8.0
APPENDIX

8.1

PRE-APPLICATION HERITAGE IMPACT STATEMENT

PRE-APPLICATION HERITAGE IMPACT STATEMENT

REGARDING SIDE EXTENSION, LOFT CONVERSION AND INTERNAL MODIFICATION WITH CREATION OF OUTBUILDING AND MODIFICATION OF BOUNDARY TREATMENTS WITHIN THE ST JAMES CONSERVATION AREA

LOCATION: 72 BLOOMESBURY AVENUE, M20 2BN



PREPARED ON BEHALF OF
Billy Singh and Tasleem Hirani
BY
EOHMA LIMITED
October 2024 - Proposal number: 1980BTH

Contents

1.0 Introduction

2.0 Statement of Need and Planning History

2.1 Ownership

2.2 Planning History

2.3 Existing Drawings

3.0 Policy Overview

4.0 Heritage Setting

4.1 St James Conservation Area

4.2 Heritage and Positioning Considerations

4.3 Property Design and Setting

4.4 The Street Scene

5.0 Refused Planning Application (2023)

6.0 Current Design Responses

6.1 Principle

6.2 Siting

6.3 Scale

6.4 Design

6.5 Appearance

6.6 Impact Upon Visual Amenity

6.7 Outbuilding

6.8 Dormers

6.9 Trees, Landscaping, and Boundaries

6.10 Response to Objections

7.0 Alternate Proposals

8.0 Heritage Impact Assessment

8.1 Introduction

8.2 Design and Planning Overview

8.3 Objectives

8.4 Property Description

8.5 Existing Design Context

8.6 Design Proposals

8.7 Recommendations

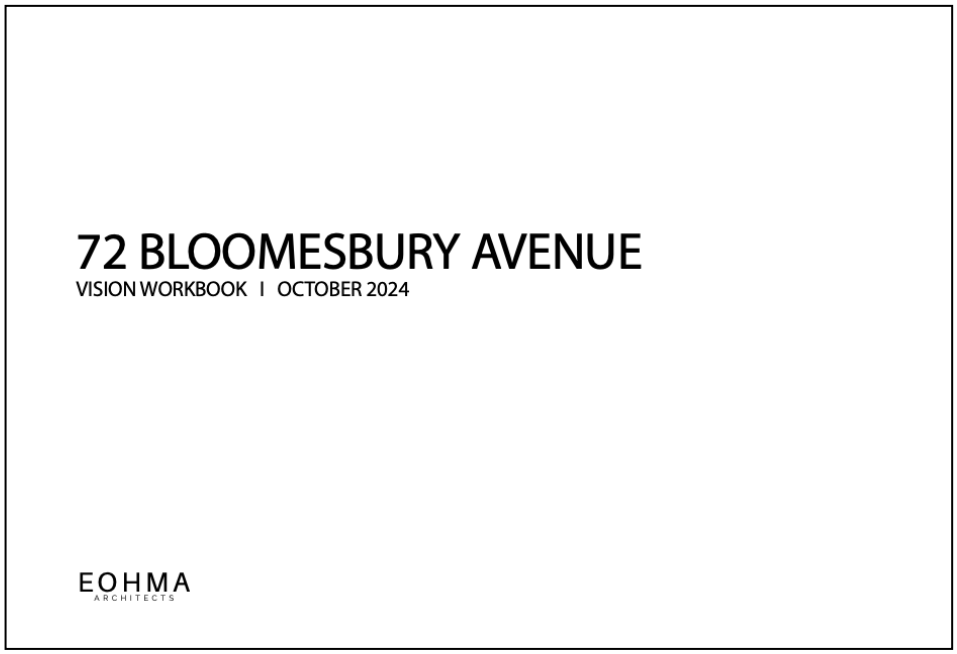
Conclusion

1.0 | Introduction

This pre-application statement has been prepared on behalf of our Clients Billy Singh and Tasleem Hirani, who are seeking to submit a planning application for the extension of their home to provide additional accommodation to meet their changing lifestyle requirements.

The property was built as part of a larger development by PJ Livesey in the late 2010s and is located within The St James Conservation area of Didsbury. An application to extend was received in July 2023 and refused by the council in October 2023. The new application will propose an alternative proposal that addresses the comments made by the planning officer in the refusal. It aims to create sensitively designed extension options that improve the building and enhance the property's character within the local setting.

This statement is to be read in conjunction with the document *Vision Workbook_72 Bloomesbury Ave_Pre Application* which documents some initial ideas we have presented to our clients in response to the constraints that the applicant site presents. We are seeking to obtain a response from the council on these initial proposals in order to obtain comments which can be used to assist in the development of the final proposed scheme.



2.0 | Statement of Need and Planning History

2.1 Ownership

Our clients have occupied the property since 2018, during which they have become an active part of the Bloomesbury Avenue community of residents including residents of The Grove with which the applicant site borders. Since occupying the property, they have found that the property does not provide sufficient space for their growing family and changing needs.

2.1 Planning History

Single Storey Side Extension (App Approved- 2019)

In 2019 they undertook to address the issue of insufficient space by extending the property to the side which was granted by the council - Ref number 122516/FH/2019.

The ground floor extension was allowed due to its position away from the listed buildings and its height, scale and massing, allowing visible permeability into and out of the site.

Officers Report

However, since undertaking this work they have realised that this addition is still insufficient to meet the demands of their living requirements. In discussion with another agent at the time, they identified a particular need for design input for a loft conversion, extension of the existing master bedroom, the addition of two en-suites, a utility at the first-floor level and the creation of an external garden room which would act as an additional work from home office.

As identified, typically, additions and alterations of this sort could usually be accommodated on a dwelling of this size and style, however, due to the site constraints, further considerations are to be addressed.

Double Storey Side Extensions (App Refused - 2023)

In 2023 a new application Ref:137729-FH-2023 was submitted which was refused by the council. The recent refused application explores extending the property on the first floor to both sides alongside, two dormer loft conversions, the addition of a large outbuilding and installation of roof lights and sliding gates. The application was refused primarily due to design issues of scale, massing, size of development and the proposal at that time was deemed to be incongruent with the character of the conservation area.

Current Position - New Extension Proposal (Current Pre App)

The clients are currently in the difficult position where they still need to increase the space of their home primarily to provide additional bedrooms for their children alongside accommodating the needs of their elderly parents who are declining in health and need to live within the property to receive support. The clients have explored options of moving home, however, given the current housing market and rise in interest rates this option is not feasible.

In addition, the family have now created meaningful connections with their neighbours being a vibrant part of the Bloomesbury Avenue community as well as their neighbours 809 Wilmslow Road and the properties of The Grove *(all Grade ll Listed Buildings)* which border the applicant site to the west. The post-Covid shift to a work-from-home lifestyle has also impacted the functional requirements of the home and, with their son entering the workforce, this has added additional strain to the home with spaces often being used for dual purposes. With the addition of caring for elderly parents in the mix, it is considered that the current space is impractical for healthy well-being and live-work balance.

Given the plot is suitable to accommodate additional accommodation, and all works proposed would be within the existing footprint of the home, it is considered that the most sustainable option is to extend the present home to create suitable living accommodation for the needs of the family. The additional space will future-proof the property for future generations, accommodating growing families and improving accessibility.

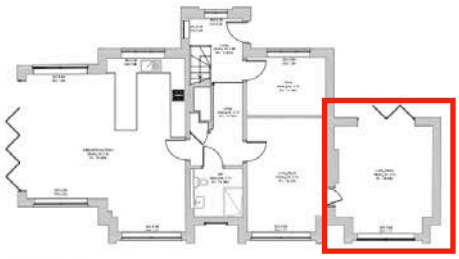


2.3 Existing Drawings



APPENDIX

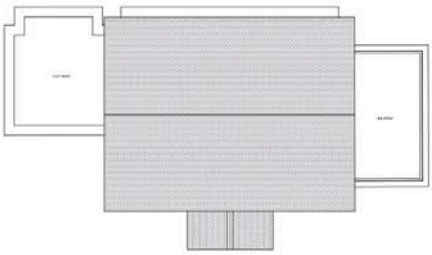
EXISTING FLOOR PLANS



Ground Floor



First Floor



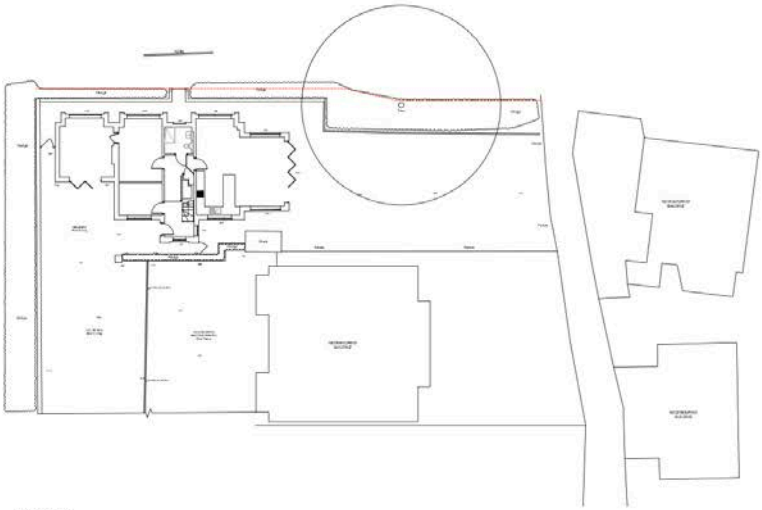
Loft Floor

EOHMA ARCHITECTS	Existing Plans	72 Bloomesbury Avenue	
	72 Bloomesbury Avenue	1:100@A1	JUN 24 / 000

Single Storey Side Extension added under application Ref: 122516/FH/2019

APPENDIX

EXISTING SITE PLAN



Site Plan

EOHMA ARCHITECTS	Existing Site Plan	72 Bloomesbury Avenue	
	72 Bloomesbury Avenue	1:100@A1	JUN 24 / 000

3.0 | Policy Overview

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that plans and decisions should apply a presumption in favour of economic, social and environmental development.

Overall the proposal will seek to align with the national economic, social and environmental objectives stated below:

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

There are a number of policies that we have considered and will detail as part of the full planning application:

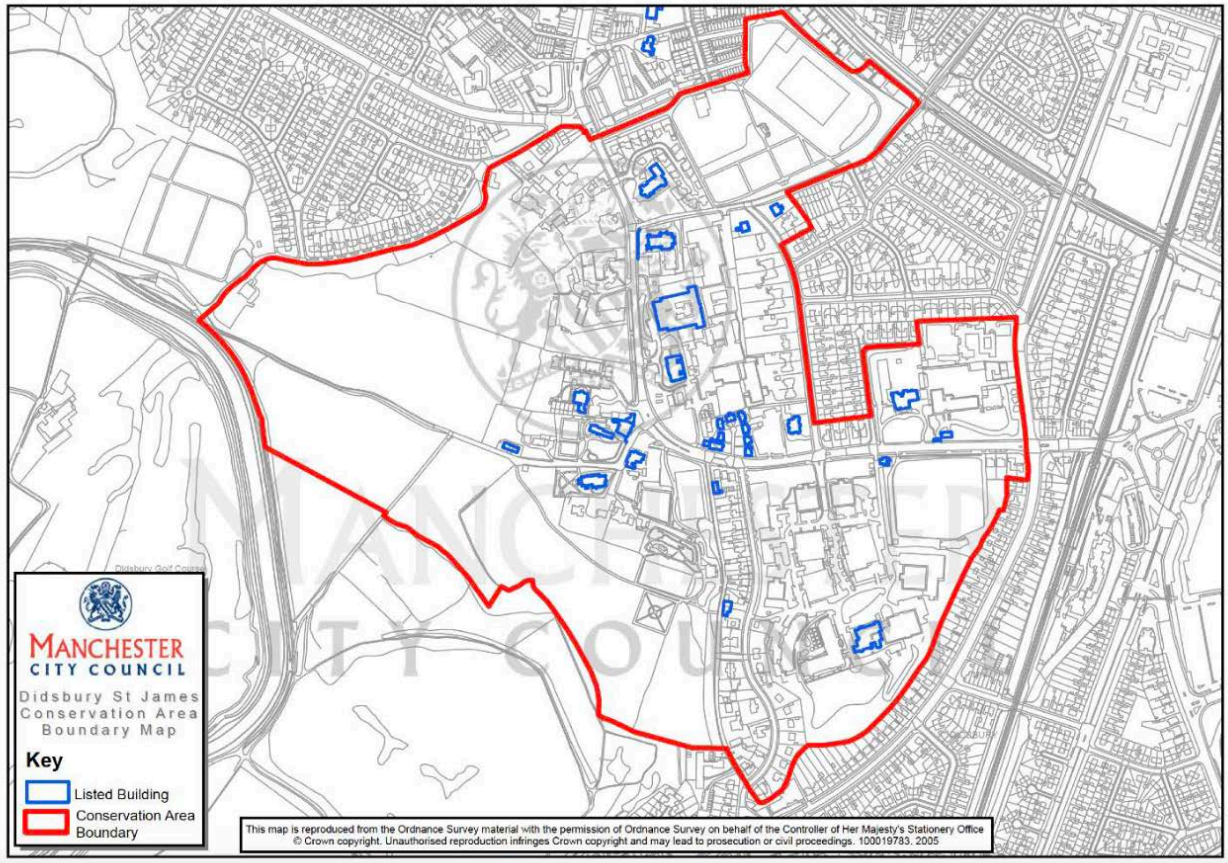
- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act
- 1990
- National Planning Policy Framework (NPPF)
- Crime and Disorder Act
- National Planning Practice Guidance (NPPG)
- Historic England Guidance
- Historic England Advice Note 3: The Setting of Heritage Assets
- Local Planning Policy Guidance: The Development Plan for Manchester
- Manchester Core Strategy Development Plan Document (July 2012) (Updated 2024)
- Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted1995)
- Supplementary Planning Document (April 2007)

Saved UDP policy DC19.1 states that in determining applications for listed building consent or applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to, amongst other things, protecting their general setting. The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity.

4.0 Heritage Setting

4.1 St James Conservation Area

The property is not a listed building, however, it is sited within the St James Conservation Area (Map Below) and is adjacent to a listed building. Didsbury St James conservation area is nine kilometres south of the city centre and was designated in November 1970. It is centred on the historical core of Didsbury, at the junction of Wilmslow Road and Stenner Lane, and covers an extensive area. The boundaries include Ford Lane, Didsbury Park and Sandhurst Road to the north, the backs of properties on Parrs Wood Road to the south-east, a ditch draining the Mersey flood plain to the south-west and the River Mersey to the west.



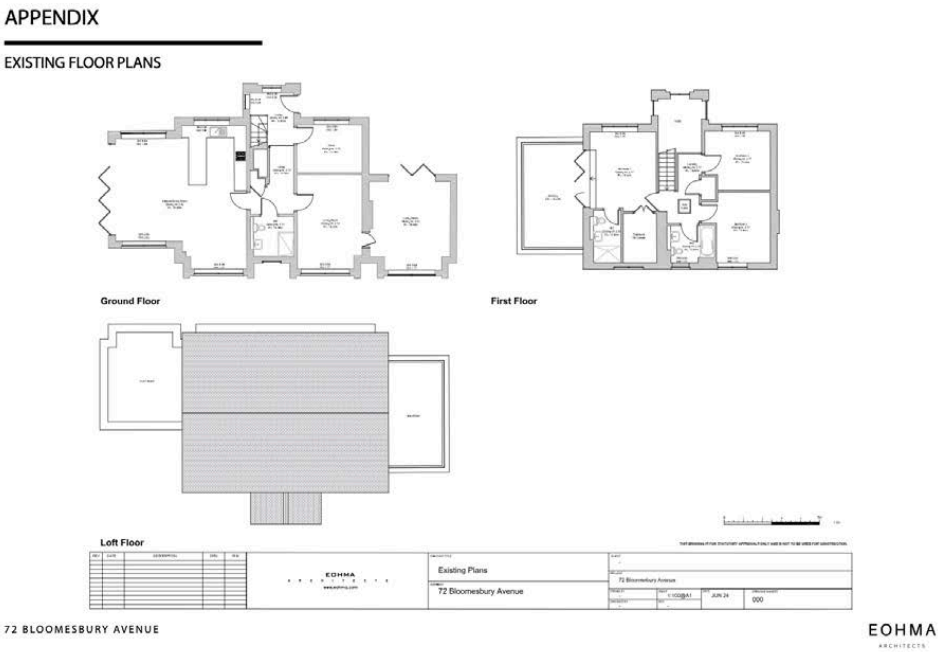
St James Conservation Area (Map)

4.2 Heritage and Positioning Considerations

As such, due regard has been taken to the heritage of the property and its positioning within the street scene alongside general character. In particular, 809 Wilmslow Road (Grade II Listed), which also recently was granted permission to extend. Further details can be found in planning application Ref: 134081/LO/2022 - *Listed Building Consent for internal alterations including works to bedroom, relocation of door opening to living room and conversion of loft to form bedroom and ensuite including installation of skylights. External works include replacement of existing rear door, alteration of existing courtyard wall to form private area to the side of the property, replacement of existing security gate to private gardens and extension of existing boundary wall at front of property.*



House type extract of design document 2015. PJ Livesey. (Original Intention)



House Survey As Existing (2024)

4.3 Property Design and Setting

The applicant property is a bespoke designed property as part of a wider redevelopment undertaken in the late 2010s. The property was designed and sited to address Wilmslow Road with details that would normally be located on the principal elevations of a residential property including centrally placed front door, projecting square ground floor bay windows and chimney. The design, detailing and proportions and locations of windows and doors were undertaken to reflect and respect the Wilmslow Road frontage and the Didsbury St James Conservation area. It should be noted that the properties from 801 Wilmslow Road through to 811 Wilmslow Road to the east of the application property are all Grade II listed buildings of a variety of styles and scale but all positively contributing to the conservation area. The application property together with the other newer property constructed at a similar time to the west of 801 Wilmslow Road were designed and detailed to reflect the importance of the Wilmslow Road frontage and to ensure they contributed positively to the character of the conservation area. The property was sited to provide a visual end to Bloomesbury Avenue and the principal elevation with its main entrance was designed to reflect this and also to be set off from the listed building at 809 Wilmslow Road.

