

136 WITHINGTON ROAD WHALLEY RANGE

DESIGN & ACCESS STATEMENT
FEBRUARY 2022

OLLIER SMURTHWAITE ARCHITECTS

CONTENTS

INTRODUCTION

UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY	.4
HISTORICAL DEVELOPMENT PATTERN	.6
LINKAGES TO SURROUNDINGS & MOVEMENT PATTERNS	.7
LOCAL CHARACTER	.8
SITE CHARACTER	.9
LAYOUT AND BUILDING FORM	10
LAND USES	11
NATURAL FEATURES	12
PLANNING CONSIDERATIONS	13

DESIGN STRATEGY

01. EXISTING BUILDING	14
02. PROPOSALS	14
03. LAYOUT	15
04. SCALE.	15
05. FORM.. . . .	16
06. USE.	16
07. DETAILS	17
08. MATERIALS	17
09. ACCESS / PARKING	18
10. AMENITY SPACE.	18
PRE-APPLICATION 1	19
PRE-APPLICATION 2	20
PUBLIC CONSULTATION 1	21
PUBLIC CONSULTATION 2	22

THE PROPOSALS

PROPOSED SITE PLAN	23
PROPOSED FLOOR PLANS.	24
PROPOSED SECTIONS	25
PROPOSED ELEVATIONS	26
PROPOSED CONTEXT ELEVATIONS	27
SECTION DETAIL	28
EXISTING FACADE.	28
NEW BUILD	29
DESIGN EXPLANATION	30
BAY WINDOWS	30
DORMER WINDOWS.	30
RED BRICK	30
PROPOSED SERVICING PLAN	31
PROPOSED ACCESS PLAN	32
PROPOSED MAINTENANCE PLAN	33
MATERIALS	34
ROOFS & ROOF LIGHTS	34
EXTERNAL WALLS	35
WINDOWS AND SILLS	36
EXTERNAL WORKS	37
AERIAL VIEWS.	38
VIEW FROM WITHINGTON ROAD	39
VIEW FROM WITHINGTON ROAD	40
VIEW FROM RESIDENTS LAWN	41
VIEW FROM WHITBY AVENUE.	42

INTRODUCTION

This Design & Access Statement has been prepared by Ollier Smurthwaite Architects in support of the Planning Application by Views for the redevelopment of a site located at 136 Withington Road, Whalley Range.

The proposed development comprises a total of 35no. dwellings with a mix of 12no. 1 bed apartments 19no. 2 bed apartments, 2no. 2 bed mews houses and 2no. 3 bed mews houses.

The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the supporting documents prepared by the highways consultant and planning consultant.

01 UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

In the 1830s, prominent banker and industrialist Samuel Brooks's had a grand plan to build "a desirable estate for gentlemen and their families"; for the wealthy who wanted to live amongst the countryside, but close to Manchester. The place, originally called 'Jacksons Moss', was renamed after Brooks' childhood home in Lancashire, Whalley in 1936.

Brooks drained the 63 acres of land, which had been farms and clay pits. Roads (now Withington Road and Upper Chorlton Road) were laid out between two farm tracks, and handsome villas were built by Brooks in their own grounds, including one for himself. Tree lined avenues of Dudley Road, Whalley Road and Chorlton Road formed the basis of the estate. The eastern side of the area around Alness Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton.

Samuel Brooks' architectural vision for the area remained prominent, with plots being sold with certain conditions to ensure that the development was appropriate. Whalley Range was one of the city's first planned suburbs.

Manley Hall, built by cotton merchant Samuel Mendel, was a prominent property in the area. It contained fifty rooms in eighty acres of grounds which included over forty greenhouses, an orangery, deer park, fountains and ornamental lakes. Mendel lost his fortune in the 1870s, and the land was sold and divided up, with the grand house eventually demolished.

Whalley Range remained a middle class suburb for many years, however by the mid 20th Century, the large Victorian villas were being bought up by opportunistic developers, and turned into bedsits which resulted in questionable living conditions. By the 1980s, the area had a significant young bohemian community living there, but its general reputation was to be slightly run down. In more recent years however, it has seen a significant amount of regeneration, with families moving back into the area.



Walton Cottage - 1961



Nello James Community Centre - Present Day

01 UNDERSTANDING THE CONTEXT

LOCAL HISTORY

The origins of the site itself are unknown, the first record of the place was in 1911 when it was listed that George Henry Wood and his wife Emma Ann Richardson lived in the property of what was then known as Walton Cottage at 130 Withington Road.

From 1914-16 the British Red Cross used the building as an auxiliary hospital before moving premises to Sunnyside house on College Road. The building was owned/occupied by the British Red Cross up until the 70's when it was sold to the Walton Cottage Education Trust.

During this time the building was known as the Nello James Centre that served as a community venue. The centre was named after C.L.R. James, a West Indian born cultural historian, cricket writer and political activist and a leading figure in the Pan-African movement. The centre offered evening classes in English, mechanics, political studies etc. The centre offered free legal advice to the community, had a secondhand furniture shop, Sunday morning food market, artists market and had plans to open a nursery and playground. The Nello James Centre and Walton Cottage was described as the 'free university'.

Some time after this the centre fell into disrepair and was subsequently closed down. In 2015 protesters fought to have the building restored and returned to the community but had no success. Their aspirations were for the centre to be used as an education hub, library and community arts resource. The Nello James Centre and its heritage is a point of cultural importance to the community in Whalley Range and is a source of inspiration and many memories for those who used it.

