



Tang & Associates Ltd

Design and Access Statement

Produced specifically for the proposal at

Nutbank House
1 Nut Bank Lane
Manchester
M9 6BH

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Tang & Associates Architecture Ltd
Chartered Architects

Address: 10/F, 1 City Approach, Albert Street, Eccles, Manchester M30 0BG
Telephone: 0161 877 9587
Email: barrytang@tangassociates.co.uk

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1.0 Introduction

This Design and Access Statement has been prepared by Tang & Associates Ltd on behalf of our client for the *erection of single storey outbuilding to create ancillary accommodation* at Nutbank House, 1 Nut Bank Lane, Manchester M9 6BH, thereafter referred to as “the site”. While reading this document please also review together the proposed drawings submitted as part of the Planning application submission.

Drawings:

- 9846/001C - Location Plan
- 9846/002C - Existing Site Plan
- 9846/102E - Proposed Site Plan
- 9846/112D - Proposed Outbuilding Plans and Elevations
- 9846/122F - Existing and Proposed Front Site Elevations

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 submission.

2.0 Context

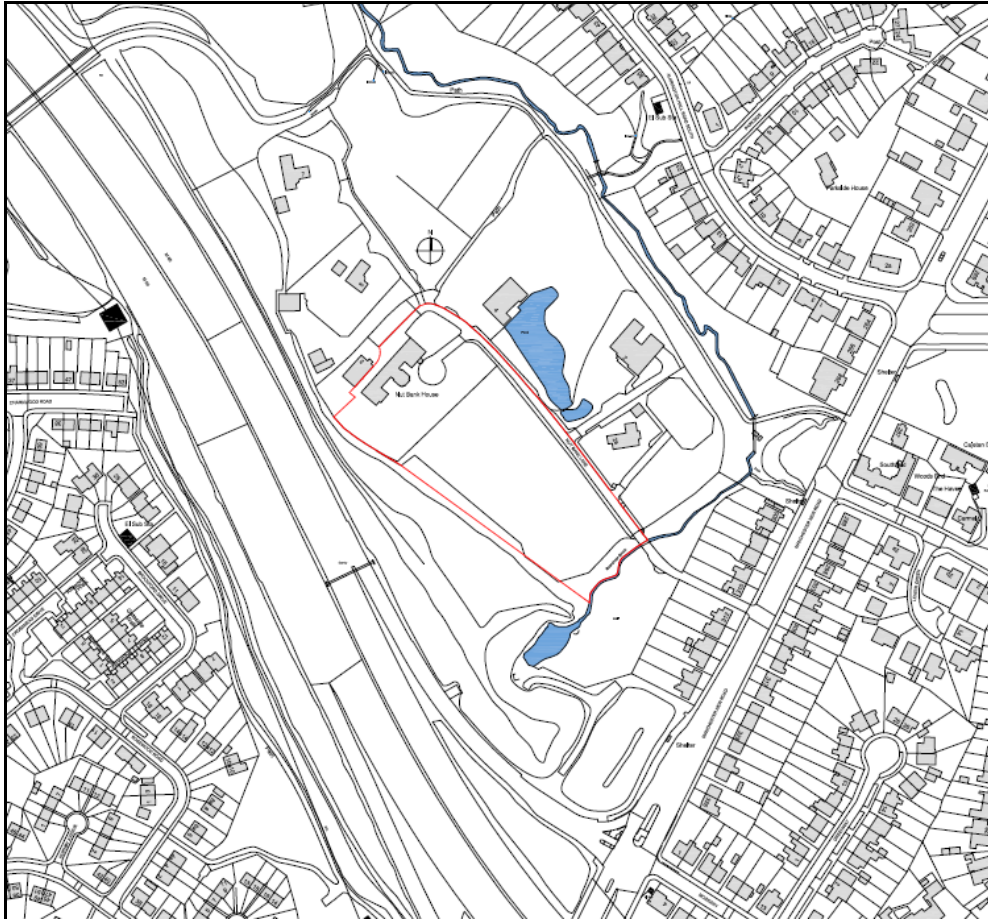


Figure 1. 9846/001C - The Site Location

The site lies within the jurisdiction of Manchester City Council and is located in the Blackley area predominantly comprising of residential dwellings, shops and schools serving the area. The site is located off a private road Nut Bank Lane which connects to the main road Manchester New Road. The site is fairly secluded and not visible from the public road due to the dense foliage that surrounds the site boundary on the south-west, south and south-east.

