



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

11-13 Demesne Road
Whalley Range
Manchester
M16 8HG

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Figure 1. 11-13 Demesne Road

1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *conversion of the existing lower ground floor into 2 apartments* at 11-13 Demesne Road, Whalley Range, Manchester M16 8HG, hereafter referred to as “the site”. While reading this planning application please also review together the proposed drawings submitted as part of the Planning Application package.

Planning Application Drawings:

- 9862/001A - Location Plan
- 9862/102A – Existing & Proposed Site Plans
- 9862/011A - Existing G/F & 1/F Plans
- 9862/012A - Existing 2/F & Roof Plans
- 9862/111A - Existing & Proposed Lower G/F Plans
- 9862/121A - Existing & Proposed Demesne Road & East Elevations
- 9862/122A - Existing & Proposed Rear & West Elevations
- 9862/123A - Existing & Proposed Demesne Road Street-scenes

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Planning Application.

2.0 Context

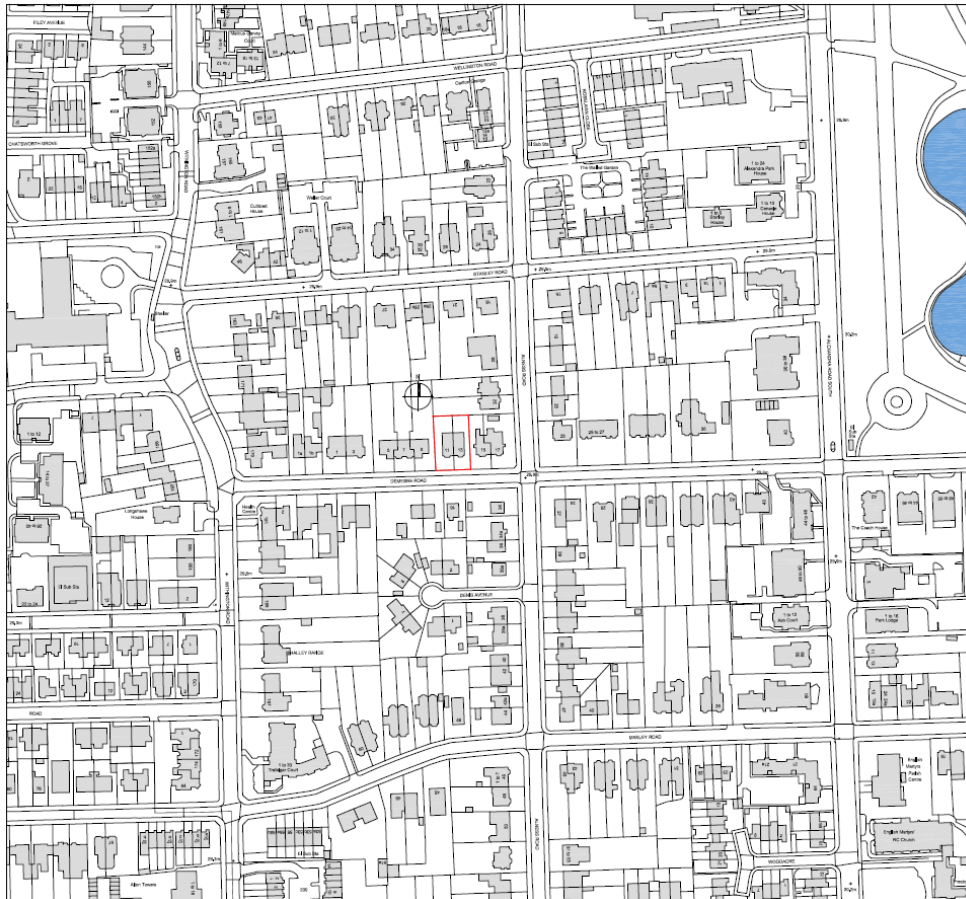


Figure 2. 9862/001a – Site Location Plan

The site lies within the Local Planning Authorities of Manchester City Council, located in Whalley Range predominantly comprising of residential dwellings with shops, schools and public houses for the residents. The site is well-served by public transport, with several bus routes and providing convenient connections to Manchester city centre and surrounding areas.