The site was eventually sold in 2020, the trust stated that profits from the sale would be reinvested into community projects in line with the trusts charitable values.



Withington Road and Chorlton Road - 1906



The Allied Library - 1962



Whalley Cottage - 1960



Withington Road - 1961



Carlton Road - 1908

01 UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

Previously to the 1890's, the area now known as Whalley Range was called Jacksons Moss and would have been a rural area relying on cottage industries and agriculture. As Manchester began to expand and develop as a result of the industrial revolution, Merchants began to populate the area now known as Whalley Range, as a desirable location that was in close proximity to the city centre for business purposes but escaped the pollution and noise of the mills and factories.

Early maps refer to the site as 'Rose Cottage' and had more of an expansive setting than it does now with a number of outbuildings. This possibly indicated that the site may have been built as a farmhouse or rural cottage.

In the 1890's Whalley Range was exclusively home to low density large detached and semi-detached properties all surrounded by private and public green spaces. Moving into the early to mid 1900's density increased throughout the area as the toll gate was removed allowing land to be sold off and more flexibility in development. The density of housing increase and included terraced rows which were still large but changed the character of the area considerably. A number of large detached properties were demolished to be redeveloped as higher density housing.

Walton Cottage underwent a number of extensions, alterations and developments over the years, an intial 2 storey extension was added in the 19th century then a double height canted bay window was added. The second phase of the extension was undertaken to the north west with a taller 2 storey building with a higher ridge line. It is likely that the whole building was rendered duirng this time and some architectural features were added such as hoodmoulds. The building appears to have been consistently altered throughout the 20th century. There is evidence of a linear outbuilding to the south west of the cottage during the 19th century but has been completely rebuilt and extended to meet the existing cottage since.



01 UNDERSTANDING THE CONTEXT

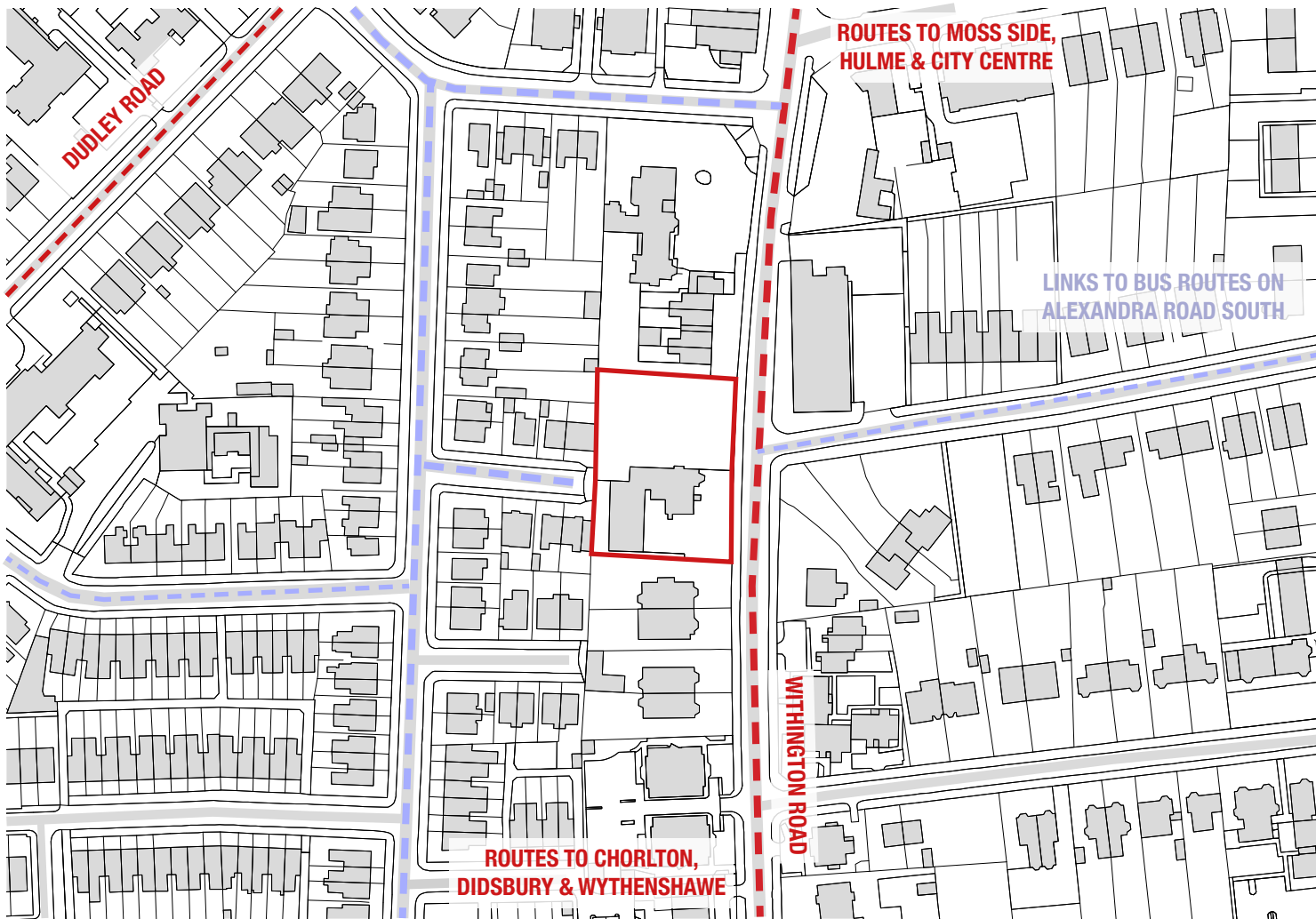
LINKAGES TO SURROUNDINGS & MOVEMENT PATTERNS