2.1 Planning History (Digitally Available)

Application Ref	Description	Decision / Date
093037/FH/2010/N1	Erection of rear extension to form orangery with associated external alterations following demolition of existing conservatory	23/07/2010 Approved
CDN/17/0114	Application to discharge conditions 1-5 (inclusive) of previously approved application 093037/FH/2010/N1	26/06/2018 Approved
120806/JO/2018	Removal of condition 4 (gas membrane) attached to planning permission referenced 093037/FH/2010	25/09/2018 Approved
134703/LP/2022	Erection of single storey outbuilding	14/10/2022 Refused
136311/LP/2023	Erection of single storey outbuilding	18/04/2023 Refused
-	Conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity	Pre-app submitted 17/11/2023
138897/FH/2023	Erection of single storey outbuilding to create ancillary accommodation together with roof alterations involving roof lights to roof slopes.	27/02/2024 Refused
137817/LP/2023	Erection of a single storey outbuilding	28/02/2024 Refused

The site has been active from a planning perspective since 2010 as demonstrated by the digitally available records. It has been a family home since long before and within the category of a 'Superhome' given its existing footprint, it is suspected that the original home has undergone several extensions prior to 2010. Within relatively recent history, the addition of the orangery and general refurbishment of the interior of the home was carried out in 2018.

Our client has previously submitted planning applications for the erection of a single storey outbuilding which were subsequently rejected. In November 2023, we have undergone a pre-application consultation with Manchester City Council for the *conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity*. The comments within the consultation were mainly in regards to the external appearance of both the loft conversion and the outbuilding, which we had reached a satisfactory conclusion where both elements had no further comments provided by the council.

Following the pre-application consultation process we made a planning submission for the *conversion and alteration of existing loft floor and erection of single storey outbuilding to create additional living accommodation and amenity* in December 2023 which was rejected due to concerns regarding the conversion and alteration

of the existing loft, in addition it was determined that within the decision notice 138897/FH/2023 that the main house is a non-designated heritage asset.

Although the proposal as a whole was refused, through reviewing the officer's report accompanying the decision we note that the main reason for refusal was exclusively rooted in the concerns for the proposed loft conversion. Within the same officer's report the proposal for the outbuilding has been deemed acceptable.

"The expansive grounds have some capacity to accommodate new development of appropriate scale and design, and should additional space be required, this should be accommodated to curtilage – in order to avoid excessive harm to the significance of the non-designated heritage asset and meet the objectives of Policy EN3. In that sense, the proposed outbuilding is considered to be acceptable in its own right – contingent on appropriate finishes and material to fit within its context. Verdant character of the site should be preserved, with paving limited to the minimum required."

Officer Report for application 138897/FH/2023 issued 27th February 2024

2.2 Existing Condition

The property remains a family home for the client that currently houses 6 bedrooms with associated amenities such as a wellness suite, large kitchen, family room, living room and drawing room. However, through the proposal the client is looking to optimise the house to be adapted to their lifestyle and use.



Figure 2. Nutbank House 2023

3.0 The Proposal

The proposal is for the *erection of single storey outbuilding to create ancillary accommodation.*

The priority of the proposal is to increase the amount of amenity space to the 'Superhome' such as the addition of a home gym within the outbuilding which is part of the wellness amenities for the client family.

3.1 Design Principles

The following is a list of design principles that were utilised in the design of the proposal:

- Access to natural light for all proposed habitat rooms
- Proposed design elements to be sympathetic to the existing features and overall character of the house
- Minimising impact on the original structure

3.2 Scale and Massing



Figure 3. 9846/122F – Proposed Front Site Elevation

The massing and scale of the proposal has been carefully considered by the design team and have accounted for the surrounding context. The proposed outbuilding scale is submissive to the main house due to the limitation on height we have set for the proposal, the outbuilding height is further diminished due to its placement being at the lower level of the sloping grounds.

