHOULD NOT CHANGE THE VIEWS AND SPACES BETWEEN THE EXISTING BUILDINGS

8.0 THE PROPOSAL



FIG. 8.1 EXISTING NORTH ELEVATION

Rufford Road comprises of the demolition of an existing modern build dwelling and erection of new build dwelling . The existing house is currently in a run-down and dilapidated state. It has excellent transport connections and is close to a wide range of amenities. The project sets out to create a good example of contemporary architecture

Our proposal comprises of:

1. Demolition of the Existing house

2. Retain building footprint and relocate

3. Maintain existing entry and drive to the site

4. Maintain and preserve all boundary walls

5. Erection of a modern contemporary family dwelling

6. Enhance/invest the social aspiration of the area

It is proposed the existing building is demolished. The existing house itself is in a dilapidated condition and has been severely affected by damp, rot and requires extensive structural works to be undertaken. The existing roof is poorly constructed and requires replacing. The existing sand cement render is badly damaged. All of the windows are currently rotten and require replacing.

All boundary walls, trees, and all existing features will be retained. Our proposals include the repair and restoration of all stone and brickwork within the curtilage of the site.

The proposal are appropriate response to the site for the following reasons:

Relationship with the street pattern/urban grain:
Our proposal is to move the building 2.5m forward in line with srounding buildings to establish a strong building line

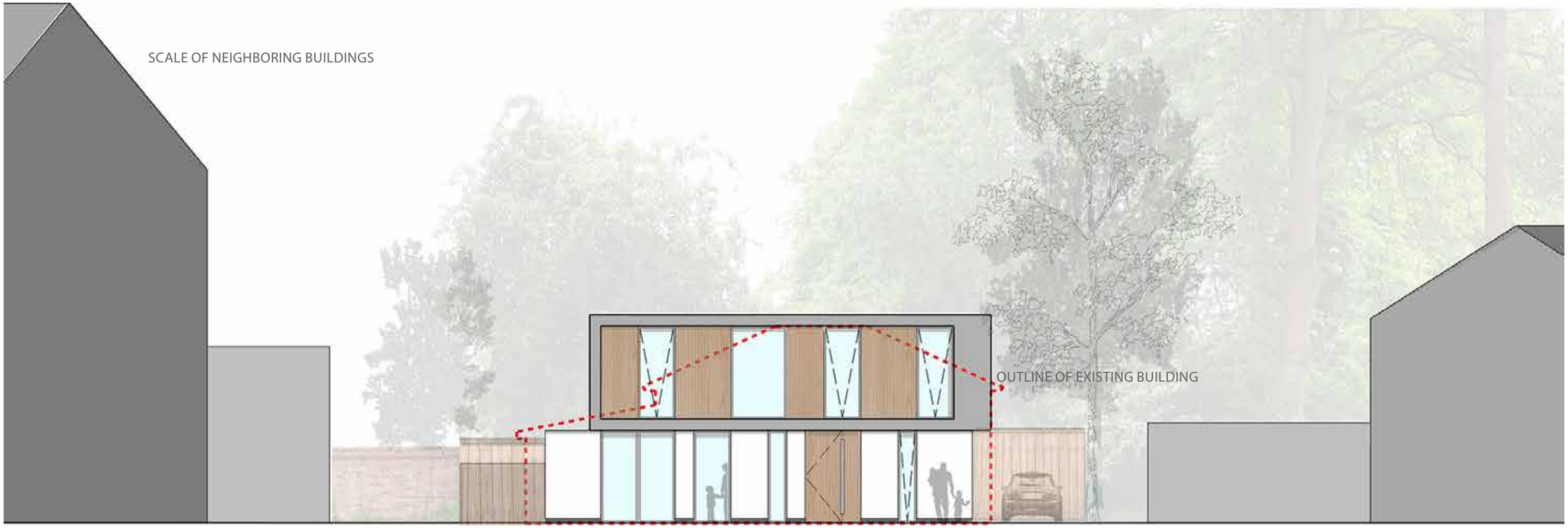


FIG. 8.2 PROPOSED NORTH ELEVATION

Building Hierarchy:
The existing building is situated to the rear of the site. The new house will be relocated 2.5m forward of this but by retaining the footprint and scale of the original building the house will remain unobtrusive and mitigated in scale. This hierarchy gives precedence to the existing buildings on the street in terms of its location, height and relationship with the street.