Withington Road runs from Mauldeth Road West in Chorlton to the south, up to the edge of Whalley Range in the north where it meets Chorlton Road. Withington Road is the primary access route to the site and provides traffic links to Moss Side, Hulme and the City Centre in the north, and to Chorlton, Didsbury and Wythenshawe in the south.

No buses run along this route and can only be accessed by car or on foot. Bus routes are available from Alexandra Road South to the east of the site within walking distance along Mayfield Road.

Primary Traffic Route ———

Secondary Traffic Route ———



01 UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

The local character of the site is greatly dictated by the origins of the area dating back to Samuel Brook's plan for Whalley Range. A number of large semi/detached houses still exist as well as many large terraced rows. These building types largely define the architectural character of the area as well as the land and greenery that surrounds them.

Many houses in the area are three or more storeys or have had lofts converted and dormers added to provide extra floor area. Large driveways, front and rear gardens are common in the area that aligns with the traditional design of avenues lined with mature planting.

Red brick, red/orange brick, yellow brick and stone details are common materials in Whalley Range as well as large bay windows, projecting bays and gables.



27 Wellington Road



30 Mayfield Road



31 Mayfield Road



40 Victoria Road



77 Carlton Road



147 Withington Road



159 Withington Road



Wood Lane Court

01 UNDERSTANDING THE CONTEXT

SITE CHARACTER

The site is a relatively large plot with green space and mature planting surrounding the existing buildings. The original structure on the site is Walton Cottage, an extension was added later that provided extra space when the property was used as a community centre. The site also has a combination of hardstanding and garden area. The northern part of the site is the former lawned garden of the house.

Walton Cottage itself is now finished in render throughout with a pitched slate roof and a number of chimney stacks. Most of its doors and windows have been boarded over.

The plot is broadly a rectangular shape and it bounded by a row of commercial units to the north, Withington Road to the east and existing residential properties to the south and west.

The site has largely fell into disrepair and planting has been left untended. The original brick boundary wall still stands and can be seen in historical photographs.

The mature trees on site play a role in forming the character of the street that can be seen on the approach to the site from either end of Withington Road.



136-138 Withington Road 1961



Outbuildings to 138 Withington Road 1961



Overgrown land to north of building



Walton Cottage view from Withington Road



Walton Cottage community centre extension



Walton Cottage gateposts



Approach to site from south of Withington Road

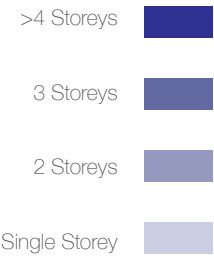


Approach to site from north of Withington Road

01 UNDERSTANDING THE CONTEXT

LAYOUT AND BUILDING FORM

The west side of Withington Road has been more recently developed with two storey semi-detached houses and terraced rows. To the east of the site and along Withington Road itself many of the original houses from Samuel Brook's plan still exist and are larger, taller properties with larger gardens surrounding them. Directly south of the site are a number of 4-5 storey buildings that are the tallest/largest in the area.

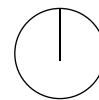


01 UNDERSTANDING THE CONTEXT

LAND USES

The vast majority of the buildings around the site have remained as residential use since. North of the site along Withington Road there are a number of commercial units including a dentists office, cafe, off license, supermarket and garage. The site itself is not currently used and has fallen into disrepair.

Derelict
Religious
Commercial
Residential



01 UNDERSTANDING THE CONTEXT

NATURAL FEATURES

The majority of the site is occupied by mature trees and overgrown planting. As a result of the areas history there are many mature trees lining most of the roads in Whalley Range that make up the character of 'avenues' and are an important element in its conservation.



01 UNDERSTANDING THE CONTEXT

PLANNING CONSIDERATIONS

Like many suburbs in Manchester, Whalley Range was developed as a response to the increase of industrialisation and congestion in the city centre.