2.1 Whalley Range Conservation Area

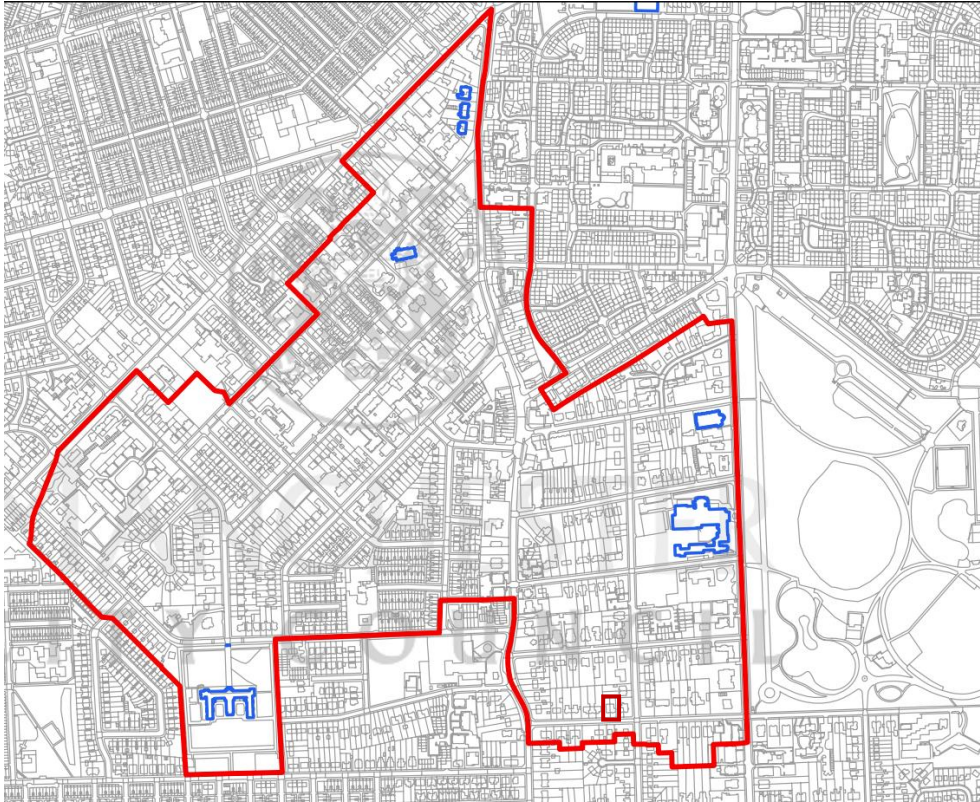


Figure 3. Whalley Range Conservation Area map

The site is within the Whalley Range Conservation Area. Located approximately two miles south of Manchester city centre, the Whalley Range Conservation Area holds historical significance due to its early development as a suburban. The land, spanning around 63 acres, was originally purchased by Samuel Brooks, a prominent banker, in 1832 for the sum of £9,600. His vision was to create a residential district with large houses set in spacious plots, catering to affluent individuals looking to live outside the bustling city.

Whalley Range Conservation Area was designated in October 1991, to preserve the historical and architectural significance of the neighborhood. The boundaries of the conservation area were extended to include Alexandra Road to the east and Upper Chorlton Road to the west, incorporating not only the original 19th-century developments but also some later housing that aligns with the area's character.

Whalley Range is distinguished by its large Victorian houses, many of which have been converted into flats. These are intermix with low-rise blocks of flats from the late 20th century and some early 20th-century homes in the western part of the conservation area. The streets and avenues are often lined with trees and the conservation area has few shopping facilities, as these were originally considered

unnecessary for the affluent residents it was designed to attract. Most local shops are located along Withington Road and Upper Chorlton Road. Whalley Range Conservation Area remains primarily a residential area, with a mix of houses built over different periods.

The listed buildings in the Whalley Range Conservation Area typically feature Victorian architecture, many are large detached and semi-detached villas, often constructed from red brick or stucco with ornate detailing such as stone dressings, bay windows, and decorative gables. Some notable examples are the three pairs of listed villas on No. 4-6, No. 8-10, and No. 12-14 on Withington Road; which were all listed in 1974. There are also two listed ecclesiastical buildings, the Church of St Edmund on Alexandra Road South and the Church of St Margaret on Whalley Road.

Other listed buildings, particularly of institutional usage like St Bede's College and former Gmb National College, feature elements of Italianate or Gothic Revival styles, characterized by features like arched windows, terracotta decorations, and intricate stonework. These buildings are recognized for their architectural and historical significance, contributing to the overall character of the conservation area.