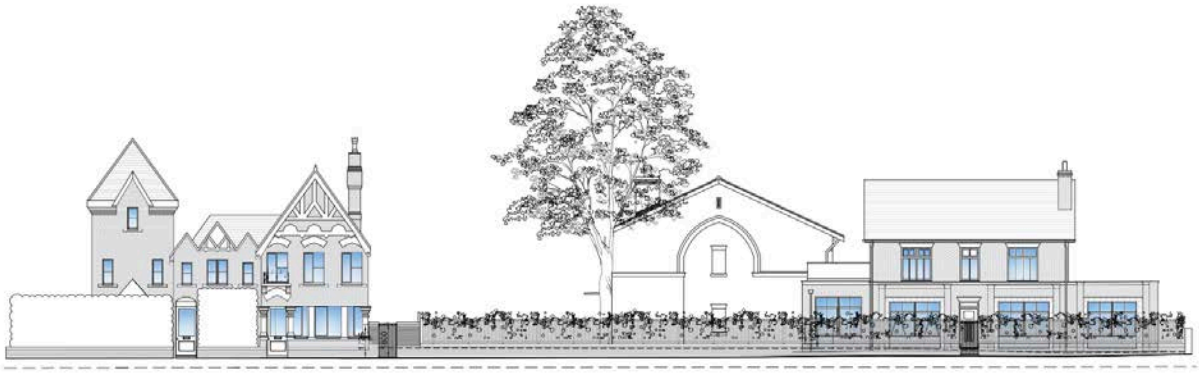
Officers Report

4.4 The Street Scene

The applicant's site plays a crucial role in shaping the understanding of the property within the wider street scene through its boundary, trees, and rear elevation. Wilmslow Road is characterised predominantly by properties set back from the road, buffered by a line of boundary wall, railing or vegetation. However, the buildings closest to the applicant's site to the west are generally defined by imposing multi-storey frontages that dominate the street scene, reflecting the rich history of the conservation area. Didsbury House neighbours the applicant's property to the east, however, is set further back. Notably, the corner property at 1 Skylark Avenue and 72 Bloomesbury Avenue serves as a 'bookend', visually framing this stretch of Wilmslow Road.

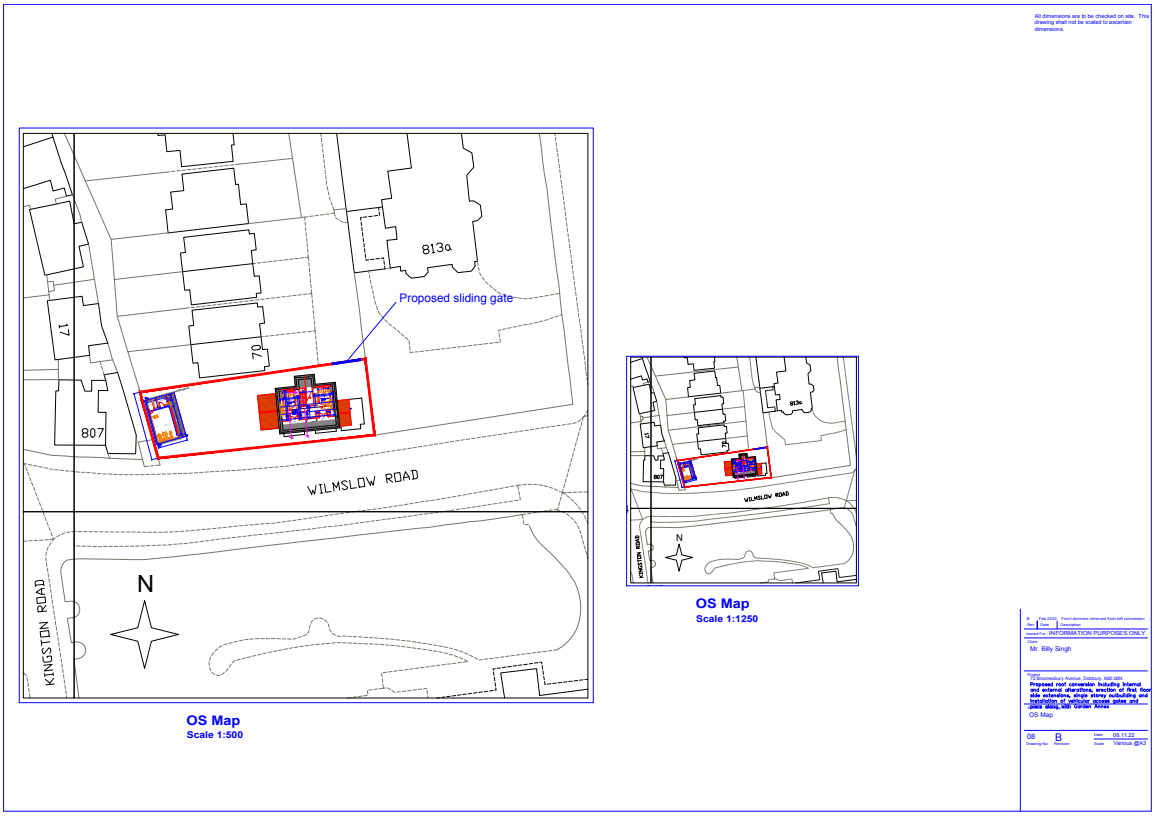
In this context, it is evident that the current facade of 72 Bloomesbury Avenue is out of harmony with its surroundings. The previous extension changed the original intent of the street scene and language. The proposed works aim to enhance and improve the property, restoring a sense of verticality and proportion that will bring it into alignment with the street scene. These enhancements will not only harmonise the building with its setting but also respect and reflect the heritage of the neighbouring properties.

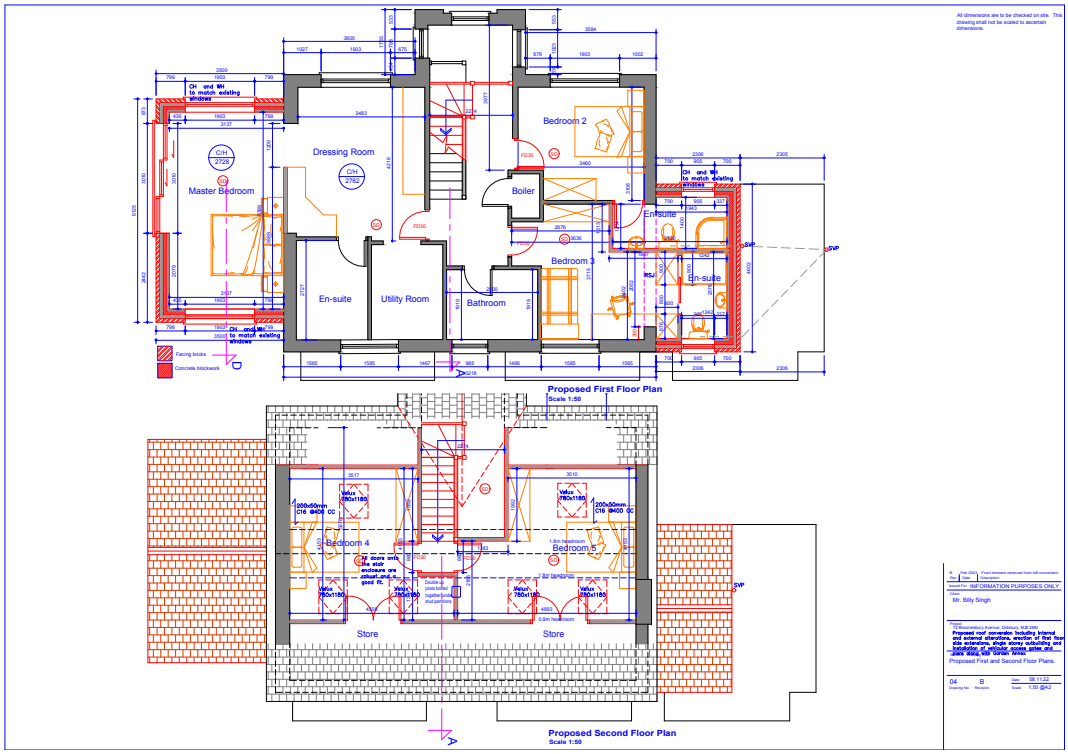
Existing *Street Scene*

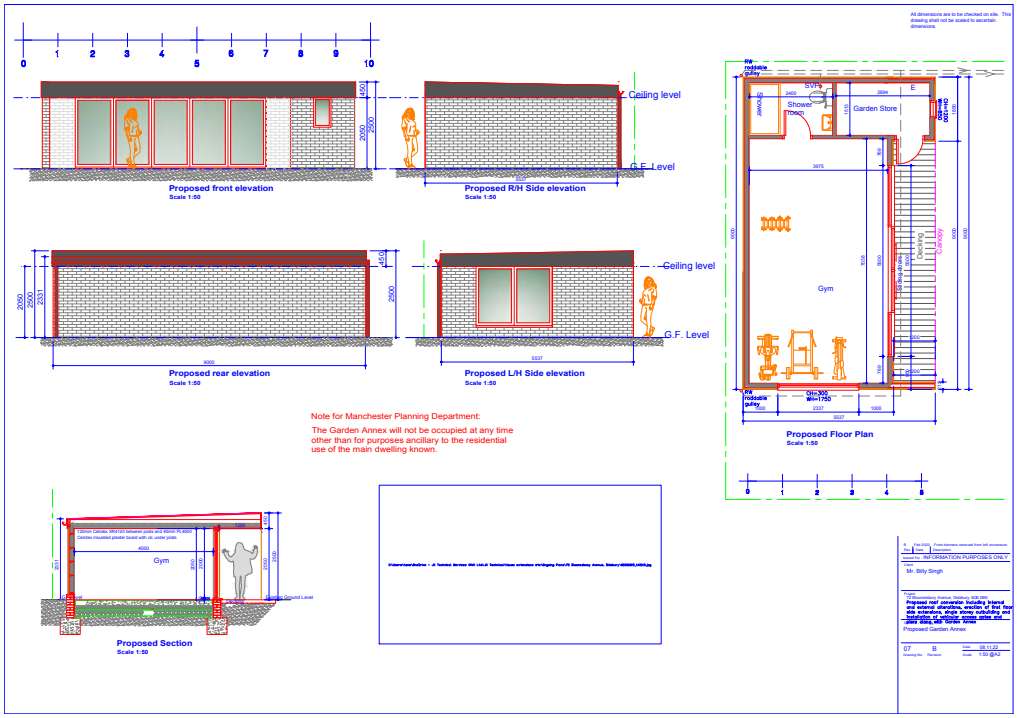


5.0 | Refused Application (2023)






All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.
Bedroom 2
Dressing Room
Master Bedroom
Boiler
En-suite
Utility Room
Bathroom
Bedroom 3
En-suite
Facing bricks
Concrete blockwork
Proposed First Floor Plan
Scale 1:50
Bedroom 4
Bedroom 5
Store
Store
Proposed Second Floor Plan
Scale 1:50
INFORMATION PURPOSES ONLY
Mr. Billy Singh
Proposed roof alteration including internal and external alterations, erection of first floor side extensions, single storey outbuilding and replacement of external access aisles and staircase, at Ground Floor
Proposed First and Second Floor Plans.
04
B
08.11.22
1:50 @A2


All dimensions are to be checked on site. This drawing shall not be scaled to ascertain dimensions.
Proposed front elevation
Scale 1:50
Ceiling level
G.F. Level
Proposed R/H Side elevation
Scale 1:50
Proposed rear elevation
Scale 1:50
Ceiling level
G.F. Level
Proposed L/H Side elevation
Scale 1:50
Note for Manchester Planning Department:
The Garden Annex will not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known.
Gym
Proposed Section
Scale 1:50
Shower
Toilet
Garden Store
Gym
Proposed Floor Plan
Scale 1:50
INFORMATION PURPOSES ONLY
Mr. Billy Singh
Proposed roof alteration including internal and external alterations, erection of first floor side extensions, single storey outbuilding and replacement of external access aisles and staircase, at Ground Floor
Proposed Garden Annex
07
B
08.11.22
1:50 @A2

6.0 Current Design Responses

6.1 Principle

Extending a residential property, for the erection of first floor extensions to the side; erection of two dormer roof extensions to the front and the installation of four rooflights to the back; and the erection of a single storey outbuilding, in order to provide additional living accommodation for a family dwellinghouse is normally acceptable in principle, given the provisions of saved UDP

People prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed.

The principle of allowing residents to extend their homes to provide enlarged or improved accommodation is generally acceptable provided that there is no overriding, undue impact upon either the character of the property or upon the residential and visual amenity of nearby residential occupiers.

Policy DC1. However, in this instance further consideration must be given to the proposals siting, scale, design, appearance and impact upon visual amenity, as well as its impact upon the character of the area and the Didsbury St James conservation area within which it sits together with impacts on the setting of adjacent listed buildings.

Policy DC 1 of the Unitary development plan for Manchester states, 'many In this instance the principle of the proposal is considered unacceptable, as there are factors of sufficient weight of harm under the impact on the Conservation Areas and Listed Buildings.

Officers Report

In reference to the original application, the principle of the application is normally acceptable, however, given the conservation area and Policy DC1: siting, scale, design, appearance, impact upon visual amenity and character of area must be considered.

Supplementary Planning Guidance states: 'many people wish to add extensions to their homes', and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected and that the overall character of the surrounding area is not harmed.

A proposed extension to the property is essential to meet the growing needs of the homeowners. The existing property no longer meets their requirements. The family requires additional bedrooms, en-suite bathrooms, and dedicated work-from-home spaces to cope with the demands of modern living. Furthermore, the addition of elderly parents requiring care necessitates further adaption of the home to allow for multi-generational use. Though this addition is motivated by the current homeowners, future occupants will benefit from the layout of the space.

The extension proposal options explored later in this document have been designed to meet the family's needs, respect the character of the conservation area, and demonstrate that the extension can make a positive contribution to the local environment.

6.2 Siting

The property occupies a prominent plot on Wilmslow Road, a location that forms a transition between newer developments and the historic character of the conservation area. The designs acknowledge this important context and integrate the extensions in a manner that aligns with the established street scene. To mitigate concerns about the visual impact of the development, we aim to enhance the character of the local vernacular by exploring designs that reinstate the existing rhythm of the streetscape through the architectural language and material palette.

The property was designed and sited to address Wilmslow Road with details that would normally be located on the principal elevations of a residential property including:

- *centrally placed front door*
- *projecting square ground floor bay windows and chimney*

Officer Report

The design, detailing and proportions and locations of windows and doors were undertaken to reflect and respect the Wilmslow Road frontage and the Didsbury St James Conservation area.

Officer Report

To enhance the presence of the principal elevation and respect the architectural language and original intent of the original masterplan, the proposals aim to maintain the centrally positioned door and the use of the existing material palette and development style.This approach respects the architectural language and intent of the development, improving both the functionality and aesthetic of the facade.

Importantly, the work will replace decorative elements, such as the false door, with a fully functional entrance that better suits the homeowners' needs. While the previous design choices may have been appropriate for their time, they tended towards imitation rather than a deeper engagement with the heritage context. The new proposal aims to embrace more authentic design principles, creating a solution that is both functional and respectful of its surroundings.

The revised fenestration and detailing shown on the options represent a clean, contemporary departure from the historic reference of 809 Wilmslow Road. In doing so, the proposals acknowledge the heritage elements while creating a modern, sympathetic contrast that ensures a clear distinction between the two. This approach respects the character of the conservation area while delivering a design that is both practical for the homeowners and aligned with heritage principles, offering clarity and purpose to the property’s frontage. There are a number of contemporary buildings present within the St James Conservation area and the Bloomesbury masterplan which incorporate glazed curtain wall systems. Whilst glazing has been proposed within the design principles, it should be noted that this has been sensitively used to maximise daylight, reduce energy use, increase floor area and create a contrast to the heritage on the wider street scene.

It should be noted that the properties from 801 Wilmslow Road through to 811 Wilmslow Road to the east of the application property are all Grade II listed buildings of a variety of styles and scale but all positively contributing to the conservation area. The application property together with the other newer property constructed at a similar time to the west of 801 Wilmslow Road were designed and detailed to reflect the importance of the Wilmslow Road frontage and to ensure they contributed positively to the character of the conservation area.

Officer Report

The property was sited to provide a visual end to Bloomesbury Avenue and the principal elevation with its main entrance was designed to reflect this and also to be set off from the listed building at 809 Wilmslow Road.

Officer Report

The extension proposals are strategically designed to respect the scale and proportions of surrounding properties, particularly the adjacent listed buildings, whilst enhancing the facade treatment. This approach ensures that the extension contributes positively to the character of the neighbourhood without disrupting the existing streetscape. The Grade ll listed properties closest to the applicant site occupy plots generally closer to the edge of the street highlighting an urban pattern within the conservation area. 1 Skylark Avenue, a new development undertaken at the same time as the applicant property, addresses this by maintaining the relationship close to the street and introducing a tall boundary wall. The principle of the applicant site continuing the building line at the upper storeys is therefore supported, striking a balance between the Grade II listed buildings and the contemporary homes and for future occupants to enhance the longevity of the use of the building.

