

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

**25 Mayfield Road
Manchester
M16 8FU**

September 2024

1.0 Introduction

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



25 Mayfield Road viewed from the front

The Proposal:

We are proposing to convert the existing basement of the property into a new apartment. Access will be via stairs into a new lightwell on the LHS. The current lightwell on the RHS will be increased in size to allow light into the proposed bedroom at basement level. We are also proposing a lightwell to the side of the property (a 'walk-on' rooflight at ground level to bring light into the new apartment).

The design is simple and the conversion of the basement itself will not detract from the original character and architectural features of the existing property. The bay window on the LHS will be exposed and rebuilt at basement level in bricks to match the existing, as will the wall on the RHS.

The driveway is to be re-landscaped, to include planters, lockable bike storage, and retains 2No. parking spaces. The vegetation/greenery added will enhance the general street-scene, more in keeping with the typical views throughout the Conservation Area. The bike storage encourages residents to cycle over driving - in line with the council's current drive to promote sustainable forms of transport, with new cycle lanes connecting the city centre to the surrounding areas.

Use:

The property is currently a residential dwelling, with the main property being split into 3No. apartments. The proposals add an adequately sized 1-bed apartment within the existing basement.

Location/Site:

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

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



Location Plan



Street scene showing varied property types



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

2.0 Design Overview

Layout:

The aim of the proposals is to offer a comfortable 1-bed flat within the existing basement space, which extends approximately half the depth of the property from the front external wall. We are respecting the architectural elements and character of the original building by matching materials and style of the newly proposed elements.

The changes to the front of the property are necessary for access and getting light into the basement. The lightwell on the LHS (bay window) gives enough room for stair access, while allowing light into the newly installed windows in the bay window (matching the configuration at ground floor). The lightwell on the RHS extends to the line of the existing front steps at ground level - the lightwell provides a small and private external area off the new bedroom in the basement, and is substantial enough to allow a good amount of light into the basement. A 'walk-on-rooflight' to the side of the property brings light into the living spaces of the basement through a lightwell below.

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

Impact/Neighbouring Properties:

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

Landscaping:

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

The proposals also include amenity for lockable bike storage. The aim is to encourage the use of sustainable transport - fitting in with the councils' investment in cycle routes connecting the city centre to Whalley Range and Chorlton, and the many rental-bike locations dotted around the area.

Appearance:

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

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

3.0 National Planning Policy Framework

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

As described above, the proposals have been thoughtfully designed to ensure the original architectural form and features of merit of the property are retained. While the property is not listed,

given its' location in a conservation area, we have strived to ensure that the proposals do not take anything away from the overall character of the area. The main front elevation of the building has been carefully considered and their architectural details and original aesthetics have been retained. The proposals are to be a clear addition to the original property, and designed as such - the main aim is to add a comfortable and well-designed 1-bed apartment within the existig basement, while having no impact on the current residents of the existing property and the residents of the area generally, and to enhance the street scene of Mayfield Road and the Conservation Area.

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

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

4.0 Heritage Statament

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

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

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