Scale:
In terms of its scale the roof-line to the proposal is 300mm higher than the ridge line of the existing house. The development as a whole remains substantially smaller in scale than all of the neighboring buildings.

Materials
The proposal will be rendered so it is in-keeping with the original building and we propose to have grey render to the top floor to mimic the grey slate of the existing roof and white render to the ground floor the same as the exsiting house.

Plot ratio:
Building Footprint: 80sqm
Site: 500sqm/0.12acre
Per: 92.5m
Area covered 16%
Net increase: 0

Our proposals have been informed by negotiations with Tracey Simpson (Planner). In past discussions she has suggested:

The development should not impose on neighbours and have ‘overlooking’ issues and not so close to the boundary.

We have designed the proposal in accordance with this advice and are no less than 10m from a neighboring residential dwelling (fig 6.4) with no direct overlooking.

Security:
A lighting strategy and redcare security system will be implemented to ensure the site is made safe and more attractive.

8.1 SITE SECTION

The following site section shows our proposals are just 300mm higher than the original building.

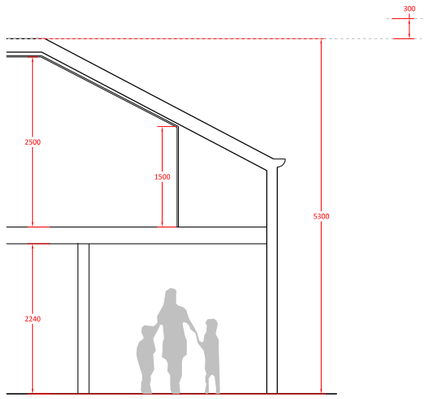


Fig. 8.11Existing Section

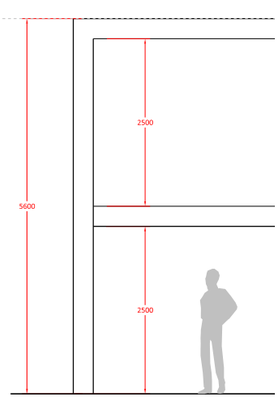
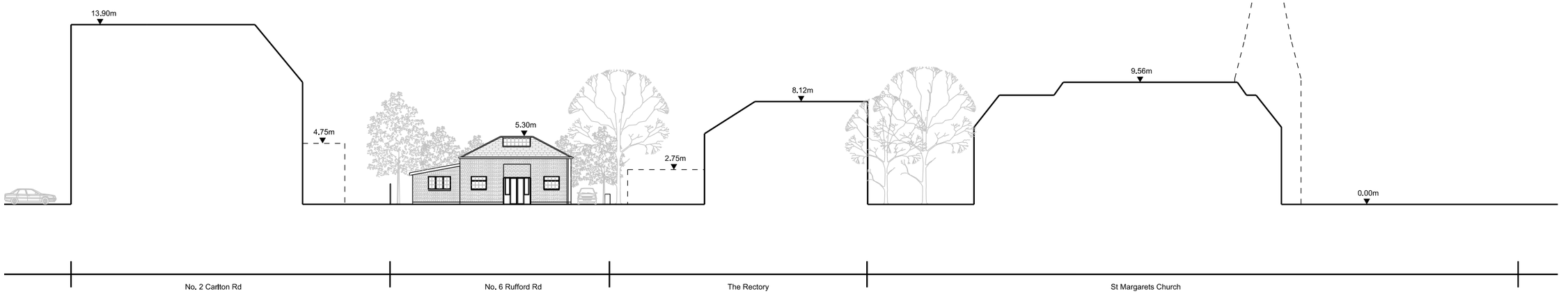