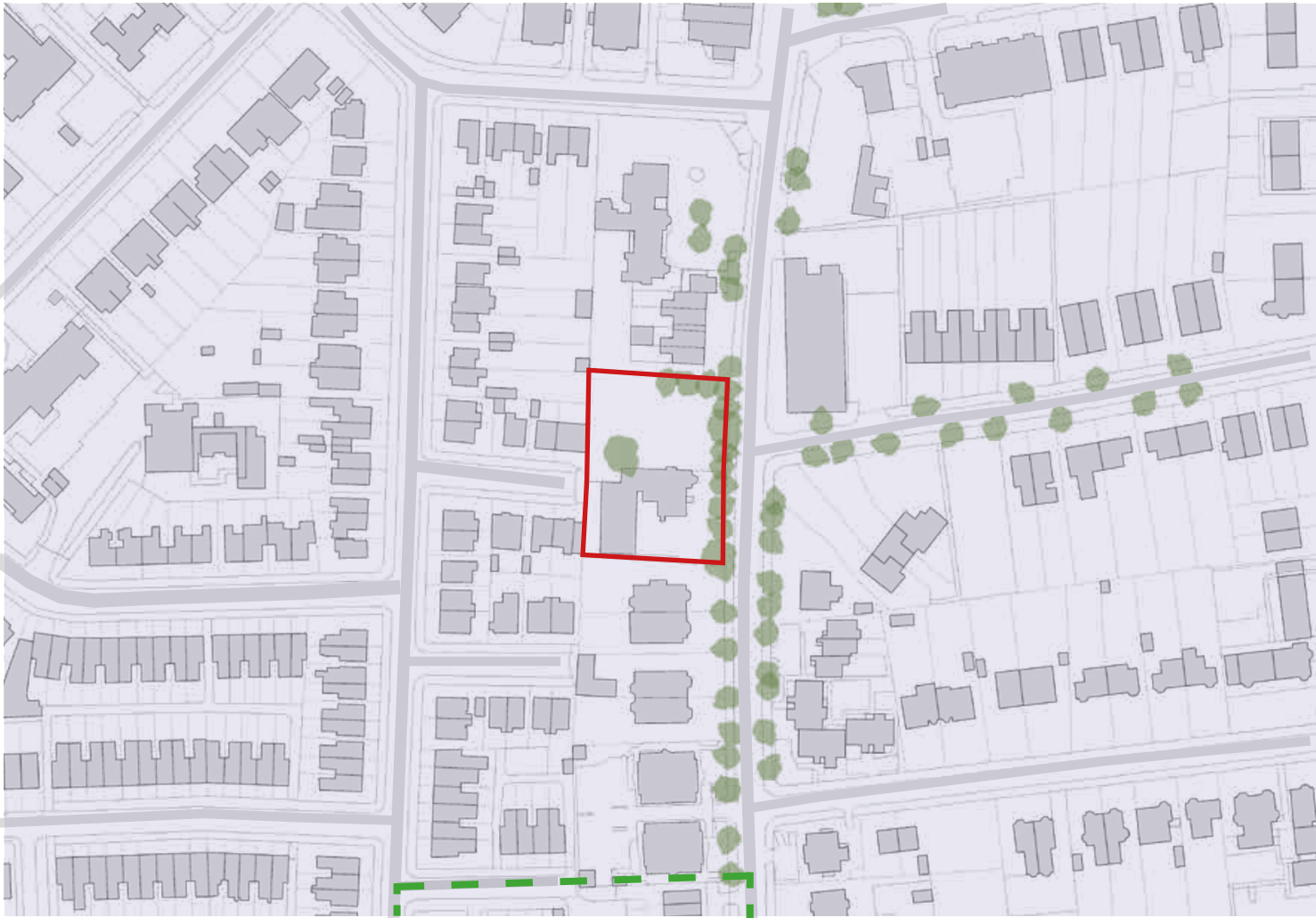
The layout of Whalley Range has remained largely the same since Samuel Brook's initial plan with large high quality semi/detached houses located along wide avenues with mature planting. The site is located within the Whalley Range Conservation Area designated in 1992 meaning any developments will often require conservation area consent.

Walton Cottage itself pre-dated Samuel Brooks' plan and therefore contrasts with the prevailing 19th century character in the conservation area. It is acknowledge that the building is of some interest due to its age and distinctiveness as a large dwelling set within a substantial plot. It is prominent in views from Withington Road and has a townscape presence in combination with its existing trees and boundary treatments. However the site is now in a very poor state of disrepair and is attracting vandalism which diminishes its contribution to the area.

All the trees present around the site are protected under the Conservation Area and should be maintained alongside development as they contribute greatly to the local character. Care should also be taken in restoring and maintaining existing boundary walls, evergreen hedges and existing gateposts if at all possible.

The council recognises that Whalley Range had experienced a period of decline, particularly after the Second World War when many families left the area and the house were converted for multiple occupation.

New developments will need to take into consideration local building heights, material type and colour, brick or stone detailing and the elevations, form and massing of adjacent buildings. Most buildings in the area typically use red or orange/red brick with stone dressings or yellow brick with yellow stone as well as blue slate roofs and canted bays.