72 Bloomesbury Avenue was designed, with the protection of the character of the street scene and the conservation area and adjacent listed buildings in mind, by maintaining significant gaps between buildings, and through careful siting and introduction of design features to both front and rear elevations. Currently, 72 Bloomesbury Road is double fronted with ground floor side extensions and is symmetrical in appearance. It is considered that the erection of two first floor side extensions would interfere with the symmetry of the building, due to their size and appearance. Therefore, the first-floor side extensions would be incongruous features which would be considered detrimental to the character of the surrounding area and would be detrimental to visual amenity. The proposal is therefore considered to conflict with policies as set out in the Core Strategy for the City of Manchester Policies DM1 and SP1 and saved policy DC1 of the UDP.

Officer Report

Given the presence of boundary vegetation, the ground floor development is much less visible from Wilmslow Road. It is therefore assumed that the planning officer's reference to the property as symmetrical relates primarily to its street-facing elevation, particularly from the first floor upwards, as the building itself is not, in fact, symmetrical.

It would be beneficial for the planners to provide further clarification on this aspect of their assessment. Moreover, we would argue that the previously approved and constructed extension has altered the original design intent of the property. By extending the building to one side, the addition has increased the prominence of the projecting bays facing Wilmslow Road, thereby disrupting the balance of the design. Furthermore, the elongation of the ground floor is not in keeping with the rhythm of the streetscape, and this now needs to be addressed to restore the proportional harmony of the street scene.

Although the vegetation restricts direct visibility, the extension has inevitably altered the form and visual character of the property, diverging from the officer's original description. Further clarification from the planning team would help determine whether this has affected the overall symmetry and street presence of the building.
The proposals aim to provide a defined visual conclusion to the Wilmslow Road elevation, while also creating a distinct contrast with the Listed Building at 809 Wilmslow Road. This is achieved through a contemporary elevation that reflects the vertical proportions characteristic of the conservation area, while ensuring clear differentiation between the heritage architecture and the modern design. The approach remains true to the principles embedded in the original masterplan, balancing historic integrity with modern architectural expression.

6.3 Scale

The scale of the extension proposals have been carefully considered to ensure they remain proportionate to the plot size and consistent with other properties in the area. Primarily, all works proposed are within the footprint of the existing building. While the first-floor additions and roof alterations provide the necessary accommodation for the family's growing needs, they do so without overdeveloping the site. A detailed analysis of comparable properties within the conservation area has informed the design options, ensuring that the proposed footprint and eaves heights are in keeping with the area's character. The use of sensitive massing ensures that the extension respects the plot-to-building ratio, avoiding any excessive bulk while still providing the additional living space required by the homeowners.

6.4 Design

The design of the proposed extensions respond directly to the architectural intent of the original property respecting its character while providing modern living spaces suited to the family's needs. We have used the design language developed by Calderpeel on behalf of PJ Livesey in the document *108541_OO_2015_S2-MMU_House_types_booklet__June_2015_-517318* as a golden thread to assist us in each design decisions.

The first-floor extensions, loft conversion, and outbuilding are all designed with a clear focus on maintaining the visual coherence of the property within its historic context. The choice of materials, rooflines, and window proportions all reflect the traditional character of the conservation area, while subtle modern detailing ensures that the new elements enhance the overall design rather than detract from it. The extensions have been carefully crafted to maintain a balance between traditional aesthetics and modern functionality, ensuring they complement both the original structure and the surrounding area.

6.5 Appearance

The design approach prioritises sensitivity to the existing property and its setting within the conservation area. By incorporating materials such as brick, slate roofing, stone, and glass, new elements are thoughtfully integrated with the original structure, maintaining visual continuity and enhancing the overall harmony of the site.

Particular attention has been paid to the design of the bay windows and rooflights, which have been scaled appropriately to avoid dominating the roofline whilst restoring balance to the overall composition which was previously bottom-heavy. The overall aim is to ensure that the extensions enhance the property's appearance without overwhelming it or impacting negatively on the character of the surrounding buildings, particularly the adjacent listed property at 809 Wilmslow Road. We have maintained a clear separation distance between the listed building and the applicant site which was an important aspect outlined in the previous refusal. The distance between the two buildings has been increased in some proposals further enhancing the sense of separation.

6.6 Impact upon Visual Amenity

The potential impact on the visual amenity of the area has been a key consideration in the design process. Following the feedback from the local authority, we will ensure that further collaboration with conservation specialists will be had to develop the design to ensure the works enhance the significance of both the Didsbury St James Conservation Area and the adjacent Grade II listed buildings.

The extensions have been positioned and designed to minimise any disruption to important sightlines along Wilmslow Road and Bloomesbury Avenue. Furthermore, it is considered that boundary enhancements, such as increased hedging could provide additional screening and ensure that the visual impact of the development remains minimal.

6.7 Outbuilding

Further to the side extensions, the applicant is seeking consent for the erection of an outbuilding. Annotation of the outbuilding shows the building would be used as a gym and storage, accessed from the garden area.

The structure would measure approximately 5.6 metres in width, including the decked area, 9 metres in length and 2.5 metres in height. The roof would be flat with windows on the front facing the garden of 72 Bloomesbury Avenue. The location of the outbuilding on the side garden boundary and with a separate access constitutes a form of development that is out of character with the pattern of development in the area, where there are no outbuildings with the option of independent or separate access in rear gardens.

The outbuilding can be viewed from Wilmslow Road and would sit within the open space forming rear gardens that separate the newer residential properties from the gable wall and boundary walls to the Grade II listed properties on The Grove. As such, the proposal represents an uncharacteristic form of development that is at variance with the prevailing character of the area…

The City Council considers that the proposed size and layout of the outbuilding would provide an incongruous feature which would be considered detrimental to the character of the surrounding area and furthermore, resulting in overdevelopment of the site.

The proposed outbuilding abuts the boundary fence of the application site and runs parallel with the side garden of no 807 and 809 Wilmslow Road a Grade ll listed building.

There is a small gap between the garden fences. However, the structure of the outbuilding would be visible from Wilmslow Road. The design of the neighbouring listed property is highly stylised in architectural terms. Whereas the outbuilding is of a modern design. The contrasting architectural designs, the height, scale and massing of the structure in this highly visible location would cause harm to the setting of the neighbouring listed building.

Furthermore, the condition imposed on the original approval that removed permitted development rights amongst other things including outbuildings, was imposed to protect the integrity of the setting of listed buildings close to the site and condition 38 of planning reference number 108541/OO/2015/S2, removal of permitted development rights were carried over in to subsequent variation applications.

Officer Report

The revised proposals aim to address previous concerns by significantly reducing the scale of the outbuilding. The new design will diminish its size to over 50% less than the previous proposal, with a height reduced to less than 2.5 metres. The proposed outbuilding is much reduced to 3m width and 6m length. The materials chosen for the outbuilding will be reflective of those used in the conservation area, ensuring a sympathetic integration with the surroundings.

To mitigate the impact on the heritage context, the outbuilding will be repositioned further from the boundary and scaled down so that it is not visible from the street scene. Regarding the location and setting, we have noted that two windows in the gable end of 809 Wilmslow Road overlook the garden of 72 Bloomesbury Avenue. Photographic analysis indicates that visibility from Wilmslow Road is restricted, and we are exploring visibility further throughout the year to ensure minimal impact.

The style of the outbuilding is under consideration, with options including a potential green roof, which would enhance its integration with the environment and reduce visual impact.

The design has been carefully considered to address the following:

- Height: The outbuilding's height has been reduced to under 2.5 metres.
- Size: The overall size has been reduced by circa 60% compared to the previous proposal to minimise its overall mass.
- Use: The outbuilding is intended for personal use only, further limiting its impact.

These adjustments are aimed at ensuring that the outbuilding is both functional and in harmony with the character of the conservation area while respecting the visual and heritage considerations.

6.8 Dormers

The proposal is therefore considered to conflict with policies as set out in the Core Strategy for the City of Manchester Core Strategy Policy DM1 and SP1 and saved policy DC1and EN1 of the UDP.

The proposed front roof dormers facing into Bloomesbury Avenue would be of a type and scale that do not appear on buildings within the wider development. In terms of the design and appearance of the proposed dormers, in this instance it is considered that the harm from the proposed development would far outweigh the benefit as the general character of the property and the overall appearance of the proposal in the street scene would be undermined.

Officer Report

Following the previous feedback, we have removed the dormers from the scheme to embrace a more integrated and cohesive design that better reflects the character of the heritage setting and the design language prevalent throughout Bloomesbury Avenue. This approach aligns with heritage principles and integrates contemporary design elements, creating a harmonious balance between historical and modern aesthetics. Should dormers be included in the final design, they will be scaled and styled to remain true to the core principles of the Bloomesbury Masterplan.

Saved UDP Policy DC1.2(a) and (c) also states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the plan and provided following criteria can be met: "they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings" and "they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details. It is considered that the proposed dormers, would introduce a feature which would be out of character with the street scene and would disproportionately adversely impact on the visual amenity of the neighbouring occupiers in terms of outlook and given the proposed bulk.

Officer Report

In response to the considerations outlined in Saved UDP Policy DC1.2(a) and (c), we have carefully tailored our approach to the proposed extensions and loft conversion to ensure compliance with these guidelines.

Scale and Bulk: The proposed side extensions and loft conversion have been designed with a clear understanding of scale and bulk. The vertical elements, including the two projecting bays at

the second storey level, are intentionally set back from the street scene and are subservient to the original dwelling house. This design choice ensures that the new additions do not overwhelm the existing structure or project excessively in front of the original building, thus maintaining a harmonious balance with the original house.

Character and Style: To align with the style of the development in the area and the surrounding street scene, the construction details and materials of the proposed extensions will closely reflect those used in the existing Bloomesbury Masterplan. This approach ensures that the new elements blend seamlessly with the character of the area, preserving the aesthetic coherence of the street.

By adhering to these design principles, we aim to enhance the property while respecting the established character of the area. The proposed approach ensures that the extensions and loft conversion are in keeping with the heritage and contemporary design ethos of Bloomesbury Avenue, thereby contributing positively to the street scene and addressing concerns related to scale and visual amenity.

6.9 Trees, landscaping and boundary treatment

No details have been provided regarding the possible impact the development may have on a protected Beech Tree which lies within the curtilage of the site. The applicant applied to remove the tree 135645/TCA/2022 which was refused consent. The tree is considered to be of high amenity value, in good health and visible to and enjoyed by both visitors and occupiers of surrounding properties, in particular on Wilmslow Road, Bloomesbury Avenue and Stenner Lane and to vehicular and non-vehicular passers-by. This Beech tree is also considered to be an important element in the Wilmslow Road and Bloomesbury Avenue street scene in particular and makes a valuable contribution to the wider urban landscape value of the surrounding area.

Officer Report

In response to concerns regarding the protected Beech Tree located within the curtilage of the site, we acknowledge its significant amenity value and the community's attachment to this tree, which contributes to the street scene on Wilmslow Road, Bloomesbury Avenue, and Stenner Lane. We are also aware that a previous application to remove the tree (reference 135645/TCA/2022) was refused, highlighting its importance.

Our design approach prioritises the preservation of the Beech Tree, with a detailed assessment ensuring that the proposed development will not negatively impact its health or visual presence. To achieve this, we have implemented a series of mitigation measures:

Design Considerations: The design has been developed with a focus on protecting the tree, ensuring minimal impact on its health and its contribution to the local environment.

Tree Protection Plan: A comprehensive Tree Protection Plan will be put in place during construction to safeguard the tree's root zone and canopy.

Consultation with Arboricultural Experts: We will work closely with arboricultural consultants, whose recommendations will be integrated into both the design and construction processes.

Ongoing Monitoring: Regular monitoring will take place throughout the construction phase to ensure the tree's health is preserved.

In response to further concerns, we have reviewed previous tree surveys and will commission an updated survey as part of our revised planning application. This will include a Tree Protection Plan and Maintenance Schedule to ensure the tree's value is safeguarded.

Key measures include:

- Foundation Design: No strip foundations will be proposed within the Root Protection Area (RPA); alternative foundation methods will be used to comply with arboricultural guidelines.
- Pedestrian Paving and Patios: Any paving over the root zones will involve minimal excavation (limited to 100mm), using lightweight construction methods to avoid root damage.
- Lightweight Structures: Lightweight structures, such as sheds, will be used, with minimal excavation approved by arboricultural consultants.
- Garden Level Adjustments: We will not lower the garden level, working within existing ground levels, and may conduct a topographic survey if necessary.
- Cellular Confinement System: If required, details will be approved by the arboricultural consultant, in line with the engineer's specifications.
- Construction Exclusion Zone: A Construction Exclusion Zone will be established to protect the root system, with clear documentation in place to ensure compliance.

By implementing these measures, we aim to preserve the health of the Beech Tree and maintain its essential role in the local landscape, demonstrating our commitment to a sensitive and respectful development.

6.10 Responses to Objections

The issues raised by the objectors, in terms of the proposal would be out of character within the conservation area is discussed within the body of the report. However, the local planning authority does not raise concerns relating to overlooking, or impacting on privacy levels for the occupiers of the surrounding properties as a result of the dormers. Given, the distance and position of the dormers and their relationship with surrounding properties, it is not considered that they would result in overlooking harmful enough to warrant a refusal of the application in its own right.

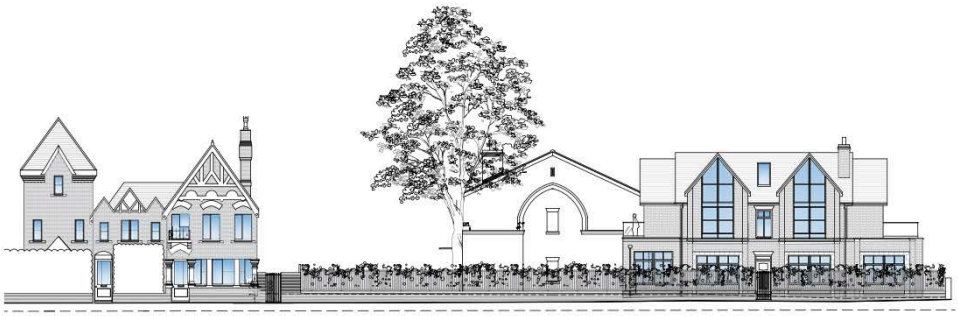
Officer Report

Furthermore, the floor plans provided for the outbuilding demonstrates the outbuilding is not for independent living, nor an Air BnB as suggested by the objector. The gym type activity shown on the drawings would be an ancillary use to the main dwelling house.

This issue has already been addressed by the council, and as such, we assume it does not require further consideration in our proposal. The out building will be used as an ancillary use to the main house as noted.

7.0 | Alternate Proposals

CONCEPT ONE



LONG SECTION CONCEPT ONE



ELEVATION CONCEPT ONE

CONCEPT ONE

07.01 I CONCEPT ONE

Concept One explores the following:

1 On the ground floor we can maximise the space in the dining area and create a bespoke setting for the dining table. A built in window seat in the bay will provide ample seating and create a more bespoke and custom feel.

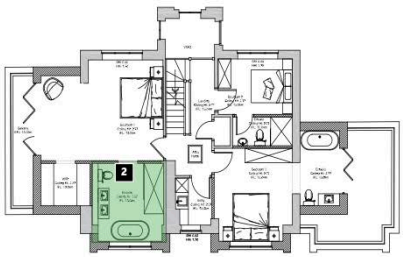
2 Extending out the bays over the first floor level means we can create a larger ensuite space in the master bedroom. With glazing a big feature in these bays, a large freestanding bath tub can sit within the window with floor to ceiling sheers creating a design imapct.

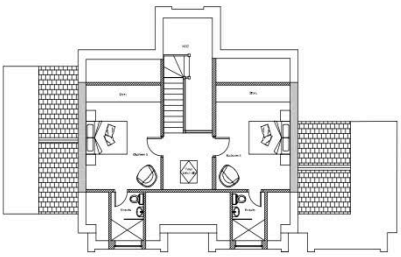
3 With the gym being moved from the ground floor, we can utilise this space to create an accessible ground floor bedroom for elderly parents. This is almost a 'hidden' space situated away from the main hub of the house providing a sense of separation and independence whilst allowing sufficient access to provide care support.

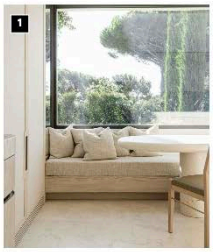
Planning note:

1.Gym relocated to outbuilding to accommodate for accessible accomodation for elderly parents on ground floor.
2. Minimal footprint addition to existing to improve the functionality of space.