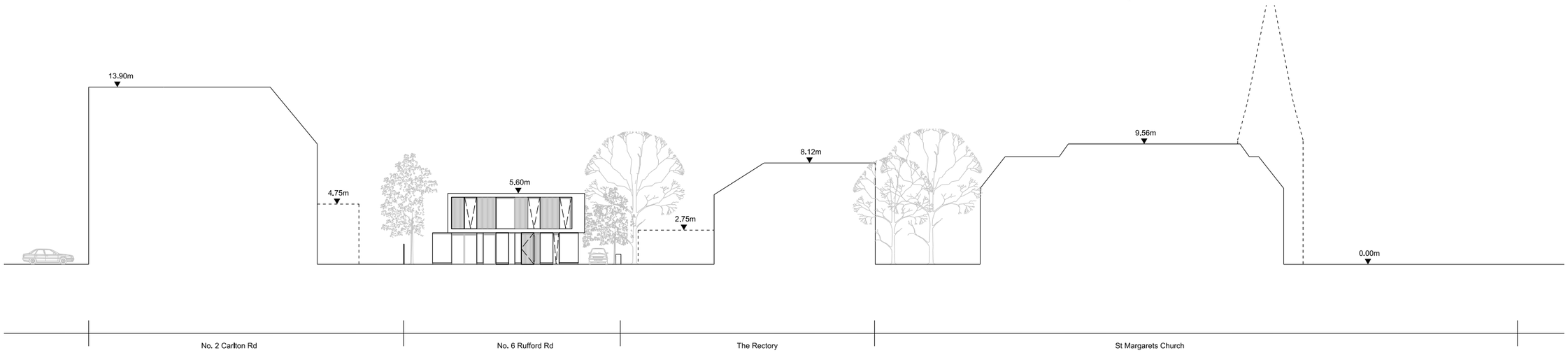
Fig. 8.12 Proposed Section

Fig 8.11

This diagram illustrates how our development is no higher than the gutter level of the rectory and is just 300mm higher than the existing building. It is much smaller in scale than the large dominating neighboring buildings of Rufford Road.

Fig. 8.13 Existing & Proposed Sections





8.2 VIEWS THROUGH THE SITE

Our proposals preserve the character and nature of the Conservation Area by retaining key views through the site. This is achieved by repositioning the dwelling 2.5m forward of the existing footprint. The site is very green by the nature of the conservation area and long views inhibited by mature trees. However the space between the buildings is maintained.