02
DESIGN
STRATEGY

01. EXISTING BUILDING
EXISTING LOW QUALITY LATER ADDITION REMOVED



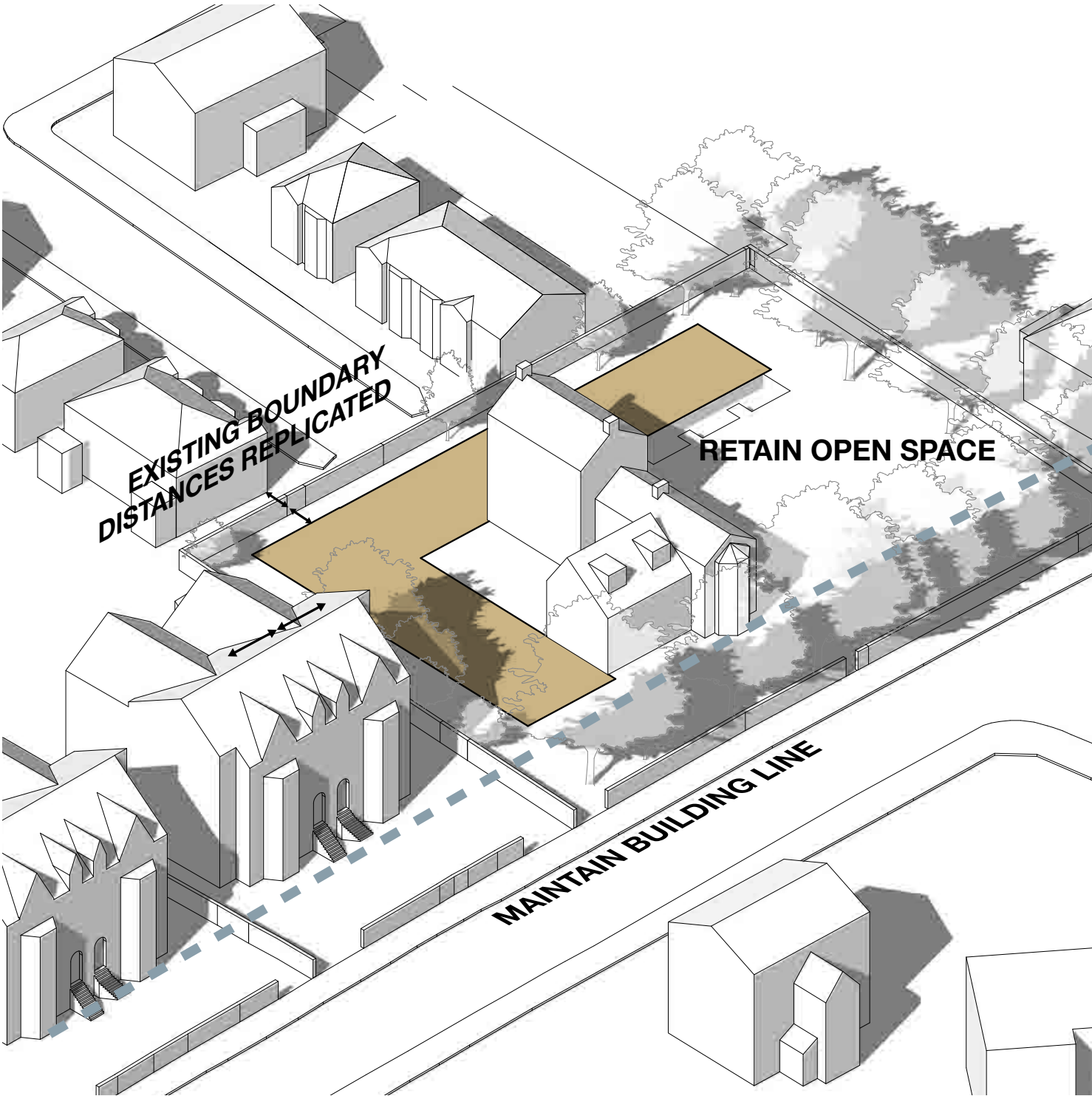
02. PROPOSALS
GROUND EXCAVATED TO FORM SEMI BASEMENT TO TIE IN WITH EXISTING HOUSE.