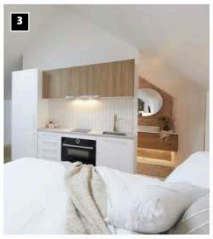




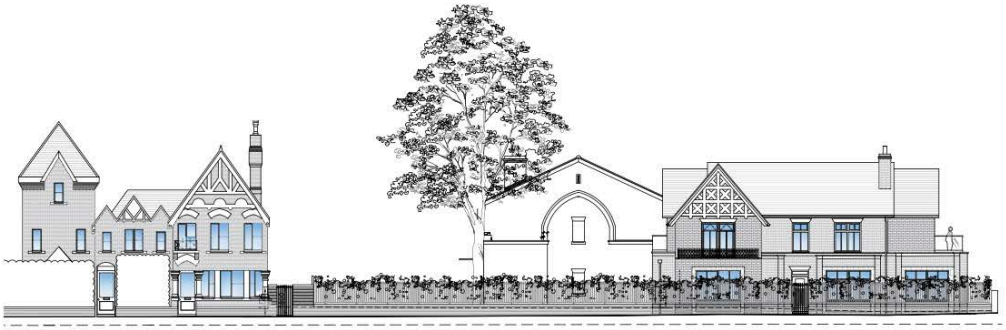








CONCEPT TWO



LONG SECTION CONCEPT TWO



ELEVATION CONCEPT TWO

CONCEPT TWO

07.02 I CONCEPT TWO

Concept Two explores the following:

1 We have extended the kitchen across the wall to fit a large integrated fridge. With the bathroom being moved, we have also now used this existing bathroom space to create a hidden pantry with plenty of storage. The false door is also brought into functional use to provide accessibility and potential use of the utility as a boot room further supporting the applicants requirements.

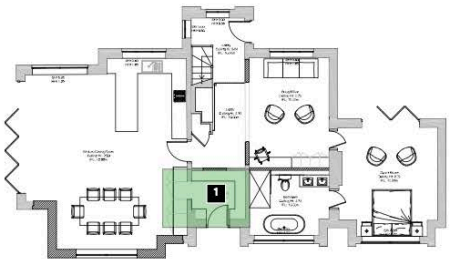
2 From the facade we have added in a balcony to mimic other houses in the street. This not only creates a strong visual impact from the exterior but from the interior it means we can bring in more natural light with modern glazed black steel doors.

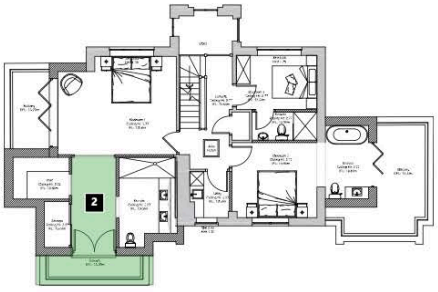
3 In this loft concept, there is more room to play with. With this extra space we have added a small office area on the landing. With custom joiney we can cleverly utilise this space whilst adding extra storage.

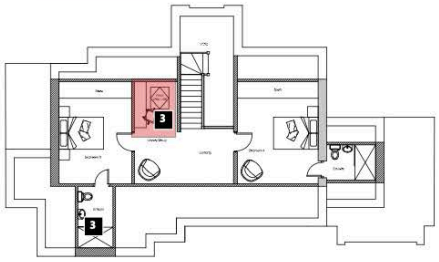
Planning note:

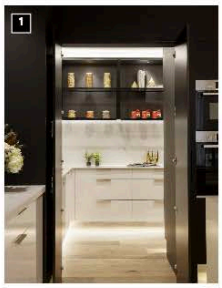
1.This proposal has been influenced particularly by the details found on the street scene including the language of the facade which references 1 Skylark Avenue.

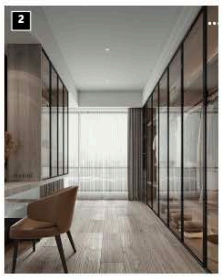
2. The facade also seeks to continue the rhythm of Wilmslow Rd and uses the gable end feature as a reference whilst reflecting the design language of Bloomesbury Avenue masterplan.

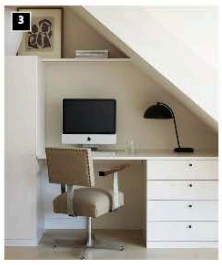




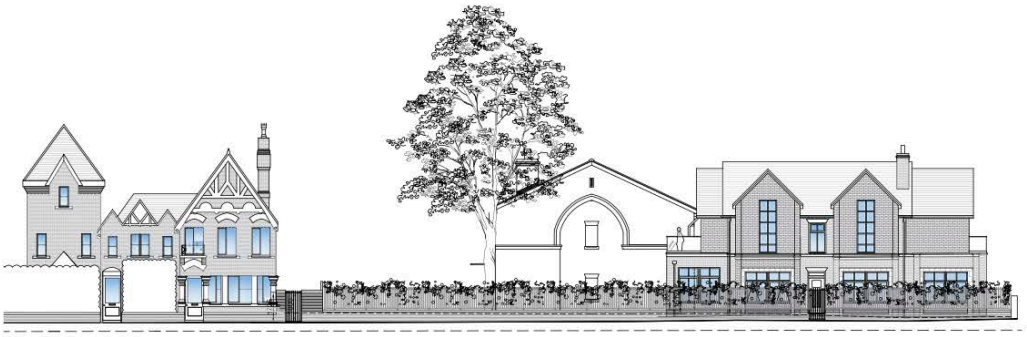








CONCEPT THREE



LONG ELEVATION CONCEPT THREE



ELEVATION CONCEPT THREE

CONCEPT THREE

07.03 I CONCEPT THREE

Concept Three explores the following:

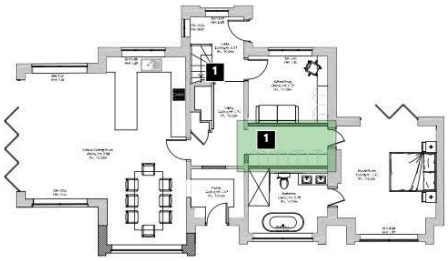
1 We have rearranged the ground floor level to create a better functional space to suit the clients lifestyle and needs. This has resulted in a hallway leading down into a private guest bedroom with adjoined ensuite. We have utilised the hallway to integrate clean and minimal floor to ceiling cupboards for extra storage.

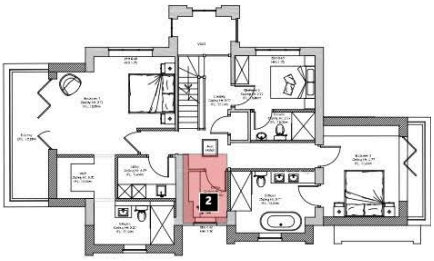
2 On level one we have provided ensuites for each bedroom as well as creating another utility space in the hallway. This means we can transform the existing utility space into an office, with a large window looking out to the street and providing plenty of natural light for an office space.

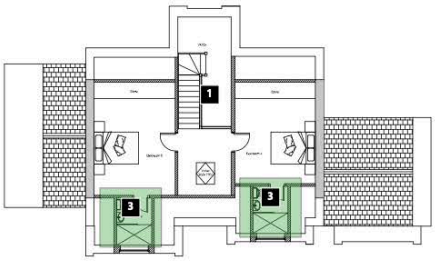
3 With the addition of the bays extending into the loft on the front and sides, this has create an opportunity to add ensuites to the loft bedrooms. A minimal and sleek design will seamlessly fit within the angled ceiling.

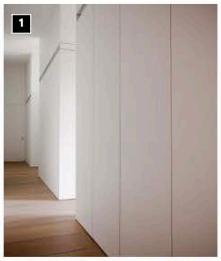
Planning note:

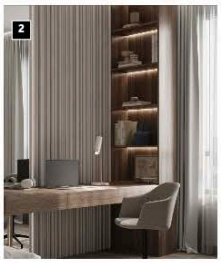
1. This proposal seeks to restore the proportions of the facade through introducing vertical elements on the Wilmslow Rd street scene, whilst referencing the details and scale of the adjacent listing buildings.
2. The facade also seeks to continue the rhythm of Wilmslow Rd and uses the gable end feature as a reference whilst reflecting the design language of Bloomesbury Avenue masterplan.
3. The scale of fenestration has been considered to be in keeping with the existing and neighbouring properties.

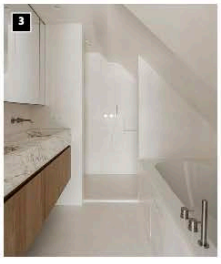




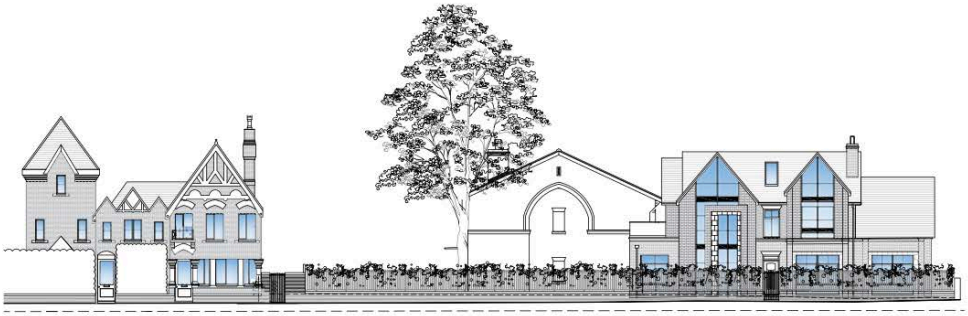








CONCEPT FOUR



LONG ELEVATION CONCEPT FOUR



ELEVATION CONCEPT FOUR

EOHMA
ARCHITECTS

CONCEPT FOUR

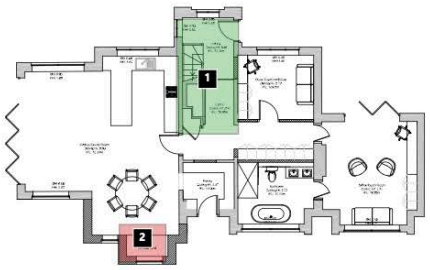
07.04 I CONCEPT FOUR

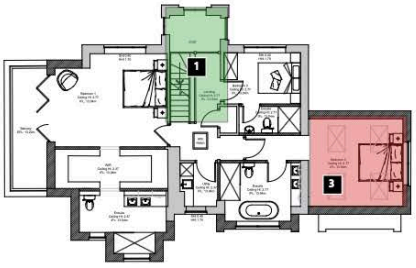
Concept Four explores the following:

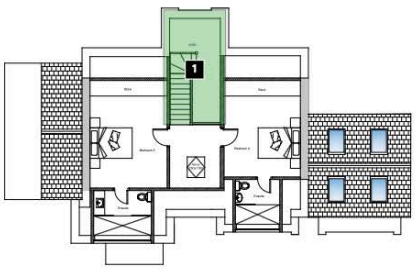
1. Creating a large void over the staircase leading all the way up to the loft will create a grand impact upon entry. The introduction of glass balustrades allows for light to filter through all three levels of the house.
2. With the double glazed concept on this facade, a small window nook can be found on the ground floor in the dining area. We can utilise this space to add a sleek window seat in the bay- creating a moment of calm in amongst the dining area to simply sit and look out the window.
3. With a gable roof being added to the side facade, we can now utilise this space on the first floor and create a 'loft' style bedroom. Skylights can be dded above to let light filter in.

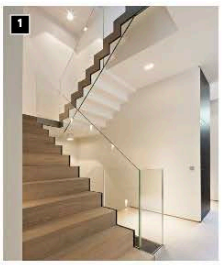
Planning note:

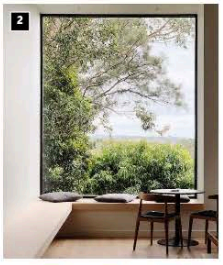
1. This proposal seeks to maximise the floor area of the property at each level whilst enhancing the vertical proportion of the property.
2. Seperation distances from the adjacent listed buildings are maximised and eaves heights are minimised on the eastern wing.
3. The Wilmslow Rd facade employs design language from Bloomesbury Avenue masterplan, emphasining more contemporary details alongside.







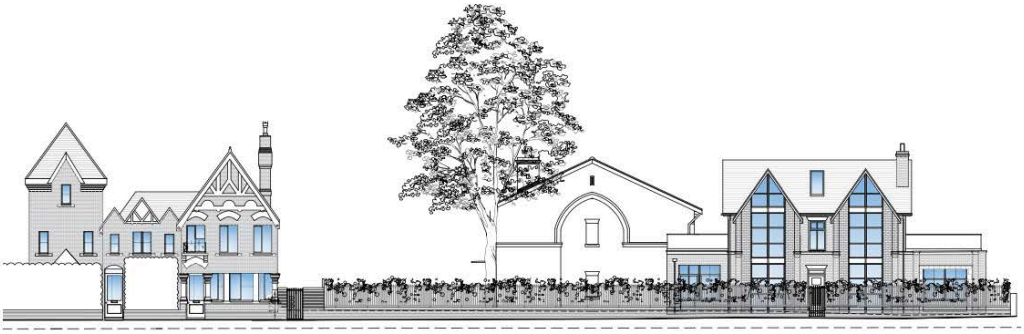






EOHMA
ARCHITECTS

CONCEPT FIVE



LONG ELEVATION CONCEPT FIVE



ELEVATION CONCEPT FIVE

CONCEPT FIVE

07.05 I CONCEPT FIVE

Concept Five explores the following:

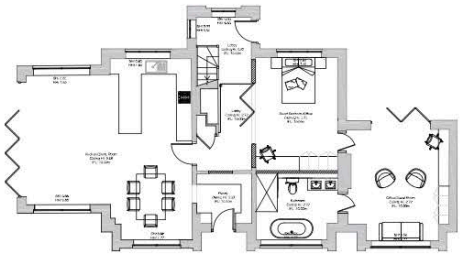
1 A rearrangement of the space in the master bedroom has meant we can create a large walk in robe which leads into the ensuite. The walkways in the centre have been kept clear to lead the eye directly out to the front glazed window- letting light filter all the way through the room.

2 On the first floor we have replaced the bathroom with a utility room, considering we have now made space for each room to have a self contained ensuite. Whilst this space is small, it can pack a punch with sleek dark joinery that utilises the space perfeclty and creates plenty of storage.

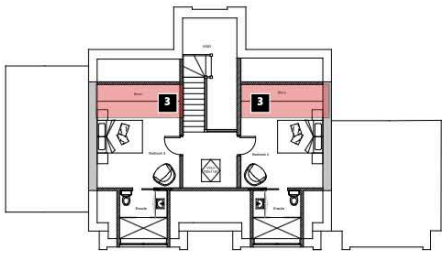
3 We have converted the loft into two bedrooms with an ensuite. To maximise the space in these rooms we have added storage in the eaves for wardrobe space. We also have the opportunity to create a small nook for a study.

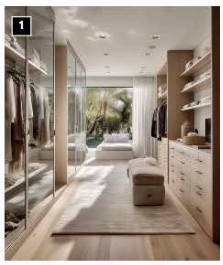
Planning note:

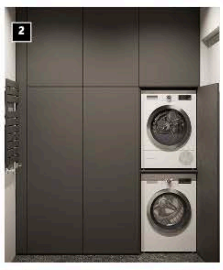
1.This proposal seeks to restore the proportions of the facade through introducing vertical elements on the Wilmslow Rd street scene, whilst referencing the details and scale of the adjacent listing buildings.
2. Minimal intervention, apart from changing the facade language. En-suites added to each bedroom on first floor, however, reduced bedroom sizes are not ideal for client requirements.
3. The use of glazing to the southern facade maximises daylighting through the property. Solar gain to be mitigated by specification of glass.

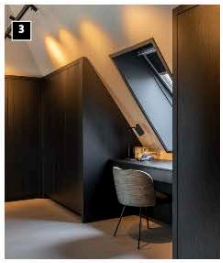












SITE PLAN

08.01 I EXTERIOR CONCEPT

With the addition of the outbuilding in the yard, we have developed a concept for the exterior to get an overall feel for the look of the space and what we are hoping to achieve.

1 As you exit the kitchen/dining space of the main house, we have added a concrete patio to step out onto.

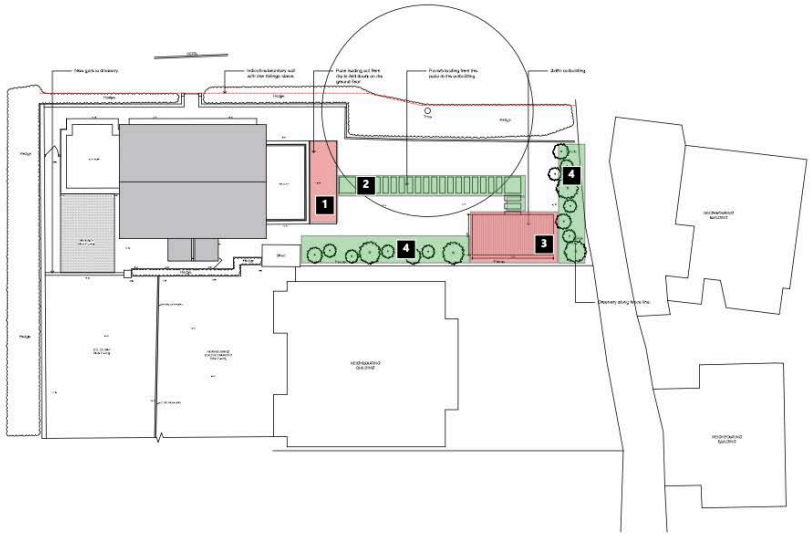
2 Concrete pavers lead out from the patio, leading the way to the outbuilding. Rather than a full pathway, pavers have been selected to create minimal impact to the yard.

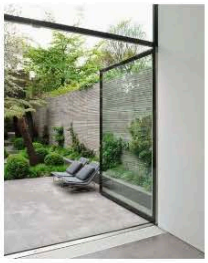
3 The outbuilding is to be sleek, with bricks to match the main house and beautiful glazing to create a modern feeling whilst maximising light.

