

Heritage Statement

135-141 Withington Rd, Whalley Range, Manchester M16 8EE

Project no:7964.146/Reviewed by: GM /Date: April 24

1.0 Introduction

This Heritage Statement has been prepared by Bowman Riley Architects Limited, on behalf of Coop and is in support of a full planning application for the proposed works listed below, at the existing store located at Whalley Range:

- Removal of existing brick wall

The purpose of this Heritage Statement is to outline the proposal and illustrate how the proposed works will integrate and facilitate the use of the existing building. This statement should be read in conjunction with Bowman Riley Architects Limited planning application drawings and other relevant information which has been submitted in support of the planning application.

2.0 The Proposal

The works seeking approval under this Planning Application, are to support the demolition of an existing brick wall and to install new wheel stop barrier and to create new shrubbery area . This will involve those works listed above and as shown on: BR Drawing 8772-BOW-A1-01-DR-A-0001,0002&0003.

3.0 Assessment

Character, Social & Physical Context

The site is located on Withington Road, which falls within the Whalley Range Conservation area. During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.

Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision.

The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks's own Whalley House (named after the town of Whalley in Lancashire, his place of origin) was built at the south end of Whalley Road.

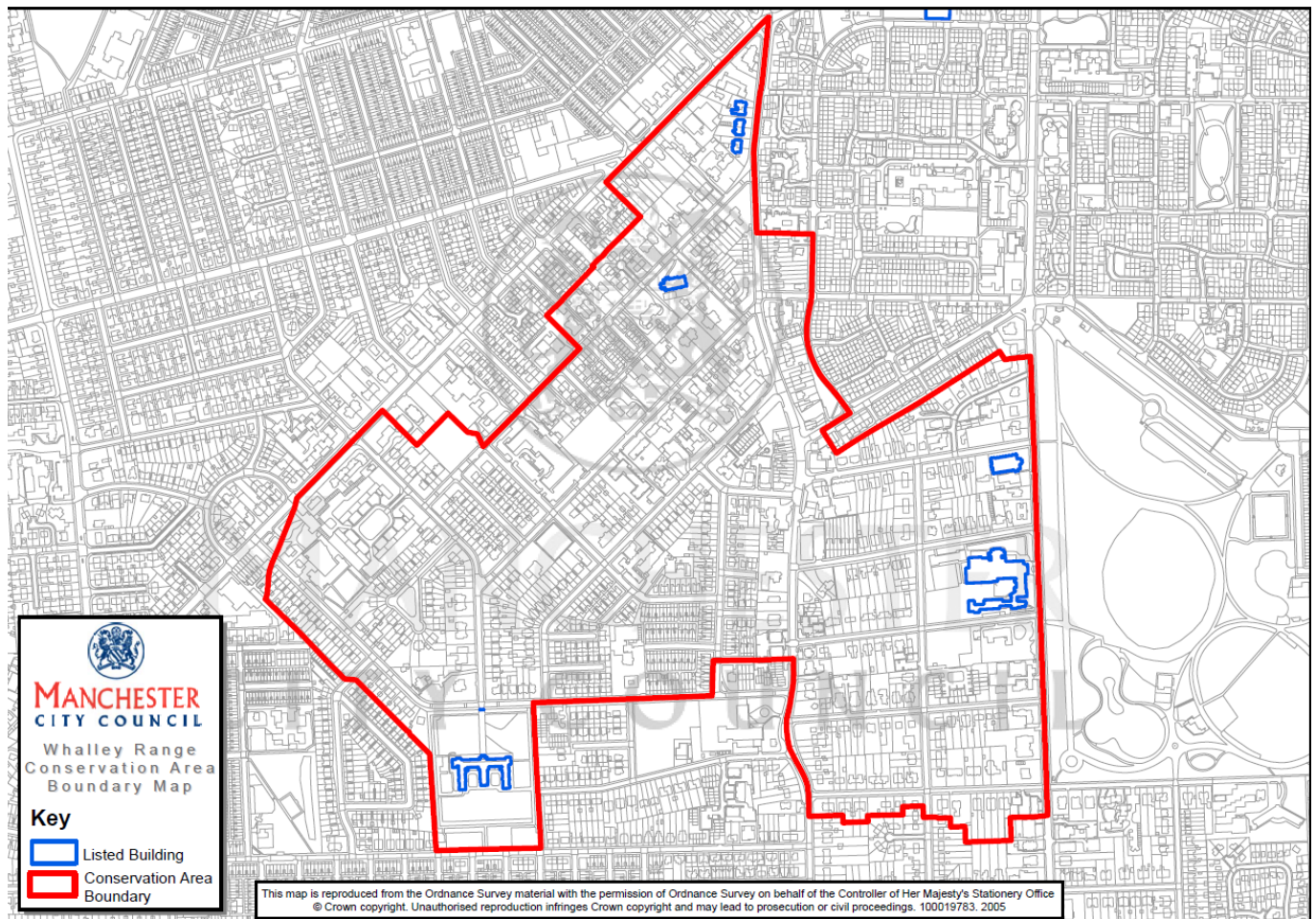


Figure 1: Site Location

Material and Finishes in the Vicinity

There are various buildings on Withington Road of which the main building finish brickwork is well-maintained. The size of the buildings within the vicinity of the site ranges from two-storey up to three-storey, although many of the street buildings are 3 storeys. Predominately, the appearance of the roofs is pitched slate tile.

Elevations: predominantly 3 storeys in brickwork, common to the area. To reflect the residential nature of the building, there is ground & first floor glazing.

Roofs: pitched slate tile roofs

Material and Finishes to the coop

The existing coop sits directly adjacent, and opposite brickwork dwellings.

Elevations: predominately brickwork with areas of glazing at ground floor.

Roof: the roof is slate tile, matching most structures in the conservation area.



Figure 2: Street views capture

As seen in the photos above and considering the scope of works within Section 1, the effect of the proposed works will be minimal.

4.0 Conclusion

The works seeking approval under this Planning Application are to support the works to the coop. This will involve those works listed above and as shown on BR Drawing 8772-BOW-A1-01-DR-A-0001,0002,0003. It is judged this will have no negative impact on the Whalley Range Conservation Area.

We hope you are in agreement with our proposal and kindly assist in the progression of this application to be approved.