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Design, Access and Heritage Statement

For

20 Range Road
Whalley Range
Manchester



Job No. 2194

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INDEX

1.0 Introduction

2.0 Assessment

3.0 Use

4.0 Amount

5.0 Layout

6.0 Scale

7.0 Landscaping

8.0 Appearance

9.0 Access

10.0 Sustainability

11.0 Summery

1.0 Introduction

1.01 This design, access and heritage statement accompanies the full planning application for the conversion of 20 Range Road, Whalley Range, Manchester into six self contained flats.

1.02 This statement provides information additional to that contained within the submitted plans and application forms, in particular the explanation of the architectural design of the proposal, an assessment of the visual impact of the development and the access proposals.

1.03 The scheme, as presented, is the product of a design and consultation process carried out by an experienced design team of consultants led by Ian Barber Associates, which includes specialist planning, highways, environmental and landscape expertise.

1.04 It describes the design process and the design goals underpinning the proposals.

2.0 Assessment

2.01 The site currently holds an existing detached dwelling set within 0.07 hectares of grounds, lying within the Whalley Range conservation area, consisting of a leafy suburb of large detached and semi-detached dwellings on large plots, several of which have been converted to multiple occupancies. The application plot sits roughly on the centre of Range Road and has also been used as a multiple occupancy dwelling.



Views along grange road from outside number 20

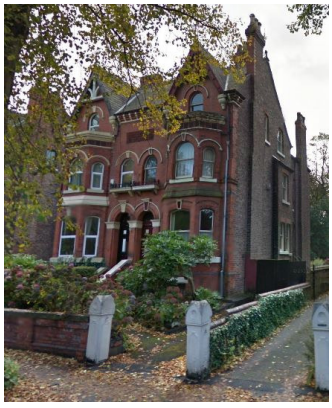


Ariel view of the site showing its immediate surroundings

2.02 The buildings characteristics show a solid, relatively simple structure for the period, consisting mainly of facing brick walls, shallow slate covered roofs and large sliding sash windows. The brick facade runs around the whole of the property apart from the area of rendered plinth to the front. Stone lintols are evident above the front bay windows, with brick arches and edging to the front door entrance area and the rear windows.

2.03 Number 20 is set amongst other similar large properties, being mostly large semi-detached buildings with a few detached dwellings, positioned roughly centrally on large plots. All the buildings along the road have front gardens with hedging and tree planting prevalent along the length of Range Road. Each of the original buildings are large and imposing with more recent developments in Range Road also being of a large imposing nature to reflecting the status of the older properties.





Views of several other of the large properties along Range Road

2.04 The area is predominantly residential in nature apart from a church and a nursery, with several single occupancy dwellings together with some multiple occupancy buildings. All are of an individualistic nature although there are a few duplicate units which are semi detached. Some of the buildings have been built in a similar fashion and possibly by the same builder, however most of the houses have an individual finish although built around a similar time frame. The suburban nature of the street scene is self evident from the many front gardens and general lush landscaping.

2.05 The access to the site has always been off Range Road, with the single access point in continual operation over the years.

2.06 Planning policy background referenced for this statement have been taken for references from the National Planning Policy Framework, together with the Manchester City area and local plans.

2.07 The design and application of the proposals will be to a high standard vastly improving the current site, while maintaining the character and vernacular style of the surrounding properties whilst also maintaining the character of the conservation area.

2.08 An example of the late arts and crafts architecture, this building is a formal, large residential suburban property situated in a likewise developed area. Many of the well kept original properties were built around a similar time, very late 19th century to the early 20th century and were all originally large affluent family homes. Number 20's contribution to the conservation area is significant due to its retention of the architectural style and features of the period in which it was built, also retaining its original site boundaries and architectural detailing.

2.09 The dwelling is one of the few detached properties, although like many of the surround buildings, particularly the more recent developments, has been used for multiple

occupancies. It is however similar to the other buildings in the Road as being a large structure in a large plot.

2.10 Although the building is relatively simplistic in nature, there are a few details of note. Firstly the brick panels and serrated coursing at the first floor level; secondly the stone cills and window head lintols, particularly at first floor where the cill runs the width of the building; finally, the projecting front bays and the eaves moulding detail. These details are limited to the front at the rear is relatively plain.

2.11 The positioning of the building within its plot, the spacing surrounding the property and the architectural style, allow the building to stand alone and to be clearly visible. At the same time however, although this give an individual character to the plot, it still fits well within the setting of the surrounding properties and street scene, of an sturdy robust structure of pleasing design.

3.0 Use

3.01 The use of the proposed application site will remain in class C3 for residential institutions. The proposed use exact description will be for a Care Home for learning disabilities, specialising in end of life care, but not including for any challenging behaviour.