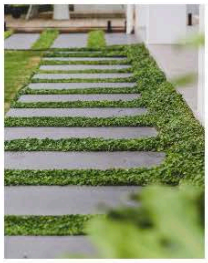
4 Along the fenceline we have added sporadic greenery and pebbles. This will make the outbuilding space feel more private.

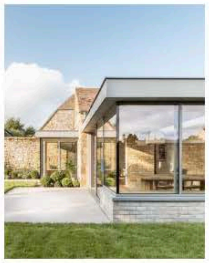
Planning note:

1. Outbuilding is set back from Wilmslow Road-elevation and height to be minimal.
2. Preservation of tree as part of street scene, not considered on previous application.
3. Potential consideration of green roof to outbuilding to reduce visual impact.
4. Over 50% reduction of size of outbuilding from previously refused scheme.
5. Position of outbuilding considered to reduce proximity to listed building.
6. Overall garden design intent to enhance applicant sit and conservation area.











Conclusion

This statement examines the design and planning considerations for 72 Bloomesbury Avenue, focusing on recent design proposals and feedback from planning officers. It aims to assess how these proposals align with local policies, conservation area guidelines, and the property's existing character and surroundings. The objective is to balance innovative design with respect for the existing character, ensuring that any modifications enhance the property and positively contribute to Wilmslow Road and the broader conservation area.

The revised proposals aim to address the concerns raised in the previous refusal by carefully considering the siting, scale, and visual impact of the development. The design proposals seek address the homeowners' needs while positively contributing to the character of the conservation area and respecting the visual amenity of neighbouring properties.

The design options take into account the council's feedback. It is evident that the property is asymmetrical and that the proposed extensions should reflect this characteristic, aligning with the predominant design style of Bloomesbury Avenue. The scale of the outbuilding has been significantly reduced, and the design of the loft extension has been re-evaluated to include two vertically aligned contemporary elements that are modest in scale and architecturally distinct. This approach aims to provide a respectful contrast to while addressing the council's objections. The dormers have been removed from the front elevation, further reducing the overall impact to the Bloomesbury Avenue elevation.

The proposals follow the design principles outlined in the Bloomesbury Avenue Masterplan, with a particular focus on the Wilmslow Road elevation. We have taken care to respect separation distances, especially to 809 Wilmslow Road, and have adjusted the design to restore the vertical proportions of the property, aligning it with the character of properties along Wilmslow Road. We also acknowledge the guidance within the NPPF that supports sustainable development. Given the social, economic, and environmental benefits of the scheme, we believe that the proposals align with these principles and meet the multi-generational needs of our clients and future occupants. We request that the council consider these needs and offer supportive comments to help us finalise a scheme that meets both the client’s requirements and conservation objectives.

We recognise the importance of addressing the impact on the protected Beech Tree and commit to undertaking an updated tree survey and submitting a Tree Protection Plan and Maintenance Schedule. We will ensure that construction practices respect the tree's Root Protection Area and adhere to relevant guidelines to prevent any damage.

In summary, the adjusted proposals aim to improve the property's alignment with its context, enhance its contribution to the conservation area, and address the homeowners' needs more effectively. We look forward to receiving your feedback and are prepared to address any additional requirements or concerns as part of the full planning application.

Please feel free to contact us if you have any queries or need further information. We are keen to move forward with a design that balances our client's needs with the preservation of the conservation area’s character.

8.2

PRE APPLICATION PLANNING RESPONSE (ROB GRIFFIN)

Gmail Curtis Martyn <curtis.martyn@eohma.com>

FW: Pre Application Advice - 72 Bloomesbury Avenue, Didsbury

Robert Griffin <robert.griffin@manchester.gov.uk> Fri, Nov 29, 2024 at 12:58 PM
To: Curtis Martyn <curtis.martyn@eohma.com>

Dear Curtis,
Thank you for your enquiry and apologies for the delay in responding.

As you are aware the site lies within the Didsbury St James Conservation and within the setting of a listed building. The existing building is a contemporary detached residential dwelling, with ground floor projecting square bays and has a small set back from the boundary onto Wilmslow Road. It has a simple contemporary style that is subservient to the adjacent listed buildings (803 and 805 Wilmslow Road) and ensures the latter stand out as landmark buildings in the street scene with intervening landscape. The building lies close to the village core of the conservation area and thereby regard is required to conserve or enhance the special character of the conservation area.

In response to the 5 Options that have been submitted for extensions to the existing dwelling the following comments are made:

Concepts 1, 3, 4 and 5 propose doubled gabled additions with some additional side extensions. These options include large areas of glazing to the new gables and would result in a visually prominent dwelling which would fail to appear subservient to the listed building. The large glazed gabled features would be prominent contemporary elements that visually contrast with the historic character of this part of the conservation area and detract from its special character. The multiple additions proposed in all options to the dwelling would enlarge the massing and create a visually cluttered appearance as well as bring forward the building closer to the front boundary. The cumulative impact of the proposals would fail to be sympathetic to the prevalent character and are considered to be harmful to the heritage significance of the listed building and the Conservation Area.

Concept 2: This proposal with a single gable and timbering reflects the appearance of a similar building further along Wilmslow Road and works better visually but would still appear prominent in the street scene. The ridge of the proposed gable is not centred on the existing roof and could result in fussy detailing at the side where it links with proposed first floor side extension. No side elevations have been submitted to assess this aspect fully. Ground floor and first floor plans do not align with a larger projecting bay shown at first floor than ground floor. Any forward projection into garden spacing between the property and the boundary wall along Wilmslow Road would not be acceptable as it is already constrained and would detract from the verdant character of the Conservation Area. The overall composition should be refined, and proliferation of extensions reduced to ensure the dwelling retains a subservient appearance. It also noted that ground floor room incorporates a bathroom which could result in obscure glazing that would also be harmful in appearance.

I trust these comments are helpful to you which are given in good faith on the basis of the information available at the present time. The advice may be subject to revision following

further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation, that may be made by the Council or any formal decision by the Council.

Regards

Rob Griffin
Principal Planner
Development Management South
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

e: robert.griffin@manchester.gov.uk

From: Curtis Martyn <curtis.martyn@eohma.com>
Sent: 18 November 2024 13:08
To: Robert Griffin <robert.griffin@manchester.gov.uk>
Subject: Re: FW: Pre Application Advice - 72 Bloomesbury Avenue, Didsbury

[Quoted text hidden]

8.3

STRUCTURAL ENGINEER NOTE

Gmail Curtis Martyn <curtis.martyn@eohma.com>

72 Bloomsbury

ING Design LTD <ingdesignltd@hotmail.com> Fri, Apr 4, 2025 at 2:17 PM
To: Curtis Martyn <curtis.martyn@eohma.com>

Hi Curtis,

Attached is our preliminary structural scheme.

None of the first floor walls are load bearing except the cavity walls.

The attached should work! Lol

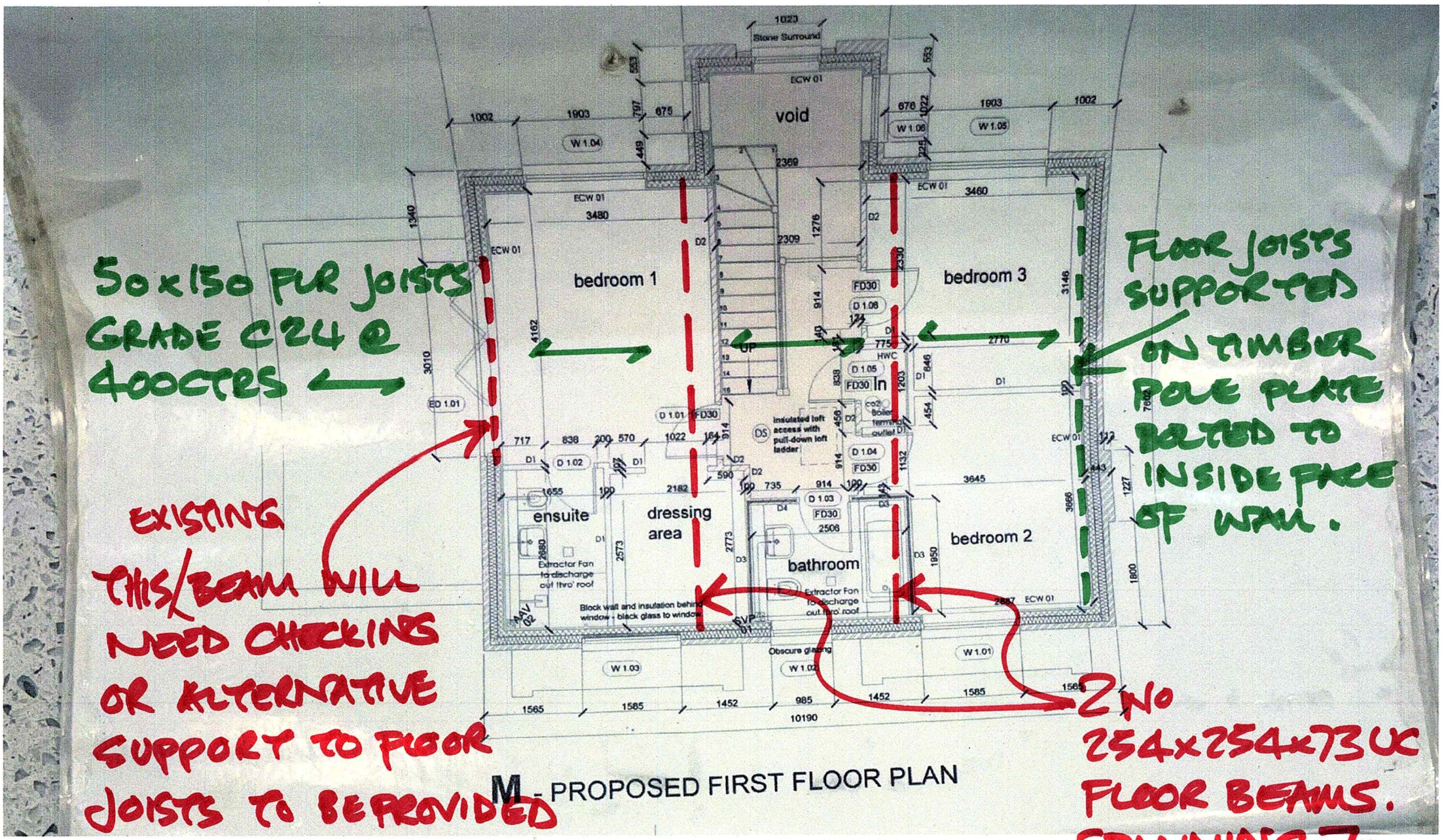
Kind regards

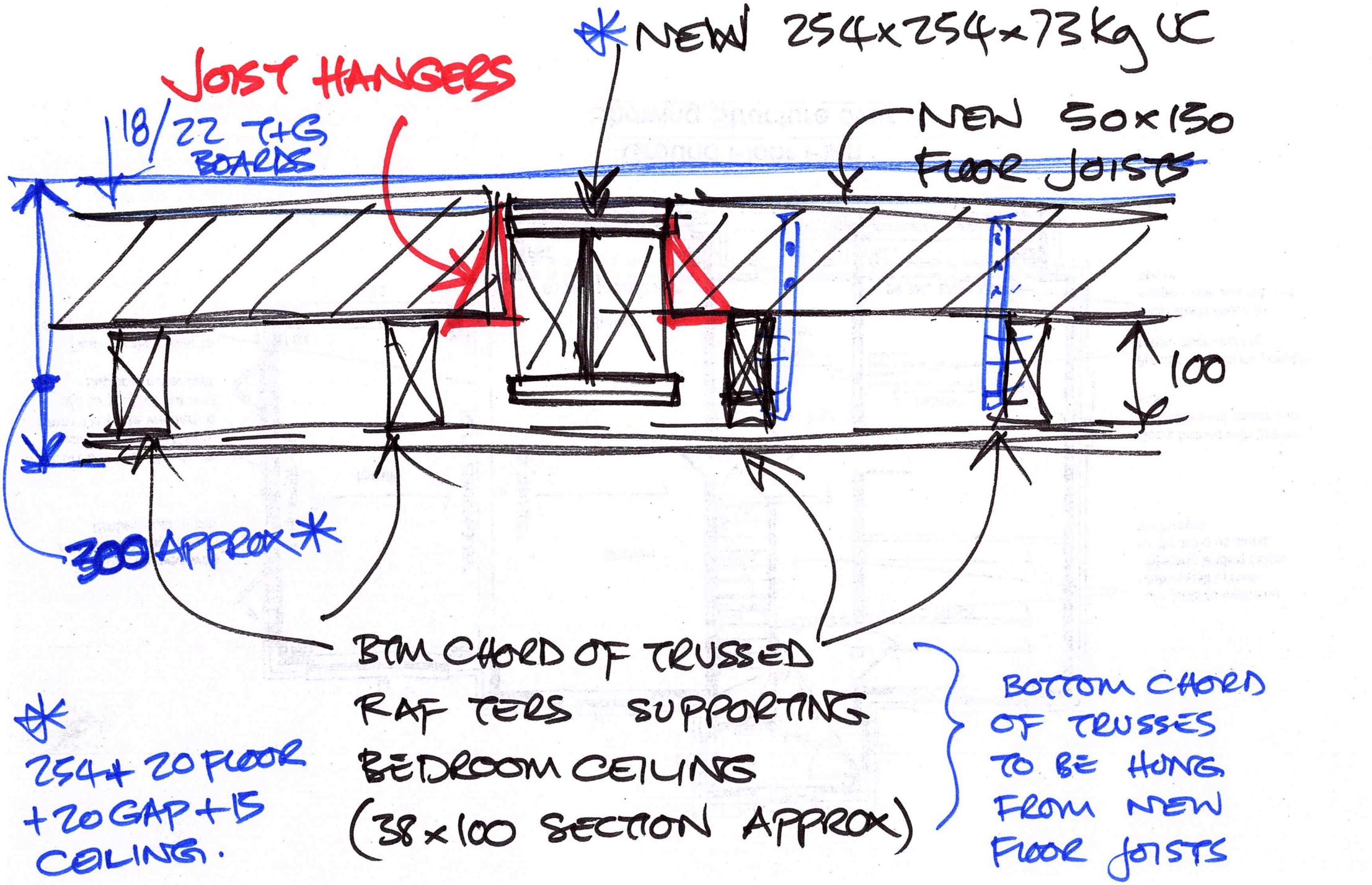
Ian

ING Design ltd
Structural Engineers
SUSTAINABLE BUILDING CONSULTANTS
T:07961 748933
E:INGDESIGNLTD@HOTMAIL.COM
WWW.INGDESIGNLTD.COM



J-25068 prelim structural scheme.pdf
1457K


50x150 FLR JOISTS GRADE C24 @ 400CTRS
EXISTING THIS BEAM WILL NEED CHECKING OR ALTERNATIVE SUPPORT TO FLOOR JOISTS TO BE PROVIDED
FLOOR JOISTS SUPPORTED ON TIMBER POLE PLATE BOLTED TO INSIDE FACE OF WALL.
2 NO 254x254x73 UC FLOOR BEAMS. SPANNING 7M
M - PROPOSED FIRST FLOOR PLAN
bedroom 1
bedroom 2
bedroom 3
ensuite
dressing area
bathroom
void
Stone Surround
Insulated loft access with pull-down loft ladder
Extractor Fan to discharge out thro' roof
Block wall and insulation behind window - black glass to window
Obscure glazing
10190


* NEW 254x254x73kg UC
JOIST HANGERS
18/22 T+G BOARDS
NEW 50x150 FLOOR JOISTS
100
300 APPROX *
BTM CHORD OF TRUSSED RAFTERS SUPPORTING BEDROOM CEILING (38x100 SECTION APPROX)
BOTTOM CHORD OF TRUSSES TO BE HUNG FROM NEW FLOOR JOISTS
* 254 + 20 FLOOR + 20 GAP + 15 CEILING.

