Mulholland
Architecture

Supporting Documentation for Planning Application:
Design & Access Statement
Heritage Statement

25 Mayfield Road
Manchester
M16 8FU

August 2025

Prepared by Mulholland Architecture Ltd ©
For Mr M. Djanfada

1.0 Introduction

This planning statement has been prepared in support of the planning application for 25 Mayfield Road, M16 8FU



25 Mayfield Road viewed from the front

The Proposal:

We are proposing external alterations to the existing front and side elevations. The idea is to make the basement into a useable space - a home office and storage for the owner. The existing light-wells have to be increased in size to allow for new windows to allow for an adequate amount of light in, making it a comfortable space to inhabit. We are proposing to increase these as little as possible. The lightwells will have a flush grill inset over the openings. The lightwells are enclosed by a low wall in brick to match existing, with incorporated planters. Internally, we are also reinstating an existing staircase to provide access to the basement from the ground floor entrance hallway - this was an original feature. This stair is also designed in a way that in the future, the basement could be connected to the existing ground floor flat (also an original access route that has been blocked up). We are proposing an external stair to the basement, accessed from the side of the property - this would be a required to provide a compliant fire strategy (escape route). Finally, there is a new window proposed on the side elevation, with a new lightwell with a flush inset grille at ground level.

The design is simple and the conversion of the basement itself will not detract from the original character and architectural features of the existing property.

The driveway is to be re-landscaped, to include planters along the boundary walls and lightwell surrounds. The vegetation/greenery added will enhance the general street-scene, more in keeping with the typical views throughout the Conservation Area.

Use:

The property is currently a residential dwelling, with the main property being split into 3No. apartments. The proposals are all external alterations (minimal) to ensure the basement has enough

amenity for the comfoirt of the owner to use as a home office.

Location/Site:

The property faces north-west on Mayfield Road. The property is semi-detached (to 27 Whalley Road) and is part of two pairs of semi's (29-31 Mayfield Road) all built in the mid 1900s and of the same character and form.

Mayfield Road itself consists of a non-linear street pattern and wide range of varying typologies of properties added over the years. Our proposals, will only have a beneficial affect on the existing street scene. No. 27, that No. 25 is paired with, has a heavily planted front drive - our proposals include the landscaping of the front of No. 25 which will be more in keeping with the area as a whole.



Location Plan



Street scene showing varied property types



25-27 Mayfield Road viewed from the east. Note the heavily planted frontage of No. 27

2.0 Design Overview

Visual Impact:

The visual impact of all of the above is minimal, since the work is all below ground level. With the a proposed landscaping discussed below, the overall aesthetic of the property and it's site to the front is more in keeping with the surrounding street scene and conservation area as a whole

Impact/Neighbouring Properties:

Impact on the area as a whole aesthetically, as above, is minimal. The only change visually, is the inclusion of the front lightwells which are to provide amenity to the basement. There is no loss of privacy from overlooking - the new windows/doors are all at basement level. The walls that will now be below ground level are to be built in brick to match the existing property. The main access to the front door at ground level remains the same.

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Landscaping:

Currently there is hard-standing surface to the whole of the frontage/driveway - this sits in contrast to the majority of properties on the street. The proposals include a significant amount of planting to the front which benefits the street scene and is more in keeping with the aesthetic of the wider Conservation Area.

Appearance:

The proposals seek to retain the original character of the property and any notable architectural elements of merit have been carefully considered.

The scale of the proposals aim to be sympathetic to the original building. Aesthetically the proposals are to be built in materials top match the existing property - the overall aesthetic is to be sympathetic and respectful to the original property.

3.0 National Planning Policy Framework

1.3 131 In determining the planning application, local planning authority should take account of: The desirability of sustaining and enhancing the significance of the heritage assets and putting them to a viable use is consistent with conservation;

As described above, the proposals have been throughfully designed to ensure the original architectural form and features of merit of the property are retained. While the property is not listed, given its' location in a conservation area, we have strived to ensure that the proposals do not take anything away from the overall character of the area. The main front elevation of the building has been carefully considered and their architectural details and original aesthetics have been retained. The main aim is to ensure the existing basement has adequate light to allow it to become a habitable space (home office), while having no impact on the current residents of the existing property and the residents of the area generally, and to enhance the street scene of Mayfield Road and the Conservation Area.

1.5 135 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposals have little if any effect on the conservation area as a whole. The significance and impact on the property itself is minimal. The aesthetics of the street scene are enhanced with the planting to the front replacing the existing hard-standing surface.

4.0 Heritage Statament

Whalley Range conservation area sits two miles south of Manchester city centre. The area was originally purchased and developed by Samuel Brooks in 1832 - one of the first suburbs created in Manchester. The basis of this development was built around Dudley Road, Whalley road and Chorlton Road - now mature, tree lined avenues within the suburb. The development consisted of large plots and mainly residential properties - "a desirable estate for gentlemen and their families".

Following the second world war, the area went into decline, subsequently leading to the demolition/renovation of many of the original properties, being replaced by blocks of flats or converted into HMO's. This loss in character of the area led to its' designation as a conservation area in 1991, in an attempt to retain the original character and prevent further decline and continuing demolition of original properties. Many of the original houses do remain, and the designation as a conservation area actively encourages the restoration and refurbishment of the well designed and built housing stock. The boundaries of the conservation area extend to Alexandra Road to the east, and Upper Chorlton Road to the west.

25 Mayfield is a three storey house (with basement). The style is Victorian in nature and its' architectural elements, notably the decorative front bay and ornamental window surrounds. The proposals presented here, have been carefuly designed to ensure the aesthetic of the original building is retained. In summary, the proposals provide new, viable living spaces with minimal impact on the original property and the area as a whole.