3.02 The intended use meets the strategic aims for KCC families and social care as advised by Paula Watson of Strategic Commissioning (Accommodation Solutions), Families and Social care.

3.03 The new care home owners, White Rose Care, are a local respected and established business, having several existing well run homes at Whitstable, Herne Bay and Canterbury.

4.0 Amount

4.01 It is proposed to convert the existing dwelling into six individual self contained flats, utilising only the internal space of the existing building.

4.02 The building over recent years has been used as a multiply occupancy property by a previous owner, although without planning permission. This application seeks to redress this situation and formalise the use in line with several other of the surrounding properties.

4.03 The existing structure is in great need of some major repair and refurbishment to both the internal and external fabric.

4.04 In the design of the additional works, care has been taken to reflect the style of the surrounding buildings and that of the application site. In this, the majority of the buildings are three storey and as such, the conversion of the roof space would not be out of character with that of the street scene or that of number 20 in its conservation setting. The existing space already having been used as a separate unit previously and utilises the existing gable windows, with only two new rear facing conservation roof lights inserted.

4.05 The conversion of the basement would have a nominal effect at there is already a basement area to the application site, which reflects that of several of the adjoining properties. The increase in depth of the windows would again not appreciably significantly alter the elevations to an extent that would detrimental.

4.06 Materials which will be used for the conversion works are traditional in nature and match the existing buildings finishes. These being the continuation of the slate roofing finish while the roof is repaired, use of timber sliding sash windows to match the existing and the refurbishment of the facing brick walling, while the new roof lights will be in a conservation style.

5.0 Layout

5.01 The new flats created by the conversion will maximise the existing floor space and utilise all the floor levels, without the necessity to construct any extensions and alter the existing building.

5.02 The design has been created to minimise any impact on the amenities of adjoining occupiers and that of the area of outstanding natural beauty, with materials with low levels of embodied energy or recycled/recyclable properties being used where possible.

5.03 The site is set such that it affords clear views to the surrounding public and private spaces, giving that it is set centrally within its plot and has no tall screening structures to its boundaries. Any works therefore have been designed to minimise any impact to the application sites setting and the conservation area in general.

5.04 Impact on the appearance of the building would be minimal as the additions would be subservient and in character with the original building. With the addition of the roof lights and the slight alteration to windows of the rear projection, the building will still be in character with its surroundings as virtually all of the surrounding dwellings are three stories and the nature of the additions is such that they would not detract from the appearance of the original building.

5.05 This conversion work to the original building, being diminutive in nature, would still preserve and enhance the character and appearance of the building, within its setting and street scene.

5.06 All materials and trades, where economically viable, will be found locally. The subsequent Building Regulations design will focus on sustainability and ensure minimal impact on the environment and resources. The nature of the building in general and structural requirements will require a full building Regulations Application to be submitted and approved (to include structural engineer's calculations and details) prior to the start of any building works, to ensure the structural integrity of the building.

6.0 Scale

6.01 The scale of the conversion work sits comfortably within the urban setting, maintaining the existing original building as the dominant structure on the site. The new build work is all within the envelope of the existing structure and within the elevations.

6.02 The height and mass of the building will remain as existing and will not, with the small external alterations, alter in any significant way, the street scene and surrounding areas character.

7.0 Landscaping

7.01 The existing established surrounding trees and hedges will be retained and maintained together with any remain surrounding grassed areas.

7.03 The garden areas will be improved immediately surround the building, with additional shrub and garden landscaping around the rear parking area.

7.04 The existing driveway and entrance on to the site will be maintained and repaired/refurbished where necessary.

8.0 Appearance

8.01 The scheme has been designed to be sympathetic to the conservation area and the existing arts and craft style building.

8.02 The minor alterations externally which are basically window alterations and replacements, do not detract from the original style and setting of the existing building.

9.0 Access

9.01 Vehicular access to the site will be from the existing access off Range Road, which will continue down the side of the site to a significantly reduce hard standing area for car parking and cycle storage.

9.02 Pedestrian access will still utilise the existing access points to both the front and rear of the property. Access to the individual flats will be via internal communal hallways.

10.0 Sustainability

10.01 The proposed conversion work is to be designed and built using a high level of sustainability, such as the timber studwork and timber windows.

10.02 Rainwater and foul water disposal will maintain the existing the use of the existing connections, upgraded where necessary.

11.0 Summery

11.01 To conclude, the refurbishment and conversion of the existing building will provide a positive enhancement to the surroundings and local requirements, whilst complying with all the relevant national and local policy guidance.

11.02 The proposal seeks to preserve and enhance both the character and the quality of the surrounding environment, particularly that of the conservation area, for the local residents and the Whalley Range area as a whole. We believe that this proposal is a carefully considered scheme and feel that is one the Local authority cansupport.