8.4

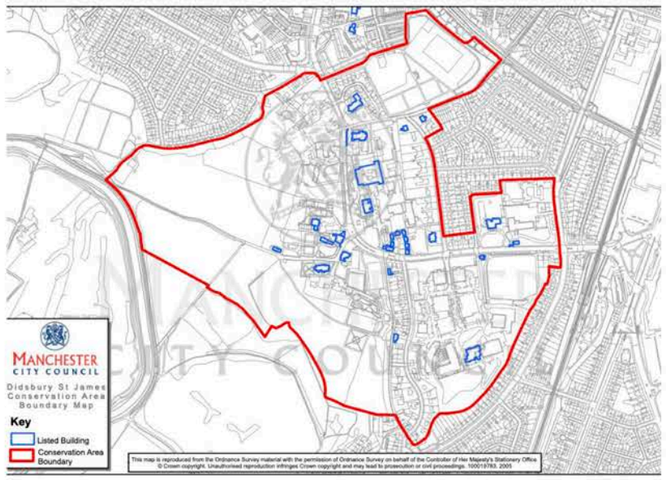
ST JAMES CONSERVATION AREA + LISTED BUILDINGS IN IMMEDIATE WILMSLOW ROAD CONTEXT

As identified on the Manchester City Council Website

"*In comparison with other conservation areas in Manchester, Didsbury St. James covers a large area, and the style and form of its buildings varies, giving great scope for the generation of appropriate architecture for the future. Notice should be taken of these characteristics when preparing new schemes. The features mentioned previously, such as garden walls, hedges, gate posts, porches, styles and colours of window frames and roofing materials should all be taken into consideration, their form analysed and new buildings designed to harmonise with them.*"

It also states "*The quality of the built environment, as well as the setting of buildings, is of a very high standard, and a similar high standard will be expected of any scheme which proposes new buildings, extensions, or other major developments.*"

Further information on St James Conservation Area can be found here; https://www.manchester.gov.uk/info/511/conservation_areas/924/didsbury_st_james_conservation_area



3.1. St James Conservation Area designation - Manchester City Council.



3.2. Historic England Map extract of listed buildings.



3.3. Image from Historic England Listings - 801,803,805 Wilmslow



3.4. Image from Historic England Listing



3.5. Image from Trip Advisor - Didsbury Park Hotel (Park House)



DEVELOPMENT EDUCATION PROJECT CENTRE

DEVELOPMENT EDUCATION PROJECT CENTRE, 801, WILMSLOW ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1254950
Date first listed:	06-Jun-1994
List Entry Name:	DEVELOPMENT EDUCATION PROJECT CENTRE
Statutory Address 1:	DEVELOPMENT EDUCATION PROJECT CENTRE, 801, WILMSLOW ROAD



803 AND 805, WILMSLOW ROAD

803 AND 805, WILMSLOW ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1254893
Date first listed:	06-Jun-1994
List Entry Name:	803 AND 805, WILMSLOW ROAD
Statutory Address 1:	803 AND 805, WILMSLOW ROAD



807 AND 809, WILMSLOW ROAD

807 AND 809, WILMSLOW ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1270537
Date first listed:	06-Jun-1994
Date of most recent amendment:	02-Aug-1994
List Entry Name:	807 AND 809, WILMSLOW ROAD
Statutory Address 1:	807 AND 809, WILMSLOW ROAD



PARK HOUSE

PARK HOUSE, 813A, WILMSLOW ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1254894
Date first listed:	03-Oct-1974
List Entry Name:	PARK HOUSE
Statutory Address 1:	PARK HOUSE, 813A, WILMSLOW ROAD

8.5

ORIGINAL DRAWING PACKAGE

DESIGN

4.3 | SITE LAYOUT

DESIGN EVOLUTION

The scheme comprises three distinct areas of design :-

1) Residential Conversion
2) Residential New Build
3) Landscape

The masterplan has evolved to create a scheme which provides a Sense of Place – the proposed development respects the character of the heritage assets, vernacular and incorporates elements of building form, layout, materials, scale and massing to promote local distinctiveness and help create a scheme which is harmonious with its surroundings.

RESIDENTIAL CONVERSION

Starting with the heritage assets and landscape as the most important elements, the masterplan has been developed to create a high quality residential development within a parkland setting.

The proposal provides a carefully developed design solution to maintain the integrity of the property and surroundings, with bespoke architecture and sensitive conversion of complex and delicate buildings.

RESIDENTIAL NEW BUILD

The executive family homes have been designed for each specific location. Most of the plots have their own generous south west facing private garden with ample amenity space surrounding the property.

There are some private drives which create an informal setting, generally shared street surfaces have no formal separation between car, bike and pedestrian and minimum road markings are used which creates an informal environment where the car is no longer the dominant factor.



LANDSCAPE

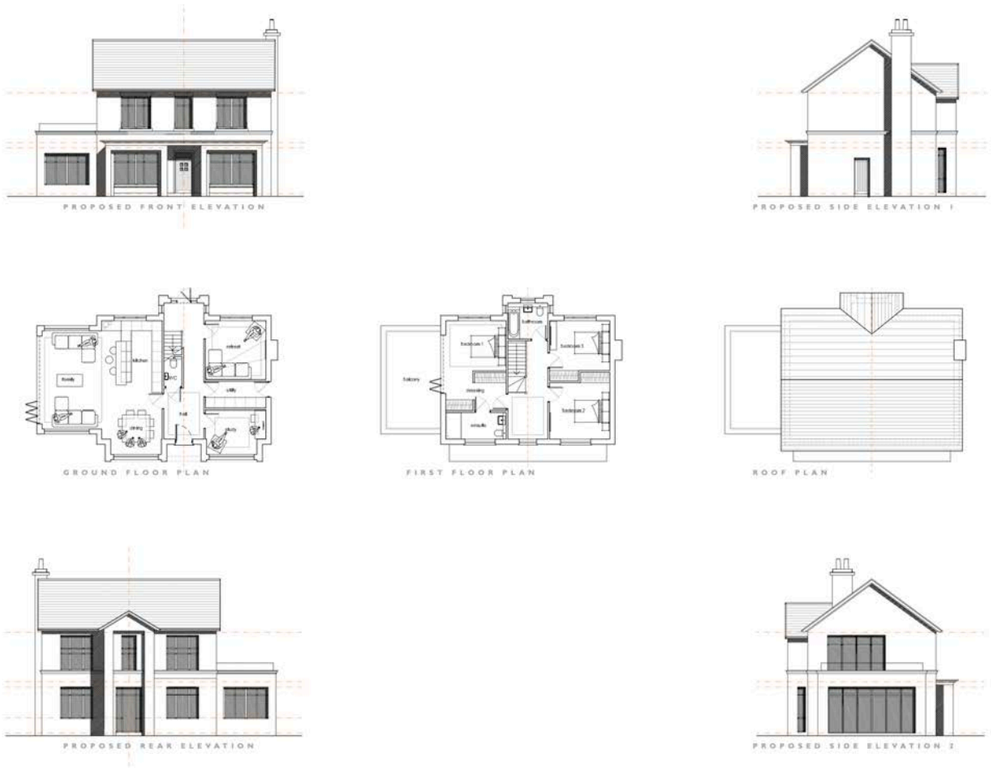
The key principle is to maintain and enhance the mature landscape asset that exists.

Trees situated along Wilmslow Road, the boundary with Didsbury Park and those around the listed buildings are not to be removed. The proposals create a number of new open green areas centred around existing individual trees and tree groups including a new landscaped square including a new landscaped square to the rear of the Administration Building and the new Apartment Building.

RESIDENTIAL NEW BUILD

The executive family homes have been designed for each specific location. Most of the plots have their own generous south west facing private garden with ample amenity space surrounding the property. There are some private drives which create an informal setting, generally shared street surfaces have no formal separation between car, bike and pedestrian and minimum road markings are used which creates an informal environment where the car is no longer the dominant factor.

72 Bloomesbury Avenue is identified as TYPE M - 14035 (PL) 112 noted on page 16 of the House Types Booklet 2015. On page 51 of the document, it illustrates a street elevational view with the house with the neighbouring property. We note: The original bay height was intended to be lower than what is built, bridging over door.



House type extract of design document 2015. PJ Livesey.



House type extract of design document 2015. PJ Livesey.

Original intent part boundary to be lower than what is present.

The initial design document, identified the layout with two houses on the site, however in the further site plan it identifies the houses being rearranged to its current layout. Due to unknown feedback, it is assumed discussions on design development were had regarding the proximity to the Grove and to Wilmslow Road.



Site plan extract of design document 2015. PJ Livesey.



Site plan extract of design document 2015. PJ Livesey.

DESIGN

4.9 | APPEARANCE

MATERIALS



DESIGN STYLE

A variety of styles and sizes are the result of extensive research into the local and south Manchester housing market.

A range of property types are proposed within the listed buildings and new builds that will not only provide a range of properties currently scarce in the local market, but which will attract residents from areas outside of the city of Manchester whom have no choice but to search further afield at present to find their ideal home.

Each new home is designed for its own specific location. Landscape design has been used to enforce the individual identity of each pocket of the development to create desirable well-appointed gardens and public realm and at the same time retaining the parkland feel.



PROPOSED FRONT ELEVATION 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PROPOSED REAR ELEVATION

HOUSE TYPE A

Large luxury 5no bedroom detached house arranged over two floors, the house benefits from exceptional living and entertainment spaces which face a large rear private garden.

5 BEDROOM DETACHED

Doc -108541_OO_2015_S2–390030

DESIGN

4.6 | LANDSCAPE - APPROACH

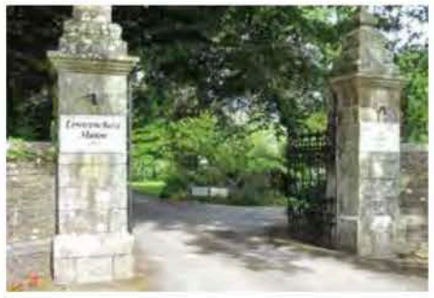
The landscape framework for the site has been developed through careful consideration of the principles established in the Didsbury Campus Regeneration Framework (January 2012) The overarching function of the landscape proposals as presented is to;

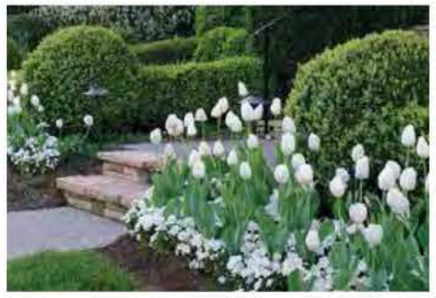
- Protect the existing trees, their root protection areas and enhance tree lines where possible.
- Retain and enhance the existing parkland character
- Create a unique identify across the site with a distinctive character
- Reinstate a verdant, open feel to the site drawing hard landscape away from the listed buildings
- Create informal shared surface streets
- Use bespoke consistence materials to establish a hierarchy of routes throughout the site
- Create an attractive high profile gateway of Wilmslow Road

The above has been achieved through the development of a hierarchical approach to the landscape proposals. Landscape elements such as trees, hedges, swales, surface materials and garden boundary treatments have been divided into primary and secondary elements.

Primary elements will focus on protecting existing trees, retaining and enhancing the sites parkland character, transforming the setting of the listed buildings and developing a distinctive holistic character across the site.

Secondary elements will focus on the development of individual characters or identities associated with each housing cluster and set within the overarching parkland context to give the development a true sense of uniqueness and prestige.









PRIMARY ELEMENTS

Those landscape features that are consistent across the site include:

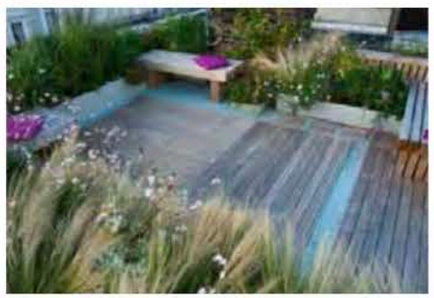
- Tree planting in communal areas
- Hedge planting in communal areas
- Areas of open space
- Formal gateway features
- Surface treatments to main access routes
- Swales

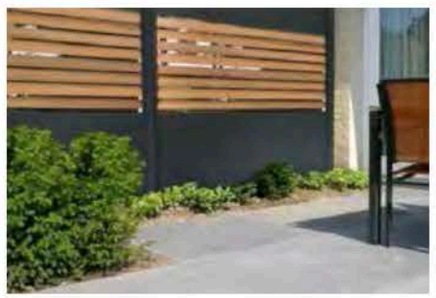
SECONDARY ELEMENTS

Those landscape features that will differ from one house cluster to the next include:

- Surface materials to secondary routes
- Garden boundaries
- Shrub and garden tree planting

This approach will help achieve the overarching development principles of Sense or Place, Character, Public Realm, Connectivity and Sustainability and create a development that delivers the set vision for this site.






Landscape - notes for garden to continue to use bespoke Finishes and clear hierarchy.

Rev No:	Revision note	Date	Signature	Checked



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when comparedto the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

LEGEND

PROPOSED HARD LANDSCAPING

- Proposed resin bound surfacing, 15mm wearing course
  Colour - Buff
- Proposed resin bound surfacing, 30mm wearing course
  Colour - Buff
- Proposed vehicular paving
  Type - Marshalls (or similar) Tegula Paving 160 guage (60mm) (120x160mm, 160x160mm, 160x240mm laid in random course)
  Colour - 50/50 Traditional and Burnt Ochre Mix
- Proposed driveway paving
  Type - Marshalls (or similar) Tegula Paving 160 guage (60mm) (120x160mm, 160x160mm, 160x240mm laid in random course)
  Colour - Harvest
- Proposed pedestrian paving
  Type - Marshalls (or similar) Tegula Paving (160x120x50mm)
  Colour - Traditional
- Proposed pavement treatment
  Type - Marshalls (or similar) Flag Paving (450x450mm)
  Colour - Harvest
- Proposed rear patio
  Type - Indian Sandstone Paving (600x600mm)
  Colour - Buff
- Proposed rumble strips
  Type - Marshalls (or similar) Tegula sett rumble strips (80x80mm, 600mm wide)
  Colour - Harvest Buff
- Proposed kerb
  Type - Marshalls (or similar) Conservation Kerb (145 x 255mm laid flat/flush)
  Colour - Harvest Buff (15mm upstand)
- Proposed pinkerb
  Type - Marshalls (or similar) conservation edging to driveway edges (65 x 150mm) laid flush to drives
  Colour - Buff
- Proposed demarcation between different surfaces
  Type - Marshalls (or similar) Conservation Kerb (145x255mm) Laid flat/flush)
  Colour - Harvest Buff
- Proposed 1200mm reconstituted stone bollards
- Proposed 600mm wall and 600mm railing boundary treatment (1200mm in total)
- Proposed 1800mm wall boundary treatment
- Proposed 600mm wall boundary treatment
- Proposed 1500mm metal railing
- Proposed 1.8m high timber close board fencing
- Proposed 1.8m high hedge x 2m long, then 1.2m high hedge x 1m long, 1.2m wide gate with 1.2m high bollards and 1200mm high railing boundary treatment to Administration Building gardens
- Proposed driveway pergola
- Proposed bollard
  Type - Marshalls Imperial Cast Iron Bollard
  Colour - Black
- Proposed root barrier
  Type - Greenleaf Reroot 1000

REV.	DATE.	DESCRIPTION	DRAWN	CHK'D
D	05/06/17	Updates to layout	KM	CS
C	24/11/16	Alterations to layout	CS	MT
B	26/07/16	Alterations to layout	CM	MT

URBAN GREEN
21 Swan Street Manchester M4 5JJ
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: P J Livesey

Project: MMU
Wilmslow Road
Didsbury

Title: Landscape Plan
General Arrangement - Hard

Status: For Planning

Project: 11083	Drawn: KM	Checked: CS
Scale@ A0: 1:200	Date: 05/06/17	Approved: MT
Drawing No: PL003		Revision: D

Retention Category	Individuals	Groups
A	3	0
B	5	1
C	24	4
U	5	0



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

Key	
T1	Tree number 1
G2	Group number 2
H3	Hedge number 3
	Category A tree to be removed
	Category B tree to be removed
	Category C tree to be removed
	Category U tree to be removed
	Extents of pruning

Rev	Date	Description	Drawn	Checked

URBAN GREEN

21 Swan Street Manchester M4 5JJ
T: 0161 312 2121 W: urbangreen-space.co.uk

Client: PJ Livesey Group

Project: MMU Campus Didsbury

Title: Tree Removal Plan

Status: Planning

Project: 10768	Drawn: SF	Checked: JC
Scale @ A0: 1:500	Date: 12/06/2015	Approved: SF
Drawing No: 10768.T03		Revision: C



Notes:-

Key	
T1	Tree number 1
G2	Group number 2
H3	Hedge number 3
	Category A tree
	Category B tree
	Category C tree
	Category U tree to be removed
	Root Protection Area (RPA)

Rev	Date	Description	Drawn	Checked

URBAN GREEN

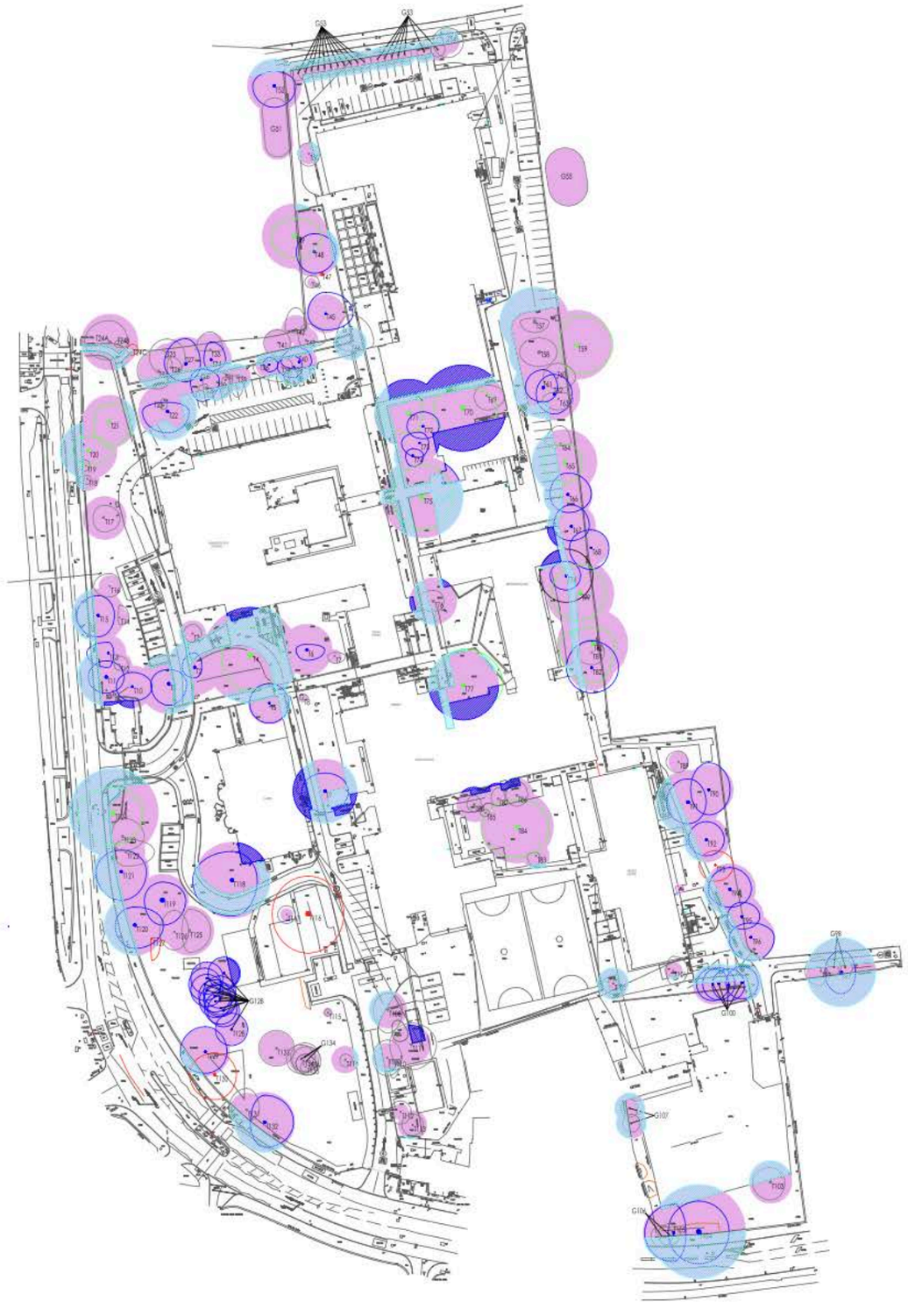
21 Swan Street Manchester M4 5JJ
T: 0161 312 2121 W: urbangreen-space.co.uk

Client: P.J Livesey Group

Project: MMU Campus Didsbury

Title: Tree Constraints Plan

Status: Planning			
Project: 10768	Drawn: SF	Checked: JC	
Scale @ A0: 1:500	Date: 26/03/15	Approved: SF	
Drawing No: 10768.T01			Revision: A



Do not scale this drawing (contact is electronic version).