02
DESIGN
STRATEGY

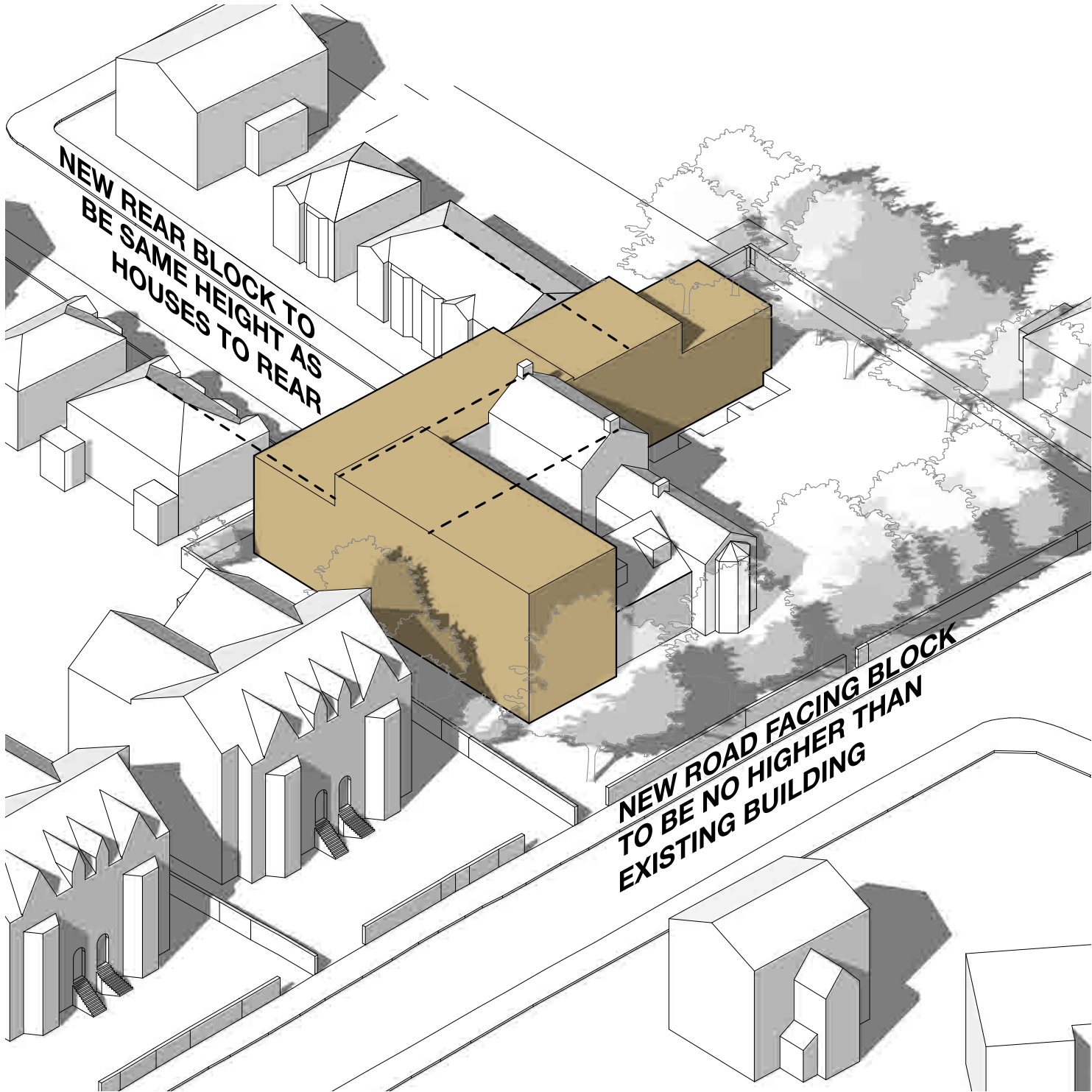
03. LAYOUT

NEW BUILDING FOOTPRINT ESTABLISHED FROM SITE CONSTRAINTS.



04. SCALE

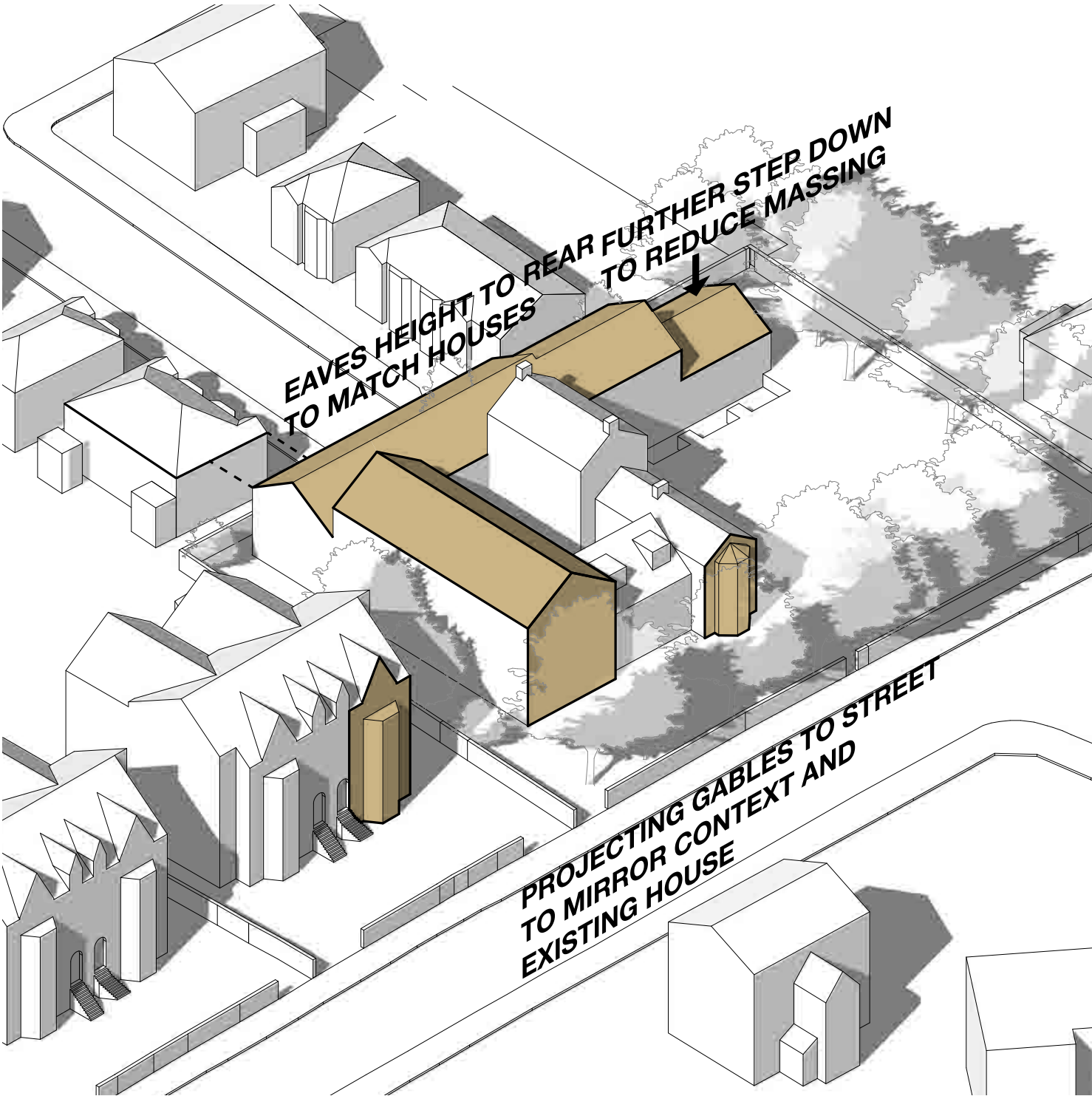
NEW REAR BLOCK TO BE SAME HEIGHT AS HOUSES TO REAR.