Figure 4. St Bede's College aerial photo (1934)

The closest listed building to the site is St Bede's College on Alexandra Road South. St Bedes College, formerly known as the Manchester Aquarium, was purchased in 1877 by the then Bishop Vaughan and reopen in the same year as St Bede's College. The heritage asset was granted listed status in June 1994, due to

its historical and architectural interest. The building was built in 1877 by architects Dunn and Hansom, though it remained unfinished. It is designed in the Italian Renaissance style and constructed from red brick with terracotta detailing. The structure is four storeys high with an L-shaped plan, featuring decorative elements such as terracotta bands, enriched friezes, and a prominent cornice. The windows have ornate terracotta frames, with ground-floor windows featuring pediments containing unique busts. The entrance porch has a 3-bay arcade, with elaborate detailing including blue glazed tiles and Latin inscriptions. Today St Bedes College continues to function as a school and college.

2.2 Heritage Impact

The proposed works are sensitive to the character of the Conservation Area, as all proposed addition are in keeping with the host building and are limited to the lower G/F. Due to the low-profile nature of the proposed scheme, we can conclude that the proposal's impact to the Whalley Range Conservation Area is neutral.

2.3 Planning History (Digitally Accessible)

No digitally accessible planning applications are associated with the site address.

2.4 Existing Condition

The existing 3-storey building comprises of apartments; however, the lower ground floor is currently vacant and was last used as storage space. The site also features a backyard for the residents.

3.0 The Proposal

The proposal is for the *change of use of the existing lower ground floor level into 2 no. 2-bed apartments with external alterations to include new windows and lightwells*. In response to the rising demand of housing in Manchester, the proposal makes effective use of underused space, supporting sustainable urban growth by optimizing existing resources.

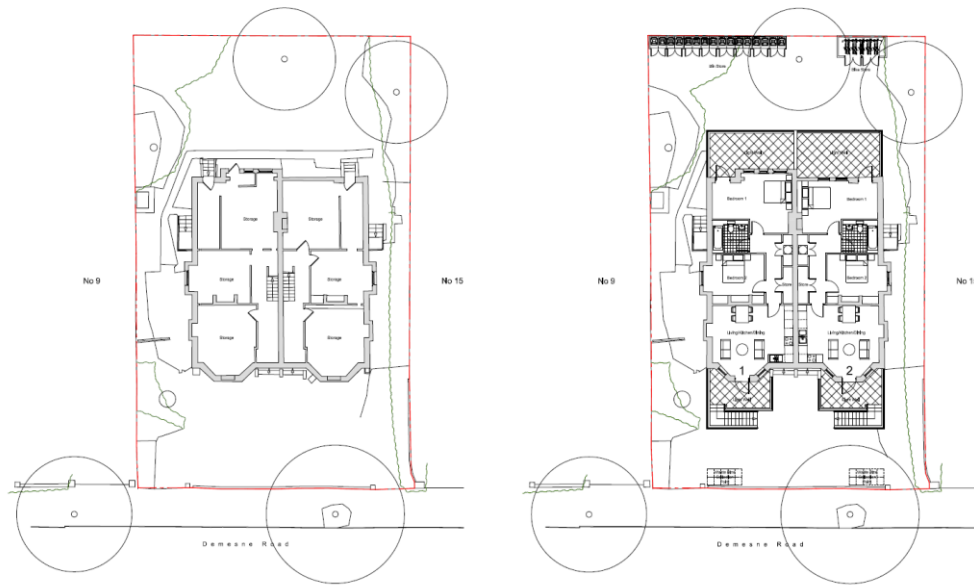


Figure 5. 9862/111A - Existing & Proposed Lower G/F

3.1 Design Principles

The following list are some principles followed while designing the apartments:

- Retain existing building features.
- Support sustainable transport by providing bicycle storage.
- Access to natural light from all habitable spaces.
- Enhance exterior while matching existing design language.
- Apartments sizes to be above national space standards

3.2 Appearance

The external appearance of the building will have minimal changes to retain the development's original character. Any new walls, windows and doors will match the