Contractors must check all dimensions before any work is put in hand.

This drawing is copyright (world) to Urban Green Ltd. This drawing should be read in conjunction with all relevant Consultants drawings and specifications and any discrepancies found should be reported to Urban Green Ltd before any work is put in hand.

All work to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically described otherwise in the specification.

Responsibility for the reproduction of the drawing in paper form or copied in electronic form (CAD) lies with the recipient to ensure that all information has been reproduced in full and is correct when compared to the original paper or electronic design.

Graphical representation of equipment on this drawing have been co-ordinated, but are approximate only. Please refer to the specification and co-ordinate on site with any/all contractors, consultants and services.

Notes:-

Key	
T1	Tree number 1
G2	Group number 2
H3	Hedge number 3
	Category A tree
	Category B tree
	Category C tree
	Category U tree to be removed
	Root Protection Area (RPA)
	RPA below existing hard surfaces
	RPA below existing building

Date	Description	Drawn	Checked

URBAN GREEN

21 Swan Street Manchester M4 5JJ
T: 0161 312 2121 W: urbangreen-space.co.uk

Client: PJ Livesey Group

Project: MMU Campus Didsbury

Title: Tree Constraints Plan (existing infastructure highlighted)

Draft

10768	Drawn: SF	Checked: RM
Scale @ A2: 1:500	Date: 26/03/15	Approved: SF
Drawing No: 10768.T02		Revision: A



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions on site.

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist advice/details / supply chain drawings and specifications.

All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific installation dimensional information.

Notes:-

Key	
T1	Tree number 1
G2	Group number 2
H3	Hedge number 3
	Category A tree
	Category B tree
	Category C tree
	Root Protection Area (RPA)
	Protective Fencing
	Exclusion zone. No incursion without written consent of the project arboriculturist or Tree Officer
	Existing hard surface. Special carewill be required when lifting.
	RPA within existing hard surface. Special care will be required during removal of surface.

Rev	Date	Description	Drawn	Checked

URBAN GREEN
21 Swan Street Manchester M4 5JJ
T: 0161 312 2121 W: urbangreen-space.co.uk

Client: PJ Livesey Group

Project: MMU Didsbury Campus

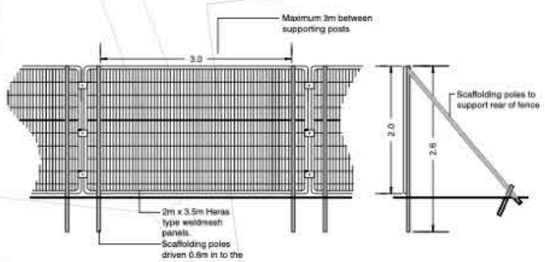
Title: Tree Constraints Plan (Demolition Phase)

Status: Planning

Project:	Drawn:	Checked:
10768	SF	JC
Scale @ A0: 1:500	Date: 26/03/15	Approved: SF
Drawing No: 10768.T04		Revision: A



(A1) Construction activity with scaffold



(B1)In-ground system

Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site

This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.

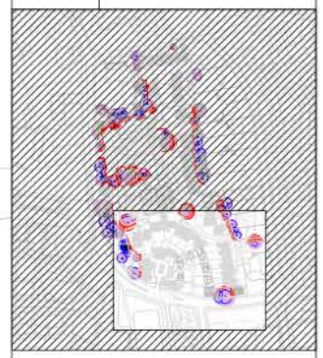
All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.

Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-

Key	
T1	Tree number 1
G2	Group number 2
H3	Hedge number 3
	Category A tree
	Category B tree
	Category C tree
	Root Protection Area (RPA)
	Protective fencing
	RPA not protected by protective fencing (special care required)



URBAN GREEN
21 Swan Street Manchester M4 5JJ
T: 0161 312 3131 W: urbangreen-space.co.uk

Client: PJ Livesey Group

Project: MMU Didsbury Campus

Title: Tree Protection Plan (Construction Phase)

Status: Planning

Project:	Drawn:	Checked:
10768	JC	SF
Scale @A0: 1:200	Date: 12/06/2015	Approved: SF
Drawing No: 10768.T05c		Revision: B

8.6

VIEWS FROM AND AROUND THE PROPERTY AS EXISTING

VIEWS FROM AND AROUND THE PROPERTY

Photographs of around the property.



Looking from Bloomesbury avenue entrance, toward garden gate.



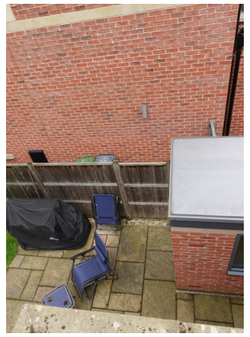
Looking from terrace over the garden.



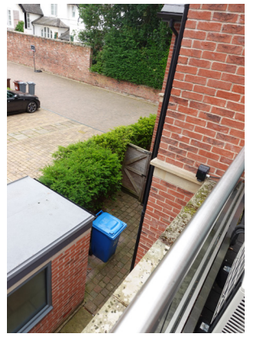
Looking from terrace over the garden.



From corner of garden looking toward tree and boundary.







5.5,6,7. From terrace looking toward brick outbuilding and garden entry.



Looking from terrace down Wilmslow Road looking South and West.





View from the first floor South facing bedroom.



From terrace looking toward The Grove.





From garden looking toward 809 and 17 The Grove



From garden looking toward tree and boundary.



From garden looking toward 809.





From garden looking back toward house





From garden looking toward neighbouring property (70 Bloomesbury Ave)

VIEWS FROM PAVEMENT
Photographs of views from and around the property.



Views of 72 Bloomesbury Avenue boundary on Wilmslow Road





Faux door to rear of 72 Bloomesbury Avenue.



The first floor elevation is slightly stepped back from the ground floor bays, therefore having a softer relationship to the street scene.







8.7

IMAGES OF WILMSLOW ROAD STREET SCENE

IMAGES OF WILMSLOW ROAD

Photographs of the properties along Wilmslow Road. Some reference given to explanation identified in the Heritage Report supporting the development by CgMs and Henderson Heritage.





Approx. Location 37. View towards 1 Skylark Close (New Build) and existing properties on Wilmslow road.







Views of 801 , 803 Wilmslow Rd. 805 Wilmslow sits on the edge of the Grove development.











View shows the discrete entry to the Grove development.



Views towards 72 Bloomesbury Avenue from wilmslow road









View to Didsbury House hotel largely obstructed by trees and vegetation.

IMAGES OF WILMSLOW ROAD

Photographs of views on Wilmslow Rd, how the story of the buildings are read from the street-scene.



Standing at the entry to the park looking East on Wilmslow road. The story of the new development is evident through the mixture of the styles present.



Standing adjacent to the entry to the new development, 803 and 805 are prominent in their presence on Wilmslow Road, which gives a visual indication of the historical development. Elements of detail can be seen which have had an influence on the development design language.



Standing adjacent to 809 view to 72 Bloomesbury Ave, the perspective illustrates the bays that protrude forward. Elements of this coping design may be derived from a reference to 803 and possible design within the estate. However the later side extension the bay also protrudes forward in line with the two original bays therefore, assuming, this is not maintaining the original intent of the design.



Standing adjacent to 72 Bloomesbury Rd, the gable end is quite a prominent feature. The large hedge and beech tree restrict visibility in to the garden and to 809.



Looking toward the South facing elevation of the house, from this perspective the view to 17 The Grove sits comfortably in the space. As seen, the design follows some of the the main principles, referencing the design of The Grove from this angle, composition of chimney, roof pitch, the window glazing bars have a similar composition when seen from afar. Height of bays, originally lower in concept document.



Looking back from the junction, only a small area of the house can be seen. The story of the buildings unveil themselves as one travels West along Wilmslow Rd.

IMAGES OF WILMSLOW ROAD

Photographs of the street scene along Wilmslow Road looking South.





Looking toward the other side of the road, a large glazed commercial development sits on the corner.







Adjacent to the house, Wilmslow road has many trees and vegetation that line the street and create a visual buffer to the land behind.











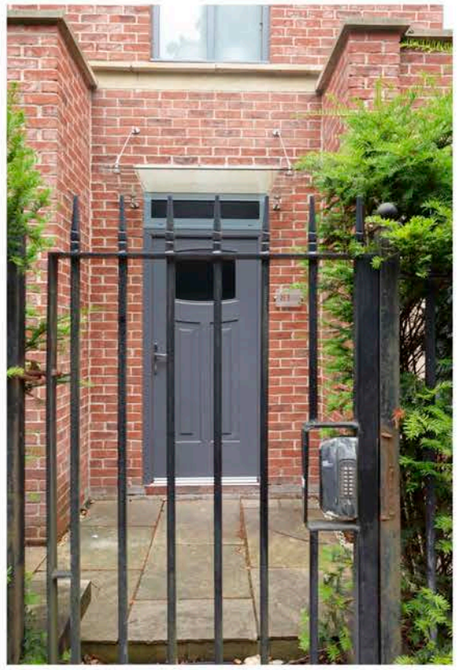


VIEWS FROM PAVEMENT
Photographs of views from and around the property.





Views of 72 Bloomesbury Avenue boundary on Wilmslow Road



Faux door to rear of 72 Bloomesbury Avenue.









8.8

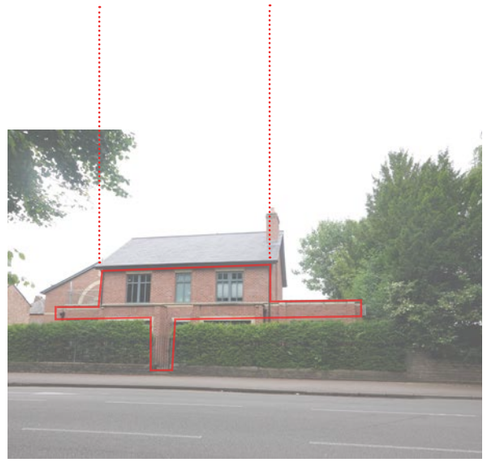
IMAGES OF DETAILS AND ELEVATIONAL RHYTHM/PATTERN

IMAGES OF DETAILS AND ELEVATIONAL RHYTHM/PATTERN









Corner house on Skylark close refers to the existing buildings through elements of detail design, with consideration of the street scene's elevational rhythm/pattern while maintaining the style and character of the new development.

The design change to this elevation should take into consideration the elevational rhythm/pattern along Wilmslow Rd. As well as the scale.





Images illustrating details of the existing buildings on Wilmslow Rd, which have possibly provided inspiration for the new development. For any new design work, a balance of being in keeping with the new development and also being respectful to the language of both Wilmslow Rd and the conservation area.

Below view to Didsbury House Hotel from Bloomesbury Ave.



8.9

IMAGES OF OTHER HOUSES ON THE DEVELOPMENT

IMAGES OF OTHER HOUSES ON THE DEVELOPMENT

Photographs of other built properties on the development. The noted location refers to site map - referenced from 108541_OO_2015_S2-MMU_House_types_booklet__June_2015_-517318.pdf. However following this some location and types have changed. This gives an approx. for reference only.



Assumed Type Tv. Detached house. The arch windows reflecting that in the Lodge. Approx. noted location 42.



Approx. noted location 18.



Approx. noted location 13.



Approx. noted location Collegiate apartments. Adjacent plot 10.



Approx. noted location 9.



Approx. noted location 24.



Approx. noted location 24. Layout slightly different.





Approx. noted location 43.



Existing building to the East of the site. 1 - 3 Didsbury Park.



Approx. noted location 43.



Approx. noted location 29.



Bloomesbury Ave. With 72 at the end. Approx. noted location 36. Property type changed. Refer to height of bays.



The rear of neighbouring properties, slightly protruding ground floor bays. Stone work to gable end assuming reference to Didsbury House and detailing referencing the brick work detailing on Wilmslow Road. Blocked windows reference to those present on the Grove.



Approx. noted location 32. Of symmetrical design, type changed from plan.

8.10

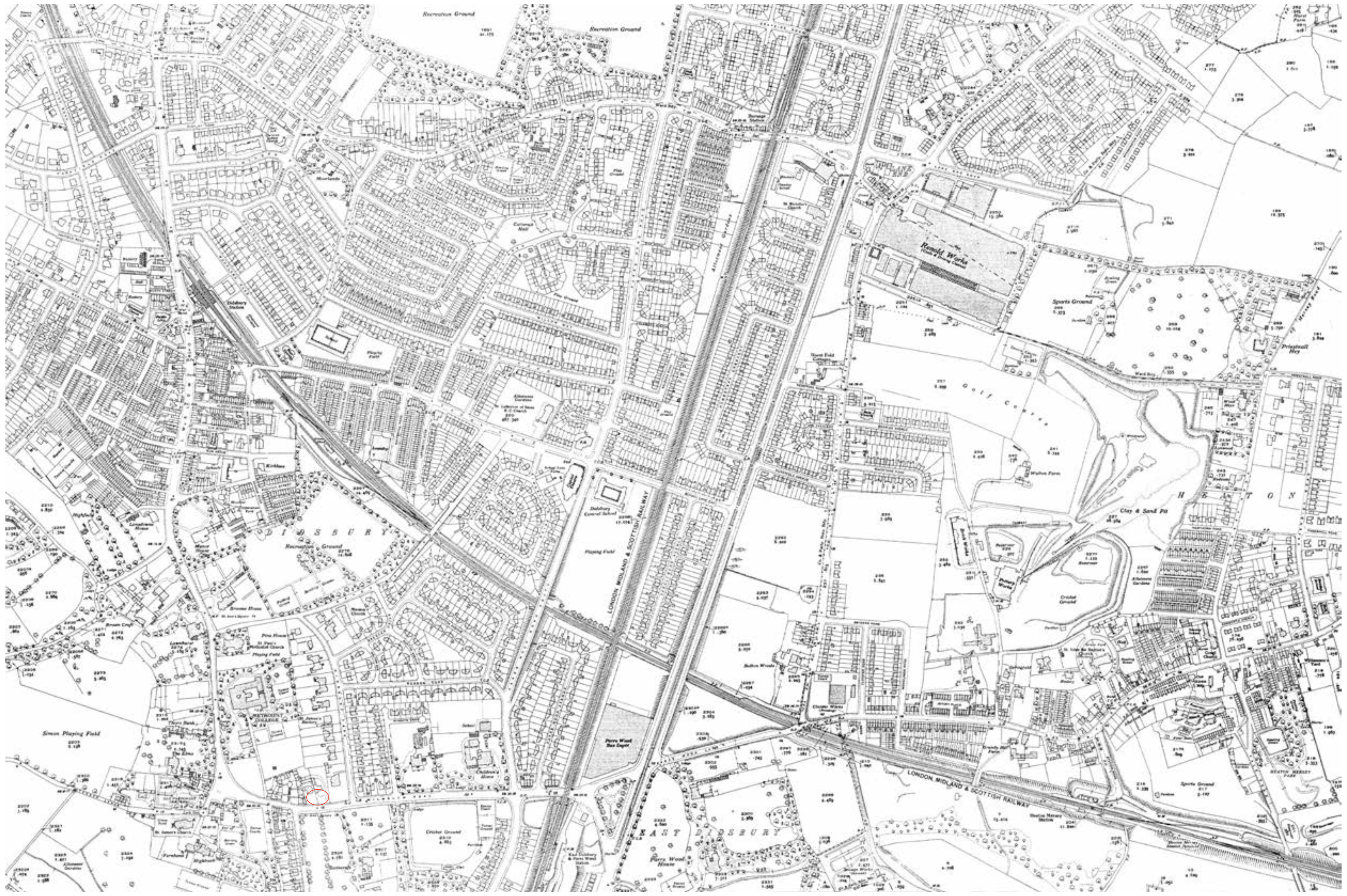
HISTORIC MAPS



1.1st Revision (1888-1914) County Series
National Grid 1:1250 1st Revision [TIFF geospatial data], Scale 1:1250, Tiles: sj8490ne-6,sj8490se-6,sj8590nw-6,sj8590sw-6, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