02
DESIGN
STRATEGY

05. FORM.

ROOFS ARE PITCHED AND ORIENTATED TO MATCH HE CONTEXT WITH PROJECTING GABLES FACING THE STREET.



06. USE

A MIX OF 1 AND 2 BED APARTMENTS ARE PROPOSED WITH 2 AND 3 BED MEWS HOUSES.



02
DESIGN
STRATEGY

07. DETAILS

BAY WINDOWS AND ROOF DORMERS ADDED TO REFERENCE CONTEXT.



08. MATERIALS

RED BRICK TO MATCH CONTEXT FOR NEW BUILD. EXISTING BUILDING RENDERED.



02 DESIGN STRATEGY

09. ACCESS / PARKING

HARD LANDSCAPING KEPT TO A MINIMUM. POROUS FINISHES PROPOSED.



10. AMENITY SPACE

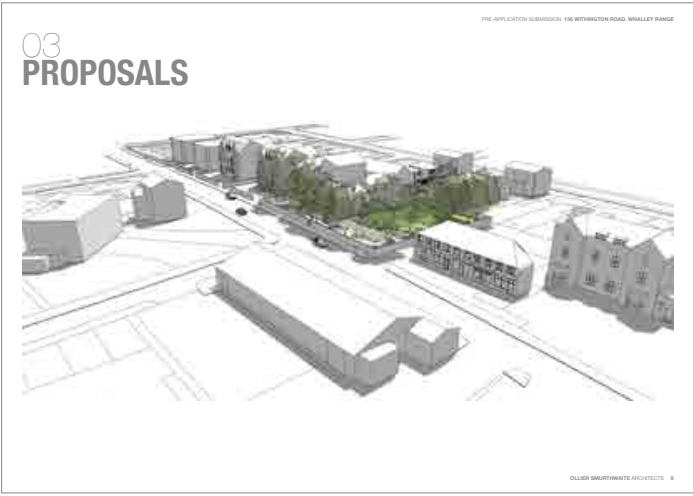
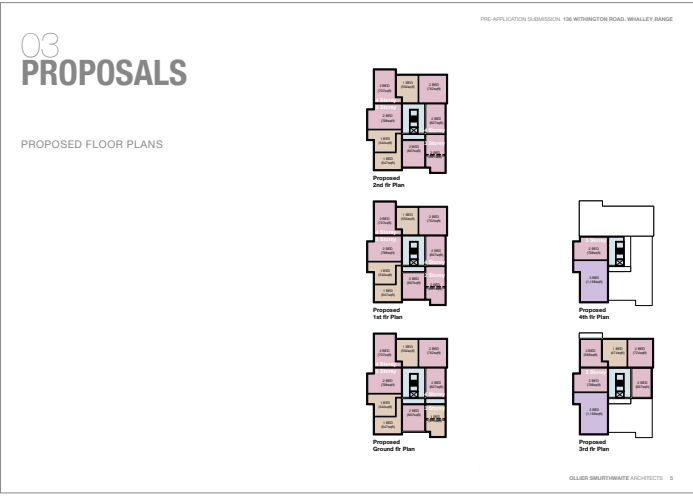
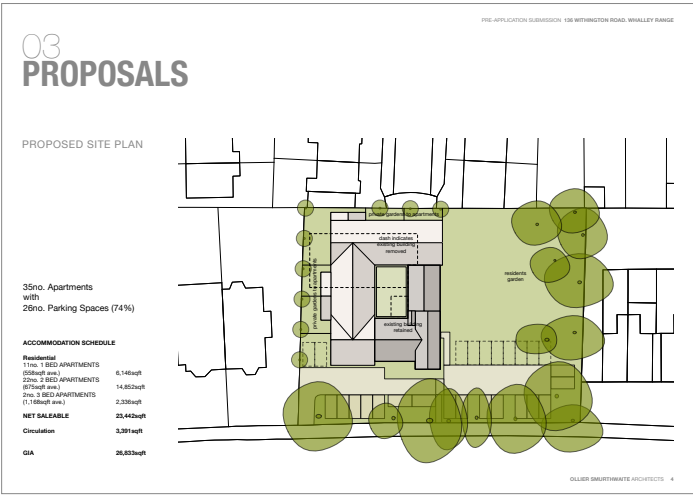
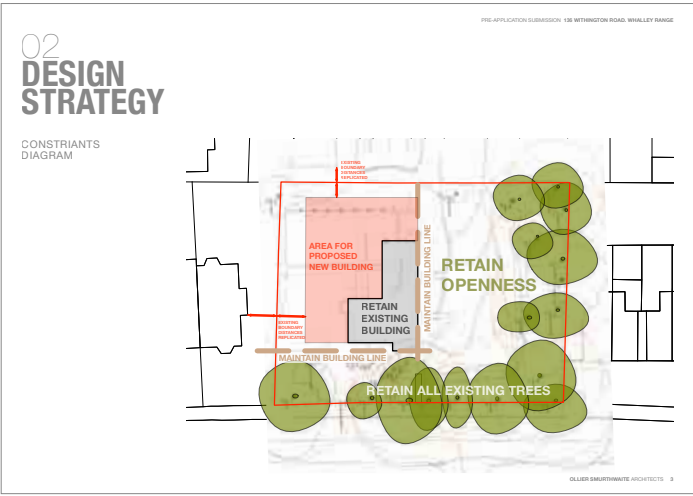
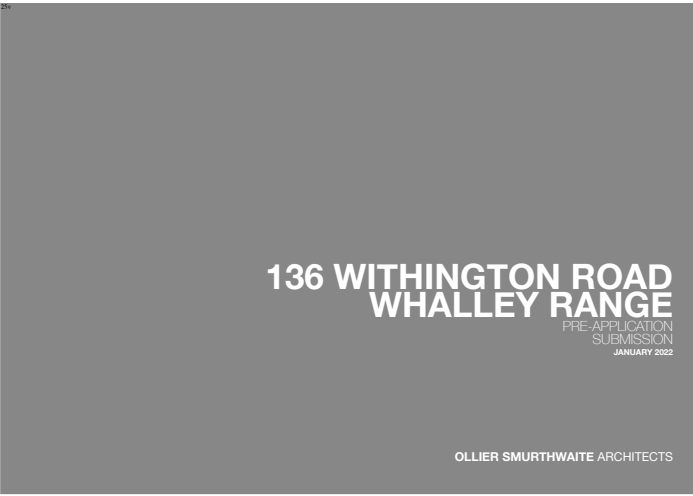
GROUND FLOOR APARTMENTS AND MEWS HOUSES HAVE PRIVATE GARDENS. A SHARED COMMUNAL GARDEN SPACE IS PROVIDED AT THE FRONT OF THE SITE.



