

DESIGN AND ACCESS AND HERITAGE STATEMENT FOR RE-BUILDING OF OUTBUILDING FOR STORAGE FOLLOWING DEMOLITION OF EXISTING UNAUTHORISED STRUCTURE AT 433 WILMSLOW ROAD, WITHINGTON, MANCHESTER



Introduction

This statement deals with alterations to an existing single storey former garage and store at the rear of number 433 Wilmslow Road, Withington Manchester. The core of the building was erected some years ago and has planning consent as it was shown as existing within planning application number 08018/FO/2006/S1. This building was extended to the front in 2013 ago to support the applicant's growing property management business and again in 2017 when a metal front was added following break ins. An application to regularise the works was approved on 23rd December 2019 with application number 125179/FO/2019, but due to the pandemic, the applicant had run out of time to find appropriate contractors to carry out the works and costs have soared. This application is to regularise the position again but also they are able to finance the new build in a more permanent and sympathetic style.

The proposal is to re-build the whole structure along the lines of the existing structure but just slightly smaller. It will be traditionally built of brick to match existing and have a pitched slate roof in

keeping with the area and the lapsed approval. The side extension to the front constructed in 2013 will be removed entirely and three car parking spaces will be formed here.

This report is to be read in conjunction with the following drawings prepared in support of the full application:

L663 01 location plan

L663 02 block plan

L663 03 existing ground floor plan

L663 04 elevations

L663 25 ground floor plan (proposed)

Site and Location

The application site is located on Wilmslow Road within the Withington Conservation Area and the commercial centre of the town. The existing “interlocking Cheshire style” semi-detached building has a basement level and 3 upper floors, with parking available to the front and side of the building.

The premises are currently occupied by a small office unit at basement and ground floor level with apartments at first and second floor level within the original building. These uses have a valid planning consent which included the original brick and felt triple garage at the rear of the main building.

The site is bounded by Wilmslow Road to the front, the adjoining neighbours - to the left 429 Wilmslow Rd (used as a dental practice), a similar style premises, 431 is a small retail unit with apartments above which recently built a rear extension for further apartments and 435 Wilmslow Road to the right in retail/office/residential mixed use, with Sycamore Close, a sheltered housing facility to the rear, accessed from Heaton Road.

Withington Conservation Area

The site lies within the Withington Conservation area. This covers the traditional shopping area of Withington. The village centre of Withington is characterised by buildings with shops on the ground floor and one or two storeys of storage or offices above. Some are single storey and the average height is around two or three storeys. Key buildings are:

Withington Ale House, on the corner of Wilmslow Road and Burton Road, is a striking building, on account of its clock tower, and forms a focus at the southern end of the village. It is a mixed Gothic-style building, built in 1881 of brick with stone dressings. The forecourt is separated from the highway by railings supported on stone piers.

The Church of St Paul stands back from Wilmslow Road and has a tall, square tower with large pinnacles forming small spires. It is built of red brick, in simplified Norman style, and dates from 1841.

Withington Forge, built of brick in 1881, is a symmetrical building with a large central coach-and-horse entrance, and accommodation on either side.

The earliest building in the conservation area is the Red Lion Inn on Wilmslow Road, lying to the south of the junction with Palatine Road and on the corner of Marriott Street. It dates from the 17th century, but with many later additions.

The National Westminster Bank is a stone building with much decoration, including a carved frieze and balustrade parapet wall at roof level. It was originally built as the Manchester and County Bank Ltd in the 19th century, as inscribed in the stone carving over the entrance. Adjoining the bank is the Methodist Church, a stone building in Gothic style.

Withington Public Library, opened in 1927 and constructed of stone to suit its corner site.

St Cuthbert's Church on Palatine Road was built in 1881 of red brick and terra cotta, with much moulded decoration around the rose windows on the gables.

The Conservation area also includes residential property some along Wilmslow Road such as the application site and adjoining properties originally built as houses. Some remain, such as the Victorian terrace on Tatton View. There are also some large Victorian houses on Parsonage Road and Palatine Road, some of which have been converted to offices.

A conclusion from this brief analysis is that the Conservation Area contains a wide range of building types and styles and does not have a single built character and form.