FIG. 8.21 EXISTING VIEWS THROUGH THE SITE

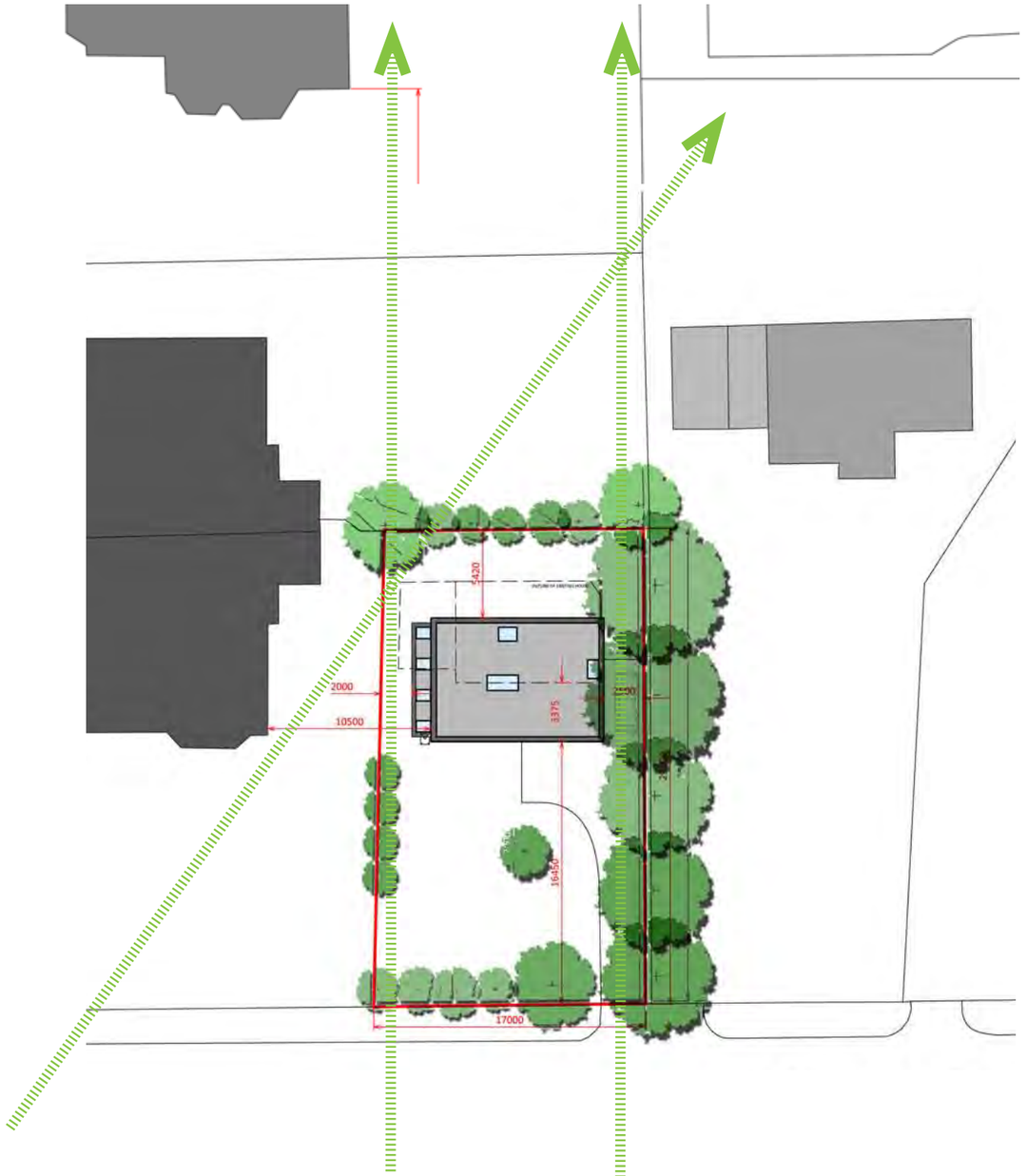
