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DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

10 Manor Avenue Whalley Range Manchester M16 8DX

Date: 26/05/25

Address:
10 Manor Avenue Whalley Range Manchester M16 8DX

Introduction:
This Design and Access Statement has been prepared by Blueprint CAD Ltd in support of a Householder Planning Application at 10 Manor Avenue Whalley Range Manchester M16 8DX. The statement has been produced on behalf of Designaloft Loft Conversions Ltd.

Introduction:
10 Manor Avenue is a semi-detached Victorian dwelling. The property is situated on the periphery of the "Whalley Range Conservation Area" and is highlighted by the red site outline as shown on the submitted site location plan. The dwelling is located close to the junction with Dudley Road. The property is on the RHS of a small cul-de-sac. The front of the property faces North with pedestrian and vehicular access immediately off Manor Ave.
Whalley Range conservation area is located approximately 2 miles from Manchester city centre to the south.
The Conservation Area was designated in October 1991. The main tenets of the Conservation Area being the retention of existing mature trees and the retention of the outward appearance of the dwellings when viewed from the street scene.

Planning History:
None.

Description of the proposed works:
Improvements and enhancements comprising of the following elements:
· Proposed flat roofed rear dormer to form 1No bedroom, 1No work from home study & Shower room to form new 2nd floor level, with associated internal alterations at 1st floor level.
· 2No New Velux rooflights fitted to the existing front roof slope of the principal elevation facing Manor Ave.

Use:
The property was originally built for residential use which is typical of the local area. The use of the property will remain as a single family dwellinghouse after the proposed building work has been completed.

Amount:
The proposal seeks to create 1No additional bedroom & 1No work from home study & shower room to form accommodation within the attic for use by the client's family.
The existing footprint of the house will be retained, with proposed changes largely concerning the attic floor and roof.
The dormer is positioned wholly at the rear of the existing dwelling with the dormer cheeks being set in from either side and with the rear dormer wall being set back up the rear roof slope a minimum of 1000mm creating greater separation between the existing dwellings/habitable windows than is currently the existing case.

Layout:
The ground floor layout will remain unchanged. The 1st floor layout will be adjusted to accommodate a staircase to the new 2nd floor accommodation. The new 2nd floor comprises 1No bedroom & 1No work from home study, a shower room, and built-in storage.

THE PROPOSED DORMER IS VERY SIMILAR TO,

1) APPLICATION 141959/FH/2025 – 8 Manor Ave, approved 18TH March 2025 – THIS IS THE NEIGHBOURING PROPERTY SITUATED WITHIN THE WHALLEY RANGE CONSERVATION AREA. THE PROPOSED WORK IS IDENTICAL TO THAT RECENTLY APPROVED.
1) APPLICATION 128280/FH/2020 – 6 Hazel Ave, approved 2nd December 2020 - SITUATED NEARBY WITHIN THE WHALLEY RANGE CONSERVATION AREA.
2) APPLICATION 139015/FH/2024 – 129 College Road, approved 8th March 2024 - SITUATED NEARBY WITHIN THE WHALLEY RANGE CONSERVATION AREA.

We understand that each application is individual and judged on its own merits. Applications 141959, 128289 & 139015 clearly demonstrates what Manchester City Council Planning department are minded to approve in relation to size/scope/positioning of dormers situated to the rear of the existing dwelling in this particular locality within the Whalley Range Conservation Area. The proposed building works to 8 Manor Ave differ in no substantial material way to that recently approved at 6 Hazel Ave & 129 College Road, and the proposed building work is identical to the recent approval granted to the neighbouring property No8 Manor Ave.

Access:
Site access will remain off Manor Ave as existing.

Appearance:

Existing Elevations:
The existing materials are red brick, common brick and render panels to the external walls, grey slate roof tiles and a red brick bay to the front elevation. The houses along Manor Ave have a common aesthetic language with a pleasing rhyme and rhythm.

Proposed Elevations:

The front elevation will be modified by solely the addition of 2No Velux rooflights – this work can be carried out as 'permitted development' in the Whalley Range Conservation Area. Nevertheless, the Velux rooflights have been well considered and are commensurate to the appearance of the dwelling house and the wider street scene as a whole and do not over-dominate the appearance of the front roof slope to the Principal Elevation.

The rear dormer wall is set back up the roof approx. 1.000m and as suchthere is a greater separation distance between the new 2nd floor rear habitable bedroom window of 8 Manor Ave, and the rear habitable windows of Hazel Avenue demonstrating that the existing situation has not been made materially any worse.

The proposed rear dormer seeks to complement the existing building by referencing the window widths/design/colour shown immediately on the 1st floor below. The set back and dark cladding allows the dormer to appear visually receding from the rear elevation. The dormer will be clad in slate grey plain tiles to match the appearance of the existing roof tiles. Plain tiles are a common traditional material used in roof construction and the construction of well-designed rear dormers.

There is a small gap between the existing houses 8 and 10 manor Ave – this ensures that the side of the proposed dormer will be unable to be readily observed from the street-scene/Manor Ave. See existing photos and proposed image render below,





Photographs of front Elevation showing the space between No 8 & 10 Manor Ave.



Render image of the front view between properties showing the visible side elevation and demonstrating the inconspicuous nature of the proposed rear dormer when viewed from the street scene.

Conclusion:
The proposed dormer to the rear is not visible from the street scene. The dormer is positioned set back within the roof-scape. It is subservient and it does not affect the lines of the original roof-scape.
Further to this, the dormer will be finished in materials that match with the existing roof finish. Minimum distances between habitable windows have been maintained/achieved.
It is considered that the proposals do not have a negative impact on the historic character of the dwelling or the Whalley Range Conservation Area as a whole and show conformity with previous recent identical and similar Planning Approvals

Kevin Maloney Blueprint CAD Ltd