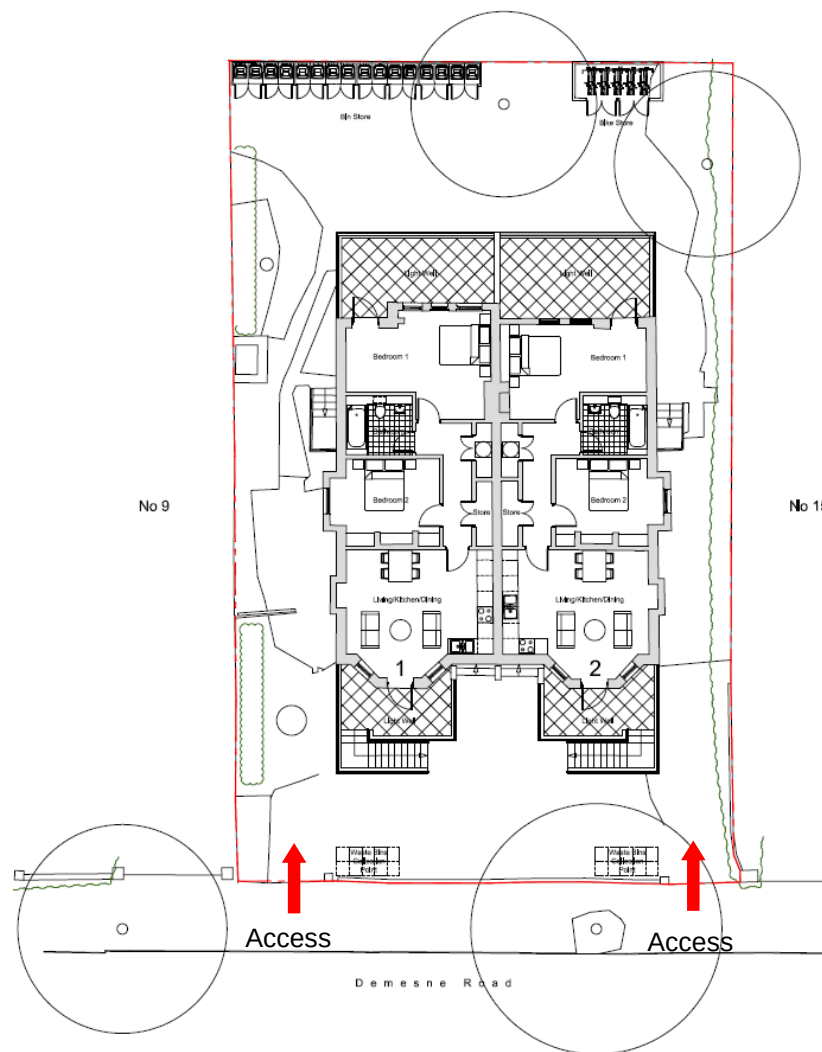
existing. The addition of lightwells on the lower ground will provide privacy and daylight into the proposed apartments.



Figure 6. 9862/121A – Existing and Proposed Demesne Road & East Elevation.

3.3 Access

Entry for residents will be through the front of the building on Demesne Road. This entrance will be the only access into and out of the lower ground floor flats.



Proposed Lower G/F Plan 1:100

Figure 7. 9862/111A - Proposed Lower G/F Plan

3.4 Landscape

The landscaping is set at the edge of the proposal's boundary; where the overgrown hedges are proposed to be trimmed to enhance the street-scene and facilitate existing access to the rear of the proposal. The proposed footpaths will allow easy access to the lower ground floor apartments and to the above flats.



Figure 8. 9862/123A - Existing and Proposed Demesne Road Street Scenes

3.5 Waste Management

The proposal consists of a 2 no. 2-bed apartment. A waste storage area has been accounted for each apartment. The waste bins will be accessible for collection by the council/private waste collection.

- 2 x 240L bin (General Refuse)
- 2 x 240L bin (Mixed Recycling)
- 2 x 240L bin (Pulpable Recycling)
- 2 x 240L bin (Garden Waste)
- 2 x 23L caddy (Food Waste)

4.0 Conclusion

The design team have carefully prepared the Planning Application and designed a scheme which is sensitive to the character of the immediate context and the wider Conservation Area. We feel that the proposal would be a valuable addition to the area by providing high quality and well-designed apartments along Demesne Road.

The site was designed to consciously address security, privacy, accessibility and connectivity to create a sustainable and connected community.