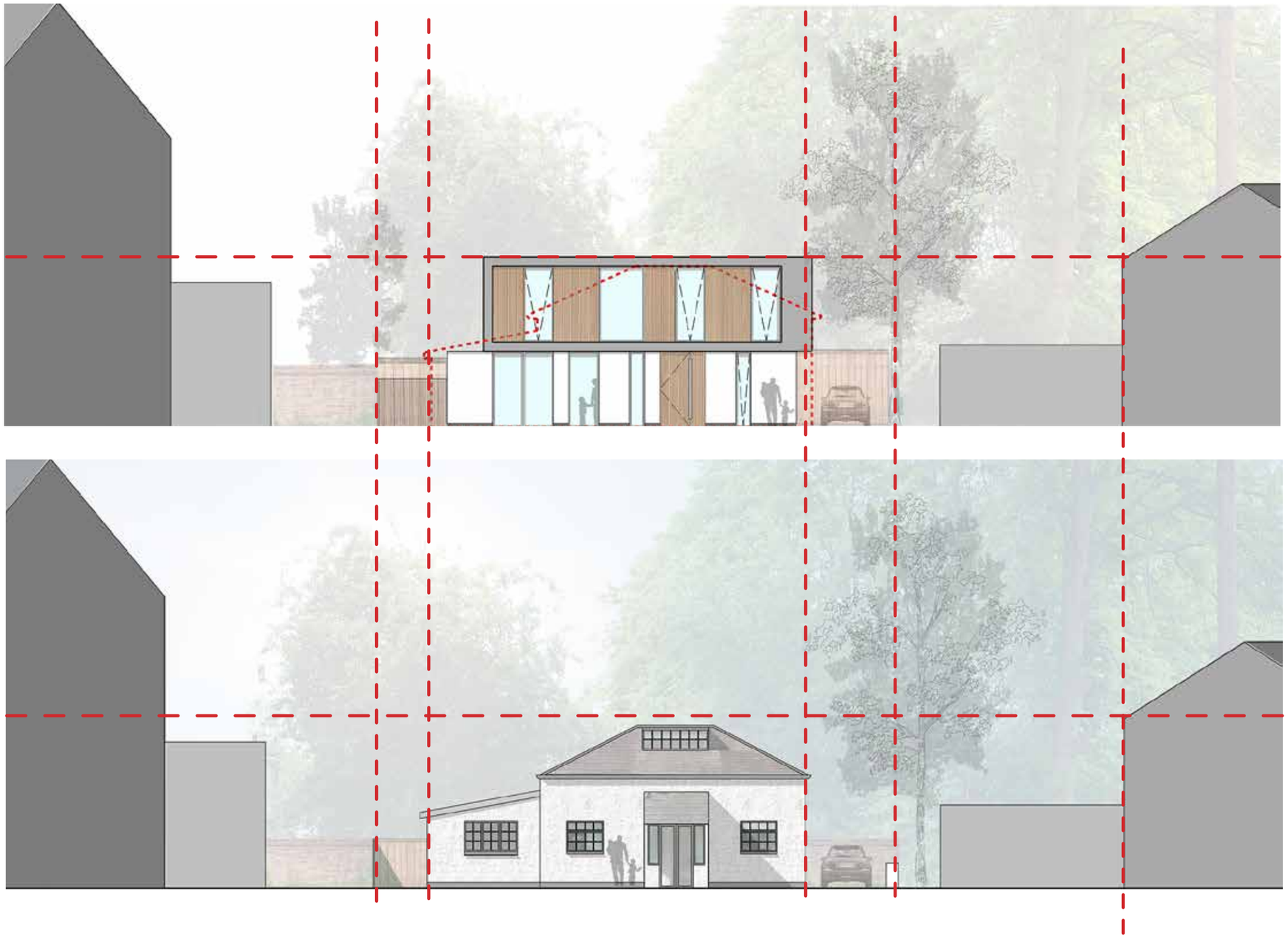