2.1st Edition (1846-1899) County Series
National Grid 1:1250 1st Edition [TIFF geospatial data], Scale 1:1250, Tiles: sj8490ne-5,sj8490se-5,sj8590nw-5,sj8590sw-5, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



3. 3rd Revision (1924-1951) County Series 1:2 500

1:2 500 County Series 3rd Revision [TIFF geospatial data], Scale 1:2500, Tiles: lanc-11111-4,lanc-11115-4, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



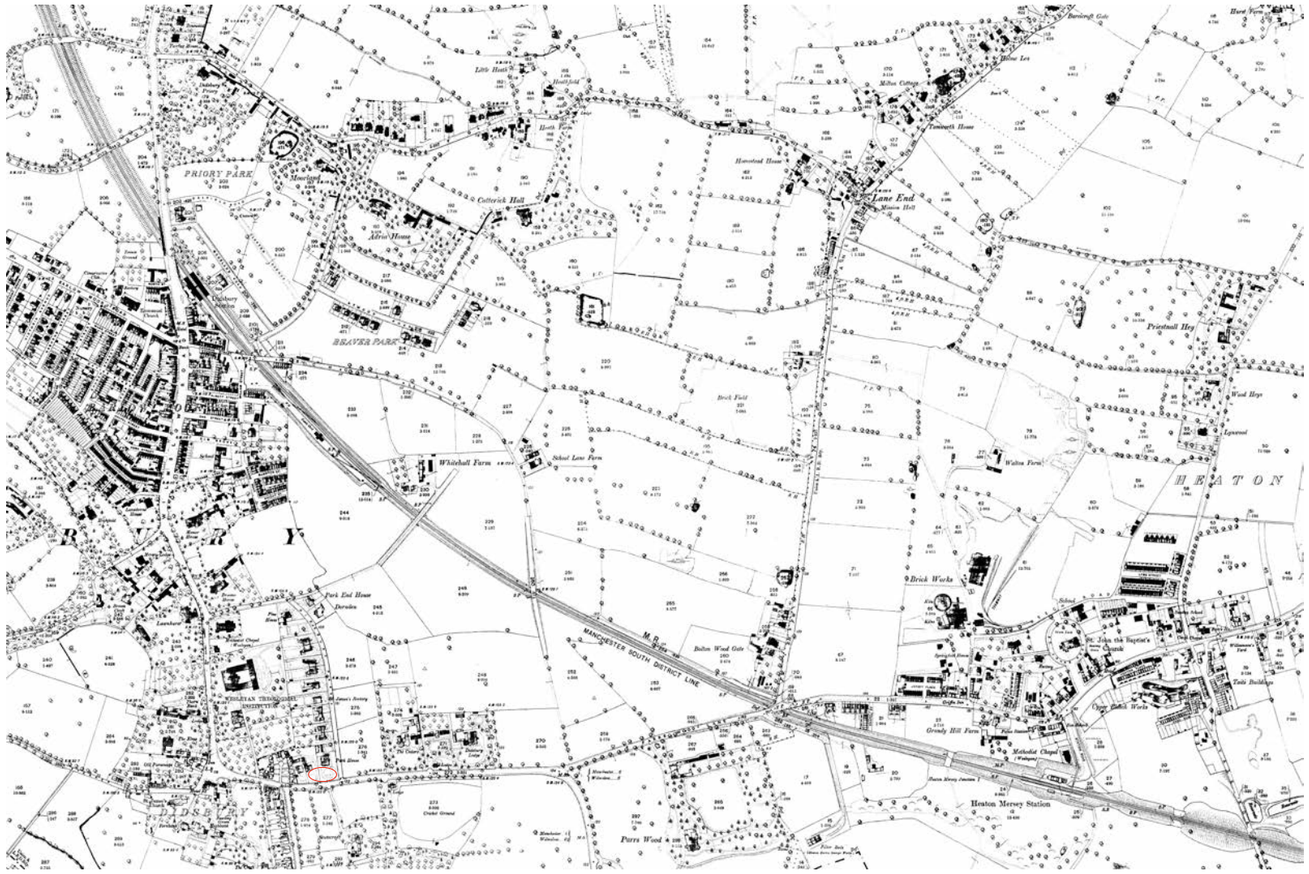
4.2nd Revision (1906-1939) County Series 1:2 500
1:2 500 County Series 2nd Revision [TIFF geospatial data], Scale 1:2500, Tiles: ches-01013-3,lanc-11111-3,lanc-11115-3, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



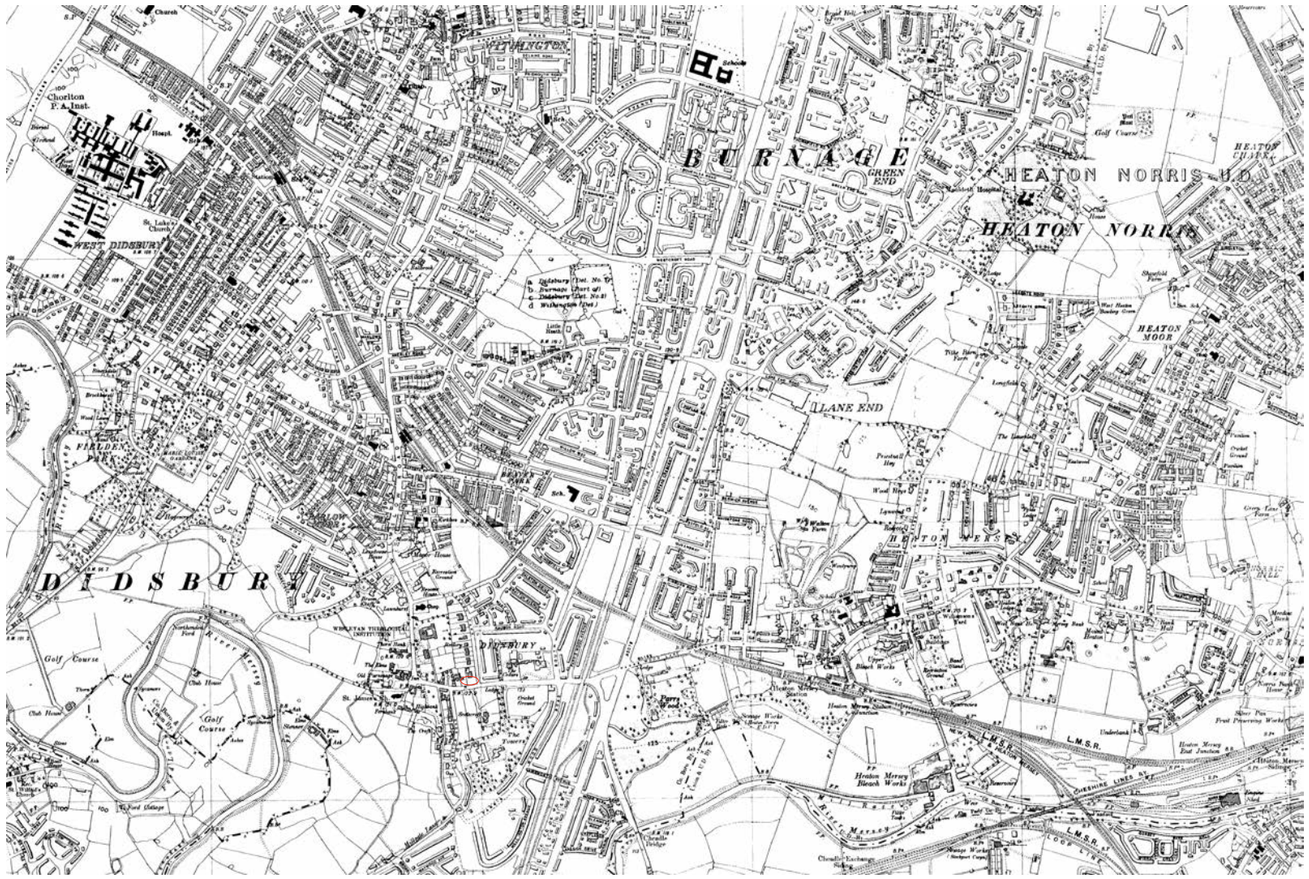
5.2nd Edition (1870-1911) Town Plans 1:500
Town Plans 1:500 2nd Edition [TIFF geospatial data], Scale 1:500, Tiles: lanc-5411111016-2,lanc-5411111021-2,lanc-5411111022-2, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



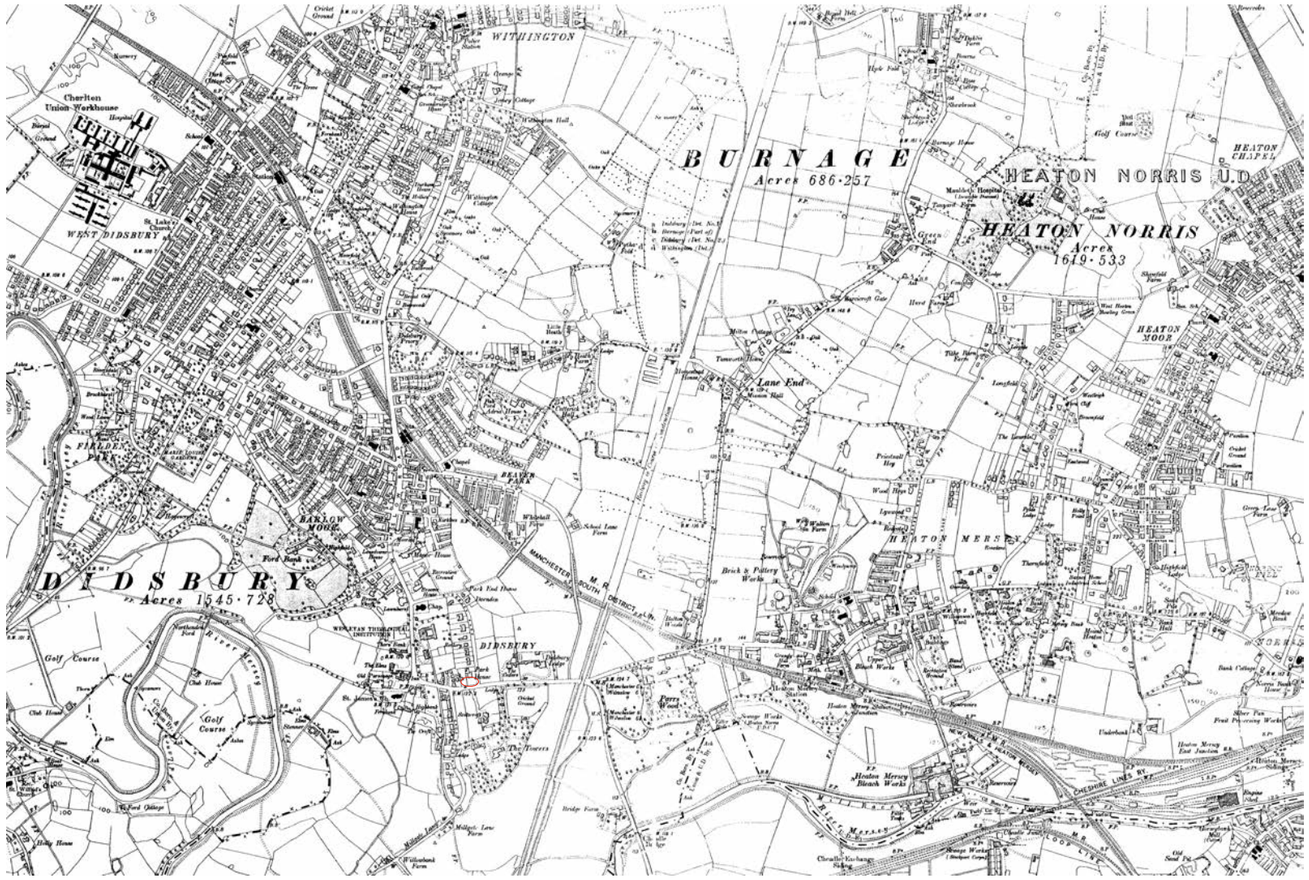
6. Product: 1st Revision (1894-1915) County Series 1:2 500
1:2 500 County Series 1st Revision [TIFF geospatial data], Scale 1:2500, Tiles: ches-01013-2,lanc-11111-2,lanc-11115-2, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



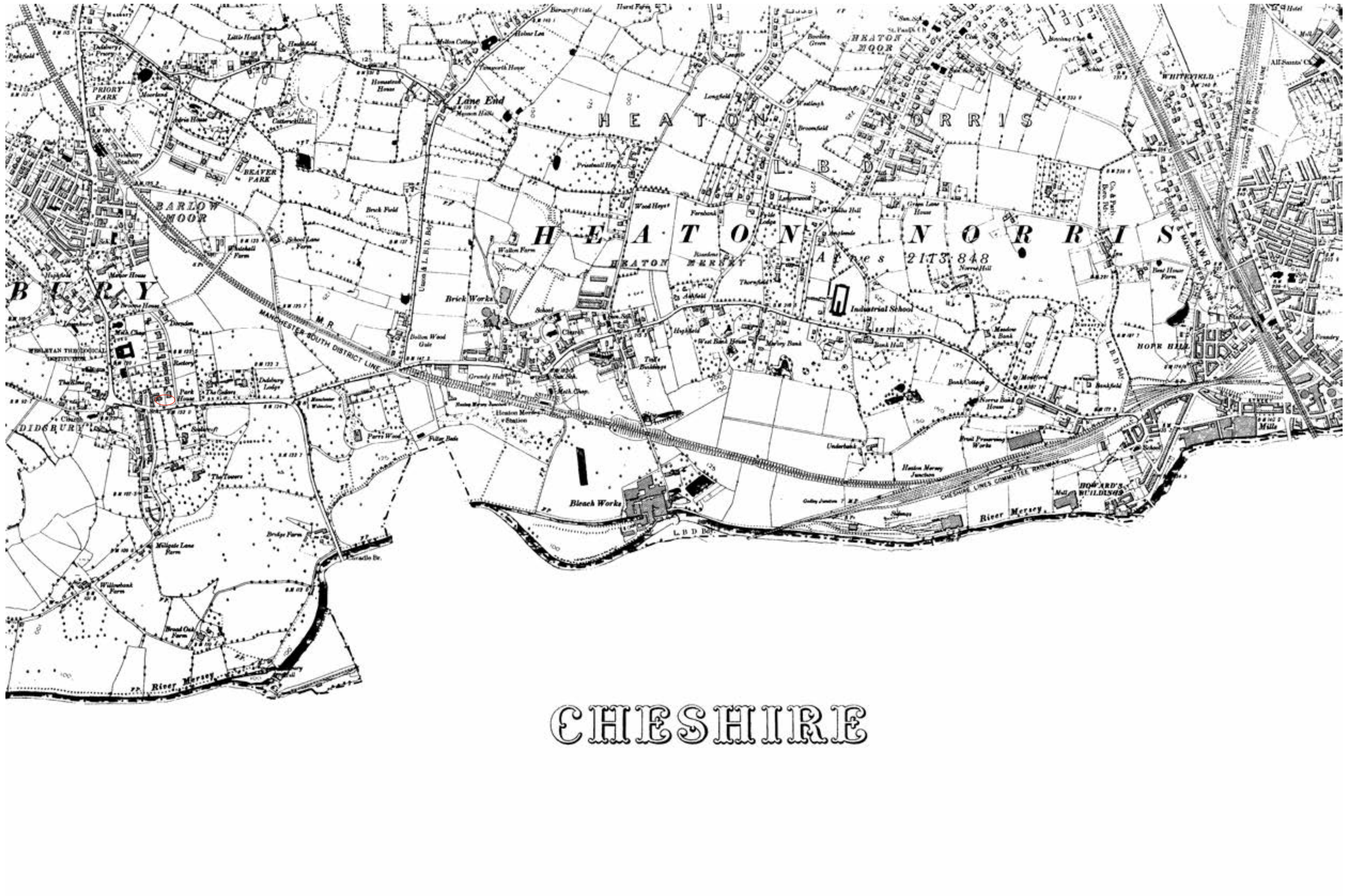
7.Product: 1st Edition (1853-1904) County Series 1:2500
1:2500 County Series 1st Edition [TIFF geospatial data], Scale 1:2500, Tiles: ches-01013-1,lanc-11111-1,lanc-11115-1, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



8. Product: 3rd Revision (1922-1969) County Series 1:10 560
1:10 560 County Series 3rd Revision [TIFF geospatial data], Scale 1:10560, Tiles: ches-010sw-4,lanc-111se-4, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



9. 2nd Revision (1903-1950) County Series 1:10 560
1:10 560 County Series 2nd Revision [TIFF geospatial data], Scale 1:10560, Tiles: ches-010sw-3,lanc-111se-3, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



10. 1st Revision (1888-1914) County Series 1:10 560
1:10 560 County Series 1st Revision [TIFF geospatial data], Scale 1:10560, Tiles: ches-010sw-2,lanc-111se-2, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2019-05-08 11:42:12.263



1st Edition (1846-1899) County Series 1:10 560
1:10 560 County Series 1st Edition [TIFF geospatial data], Scale 1:10560, Tiles: ches-01000-1,lanc-11100-1, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>,
Downloaded: 2019-05-08 11:42:12.263