

Design and Access Statement

136 St Werburghs Road. Chorlton-cum-Hardy. Manchester M21 8UQ

Introduction

This Design and Access Statement has been prepared in support of a Planning Application with Listed Building Consent for the conversion of the property into 3 self-contained residential units.

This building is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest

The property was listed on 21st October 1989 under [English Heritage Legacy ID: 457623](#)

The property is situated in a predominantly residential area with a mixture of property types including but not limited to:

- Adjacent Grade II converted outbuildings dating from the late 18th Century
- Terraced properties dating from the late 1890s
- A mixture of semi-detached properties dating from late 1920s through to the 1960s
- Further terraced properties dating from late 1980s
- Apartments dating from 2006

The 2-storey building which was formerly a farmhouse dates from the late 18th Century and was part of a working farm up to the mid 1980s.

Together with the adjoining outbuildings and various parcels of surrounding land it was known as Park Brow Farm and under the ownership of the Bailey Family.

The farmhouse, outbuildings, and surrounding land were disposed of in the mid 1980s with the farmhouse converted into an office and surrounding lands developed for housing development.

The existing barn adjacent to the building is also Grade II listed and was later converted into 3 houses.

Substantial elements of the original fabric of the building (farmhouse) remain in-situ.

These include but are not limited to external walls constructed in an English Garden Wall Bond with other walls constructed in Flemish Bond, gable chimneys, and a number of small pane windows with horizontal sliding sashes.

There are also elements of 20th Century alterations to the building and these include but are not limited to a single-storey addition, replacement bow windows, replacement casement windows.

The listing makes no reference to the treatment of boundaries of the building.

The proposed works involve reconfiguring the previously converted internal footprint to create three self-contained apartments.

The existing staircase and entrance porch would be preserved along with all external window openings. Proposals do not include external alteration to the fabric of the property and any window replacement would, subject to approval, be on a like for like basis.

The current use of the property is that of a small boutique type of gym – wellness centre and the proposed conversion if successful would not only significantly reduce the current coming and going to

the property but transform the property into residential accommodation more in keeping with that in surrounding properties.

Off road parking would be achieved by use of the existing car park to the rear of the premises which would provide 4 car parking spaces and 1 disabled space.

It is anticipated that occupiers will make use of local public transport links especially the Saint Werburghs Road Metrolink stop located approx. 300m from the property.

Provision would be made to sympathetically provide bin and cycle storage as indicated on the proposed site plan.

The gable of the property fronts onto St Werburghs Road close to the junction with Sandy Lane and presents a variety of different boundary treatments generally around its curtilage. Such boundary treatments include hedging, brick walls, double gates set within brick pillars, metal railings set on top of brickwork and within brick pillars.

Boundary treatments to surrounding properties are similar in type and also include some with dwarf walls and terracotta copings and hedging above and also property with short dwarf walls and metal railings on top.

Landscaping and Habitat

The proposed application does not involve any loss to trees, shrubs, or habitat

Future Maintenance

It is assumed that the proposed units would come under a management company who through the payment of a service charge would take responsibility for items including but not limited to, internal and external cleaning of common areas, gardening, external painting, cyclical maintenance, day to day maintenance and repairs, and window cleaning

Visual Appearance

External alterations are not anticipated as work may be confined to internal areas utilising existing external window and door openings.

Access

It is anticipated that proposed apartments 1 or 2, subject to Building Regulations approval could be DDA compliant. Provision has been made in the car park area for 1 disabled Car parking space and the perimeter of the building has sympathetic illumination which can be added to.