FIG. 8.22 PROPOSED VIEWS THROUGH THE SITE ARE STILL MAINTAINED

Fig8.23
This diagram illustrates how our proposals have been informed by the readings of the existing property and that of the neighbouring properties. Our development is no higher than the gutter level of the rectory. The spaces between the buildings have not changed.



9.0 LAPD PRE APP COMMENTS

Pre Application consultation with Tracey Simpson from LAPD revealed the following comments in an email dated 12.06.13:

Planner:
the proposed development would form an overbearing structure which would be detrimental to the occupiers of the adjoining properties particularly number 2 Carlton Road. The expanse of windows to the rear elevation would provide loss of privacy and direct overlooking.

Response:
Our proposals will retain the footprint of the existing building but move it 2.5m forward away increasing the distance from neighbouring dwellings than it was previously. The windows proposed are solely to the front and rear of the property. Not to the sides therefore there are no overlooking issues toward 2 Cartlton Road. The view from the rear of the property is obscured by foliage with no direct visual access to 4 Carlton Road. The Rectory is not visible from the rear of 6 Rufford Road. The care home is 25m away from the current building our proposals will increase this distance even further.



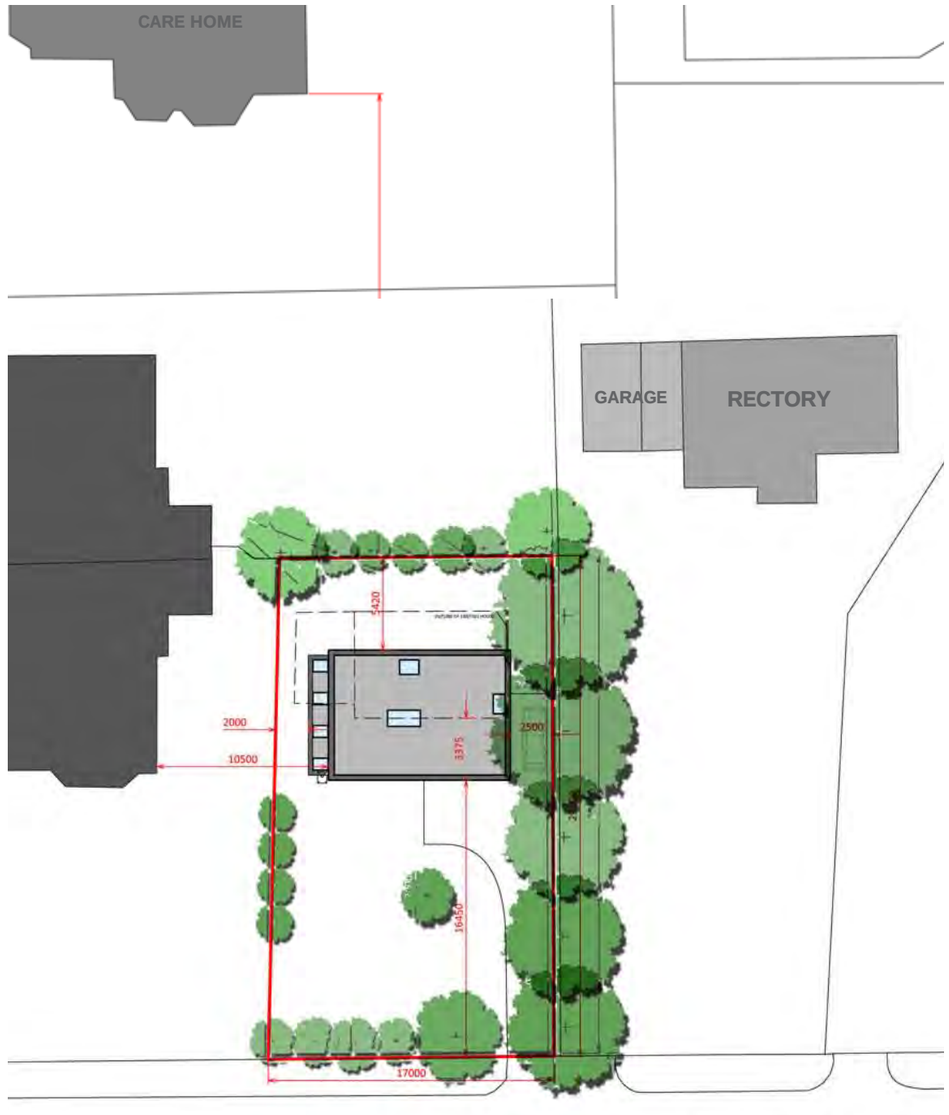
01. View from the car park of the Care Home towards the rear of 6 Rufford Road is obscured by trees and foliage



02. View from the rear of 6 Rufford Road towards 2-4 Carlton Road is obscured by trees and foliage







Planner:
When considering proposals within a conservation area the City Council would seek to retain as much of the character of the original building as possible.

Response:

- Building was built any time from 1972 onward as previously discussed.
- Building was built on a poor quality raft concrete foundation so this confirms the building is of modern construction
- Porch was added in the 1980's
- Dormer added in the 1980's
- Side extension added in 2000
- Front windows appear at different heights which suggests they have been modified over time
- Rear windows are all at different heights suggesting they too have been modified over time
- There are 3no. different types of render to each elevation suggesting the elevations have been modified over time

In conclusion this building was constructed very badly from poor building materials. It has fallen into a terrible state of repair and urgently requires major investment.

No original features remain as we believe this is a poor quality modern building and

not a coach house associated with 2 Carlton Road.