3.3 Landscape

Landscaping alterations have been kept to a minimum with the works requiring no removal of trees or shrubbery. The proposed landscaping is limited to the prevailing paving line already established in the works carried out around 2018. By reinforcing the prevailing paving line, it creates a more accessible path to the outbuilding and unifies the immediate external amenity of the property.

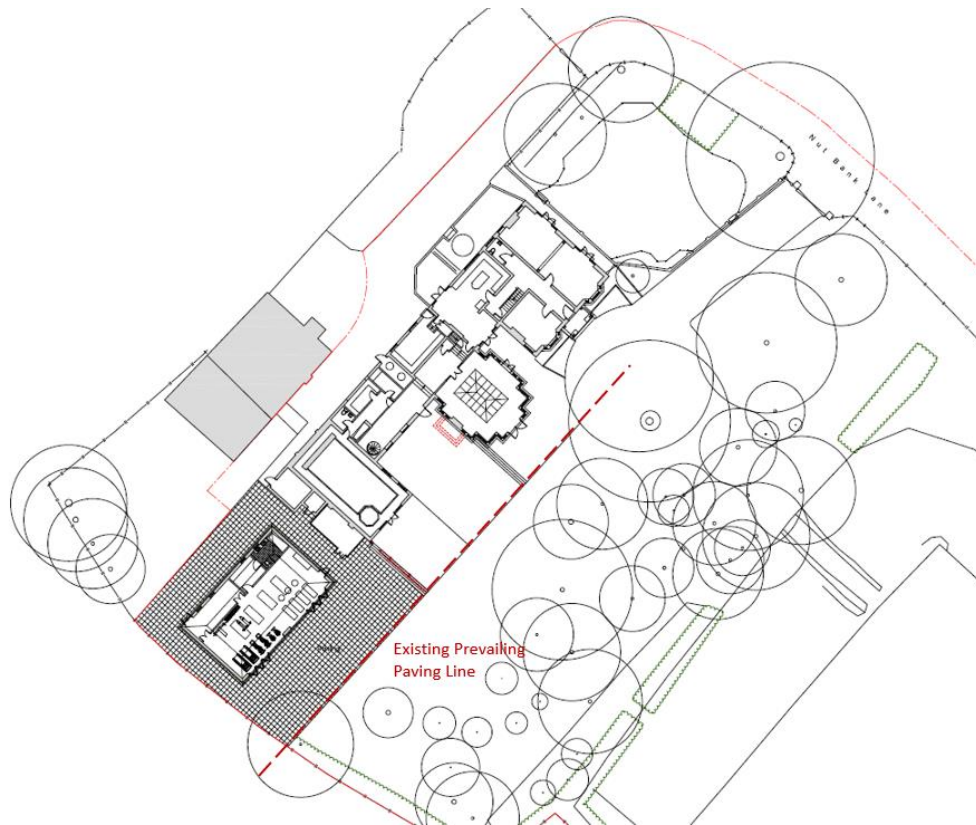


Figure 4. 9846/102E – Proposed Site Plan

3.4 Materials and Detailing



Figure 5. 9864/112E – Proposed Outbuilding Front Elevation

The governing design principal of retaining the existing character of the building led to the design choices for materials and detailing. The proposed materials of the outbuilding will emulate the existing materials as close as possible through the use of the red facing brick, natural slate roof tiles, natural stone and window material, colour and proportion of window beading details to all match with the existing building.

In terms of brick bonding, the proposed outbuilding will feature a stretcher bond similar to the latest additions to the property such as the orangery. In addition, this leaves the distinct Flemish bond exclusive to the main house and fairly legible as the original structure.



Figure 6. Images showing Brick bonds used in the original house (right), later extension (middle) and the latest addition orangery (left), 2023

4.0 Conclusion

The design team have carefully prepared the design and access statement, and designed a proposal which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the client and would allow them to adapt the existing house to meet their needs.

The site was designed to consciously address security, privacy, accessibility and to retain architectural quality contributing to Nut Bank Lane.