The Conservation Area Statement on the Council's web site envisages continued change within the Conservation Area. Wilmslow Road is viewed as a major route from the city centre, and the density of traffic has a damaging effect on the environment of the village shopping area. It is considered that much of the development taking place in the Withington conservation area will be the refitting and refurbishment of shops, although some buildings may be replaced in their entirety.

Mixed commercial with some residential use on the floors above ground floor level is considered to be appropriate within the main shopping area along Wilmslow Road, whilst residential use is envisaged behind the shopping frontage.

'It is important that the narrow-fronted character of the older buildings is retained in any new development. This will ensure a vertical rhythm in the street wall when viewed in perspective. The height, scale, colour, form, massing and materials of new buildings and renewed parts of existing buildings should relate to the retained high-quality buildings, and also complement their character.

Superficial copies of historic buildings, however, do not make a positive contribution to the character of the area. Each building should have a vitality of its own.'

Most windows are of the sliding-sash type, and vertically-proportioned - i.e. taller than they are wide. In cases where they have deteriorated beyond repair, replacement windows should be set in the same plane and be of similar kind and material to the originals. In new construction work, windows should be set back from the wall faces in order to create deep modelling on the facades.

The statement says 'There is a variety building materials used in Withington Village, such as brick, stone, and brick with stone dressings. Roofs are usually of slate. These solid, traditional materials should be used in preference to cladding, concrete, glass and plastic. However, limited use of plastic in signage may sometimes be acceptable.'

The existing boundary treatments will remain, a steel fence/brick walling to the side boundary to 433 Wilmslow Road, a 2m high brick wall to the rear boundary.

Context

The site is located on a busy arterial route through Withington with numerous public transport services providing access to the city centre to the north. the suburbs of Chorlton to the west, Didsbury and Northenden immediately to the south and the airport beyond. There are numerous commercial premises, public buildings and leisure related premises close by. There is also strong residential population, in a mix of apartments, sheltered housing, HMOs and traditional dwellings.

The core of the existing building is a brick and felt roofed triple garage erected some years ago and which secured consent in 2006 as part of a wider scheme to create offices and apartments within the site.

Visual Impact Assessment

The level topography and close proximity of neighbouring buildings limit visibility to the front and side of the building from Wilmslow Road. Visibility of the rear elevation is limited due to perimeter walling to neighbouring land to the rear of the site. The sheltered accommodation to the rear has no habitable rooms facing the site. Similarly there are no overlooking issues from the premises at 429 and 433 Wilmslow Road

Below

The existing buildings. The block to the right (blue trim to roof) will be demolished and used as a car park with three spaces. The higher roofed building will be re-built in brick with slate roof to reflect typical local outbuildings.



Above

The limited external impact of the scheme due to narrow frontages is illustrated by the image above.



Above

The removal of the side structure (blue trim to roof) will make a more significant impact than any changes to the rear elements which will be well screened by a wall and mature trees and the use of slate will further reduce the visual impact set against the background of the recent extension to the rear of 431 Wilmslow Road.

Social and Economic

As the proposal is for the retention of an existing structure and a modest single storey extension the social impact is negligible. The structure is used as a store for the applicants business which occupies the ground and basement and its location adjacent to the main office is essential as it stores furniture for the applicant's property management company and is the base for the property management activities which need to be allied to the office functions.

Design

The materials used will be brick to match and a slate roof. The intention is that the size, height, massing and location of the existing structure and extension on the site are subservient to the adjacent buildings, and the choice of external materials is similar to existing structures within gardens but is also to minimise visual impact by being colours to match and therefore visually unobtrusive against the original building.

Conclusion

In conclusion the applicant is striving to re-build an existing building in a manner that fits comfortably within its environment and that is subservient to the surrounding architecture. The proposal is to

retain the building adjacent to the applicant's main business which provides employment and a positive commercial presence along Wilmslow Road, whilst apartments to the first and second floor levels maintain the character of the Conservation Area. The proposal responds to its context, minimising impact due to the limited existing viewpoints whilst maintaining privacy for the occupants and the neighbouring residents.