Our proposals seek to demolish this existing building but retain:

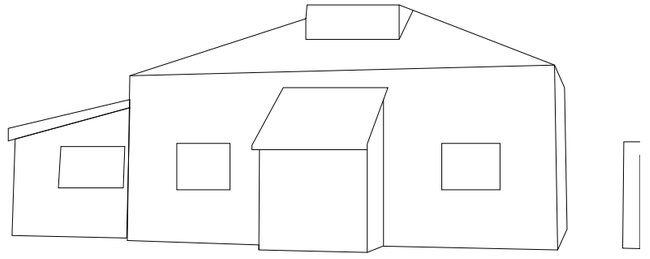
- Location of the drive
- Building footprint and scale
- The overall building height is proposed to be increased by just 300mm
- Remain existing colour scheme and materials

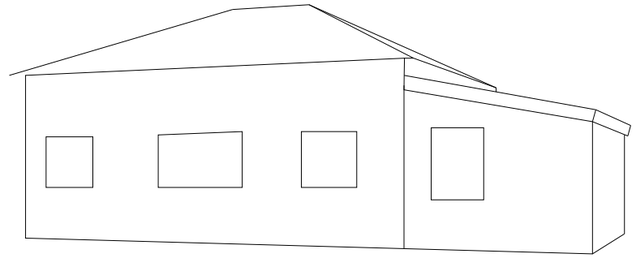


02. Rear Elevation of 6 Rufford Road



01. Front Elevation of 6 Rufford Road






WHALLEY ROAD
RUFFORD RO
ROAD
ARLTON ROAD
1
2
3
4
5
6

10.0 SITE PHOTOGRAPHS









1 Site Not Visible From Road

2 Retain, Preserve And Enhance Existing Boundary Walls

3 Retain Planting And Trees

4 Preserve Spaces And Views Between Buildings

5 Retain Building As A Single Dwelling

6 Establish Strong Building Line

7 Retain Building Hierarchy (2 Carlton Road & Church)

8 Invest In The Area

9 Preserve And Enhance The Conservation Area





11.0 LOCAL PRECEDENT

The following photographs show a modern extensions/new builds in the area.

Fig. 11.1 Extension and remodeling of a coach house using modern materials and contemporary detailing
Fig. 11.2 The site has been renamed 12A and in very close vicinity of 6 Rufford Road
Fig. 11.3 The new build uses brick, render and timber as its palette of materials





Fig 11.4 The site lies directly to the rear of 6 Rufford Road



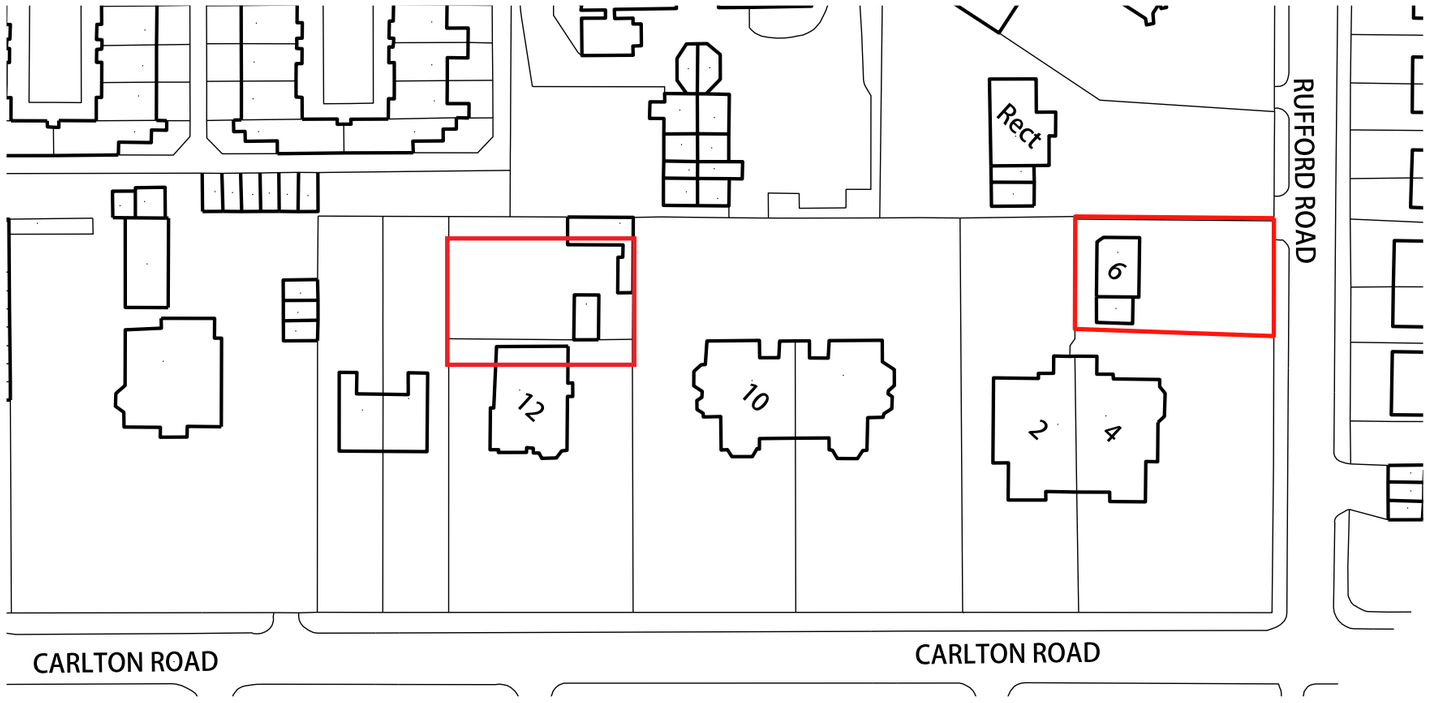




Fig. The Modern Coach House



Fig. Whalley Range High School



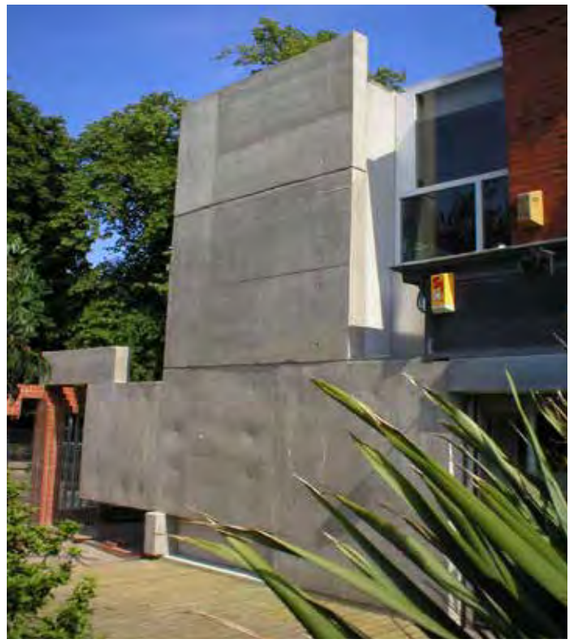




Fig. Contemporary Cafe on Upper Chorlton Road

12.0 PROPOSAL

12.1 EXISTING FRONT ELEVATION

Photograph showing the existing house to be demolished

- Existing house poorly constructed originally built as a garage

- Existing house in delapidated condition

Materials of existing house:

- White Render to ground floor walls

- Grey Slate to upper floor



12.2 PROPOSED FRONT ELEVATION

CGI showing proposed house on the site:

- New house approx 300mm higher than existing

- New house built 2.5m forward of existing house

- New house has overall smaller footprint than existing house

Materials of New House:

- White render to ground floor walls

- Grey render (to match existing) to upper floor

- Oak panels to upper floor



12.1 EXISTING VIEW FROM RUFFORD RD

Photograph showing the existing house to be demolished from Rufford Road

- Existing house set back from road and surrounded by large trees and hedges

- Existing house shielded from the road by large brick wall to the front and iron gates



12.1 PROPOSED VIEW FROM RUFFORD RD

CGI showing proposed house on the site as viewed from Rufford road

- Large trees and hedges to be retained to maintain privacy

- Existing large wall and gates to front to be reused and maintained