02
DESIGN
STRATEGY

PRE-APPLICATION 1

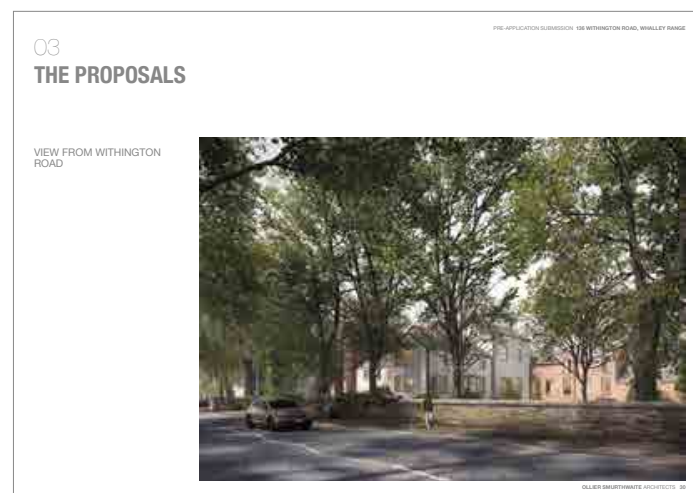
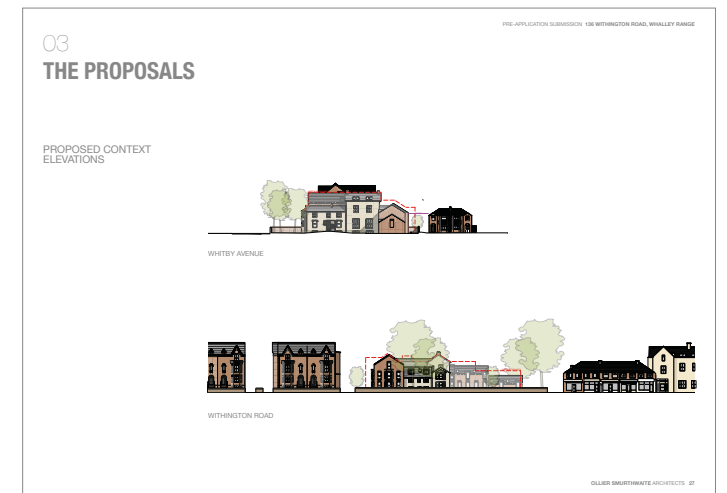
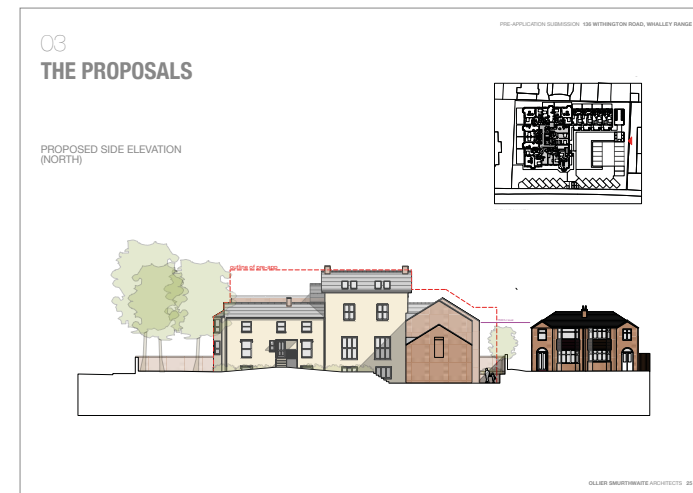
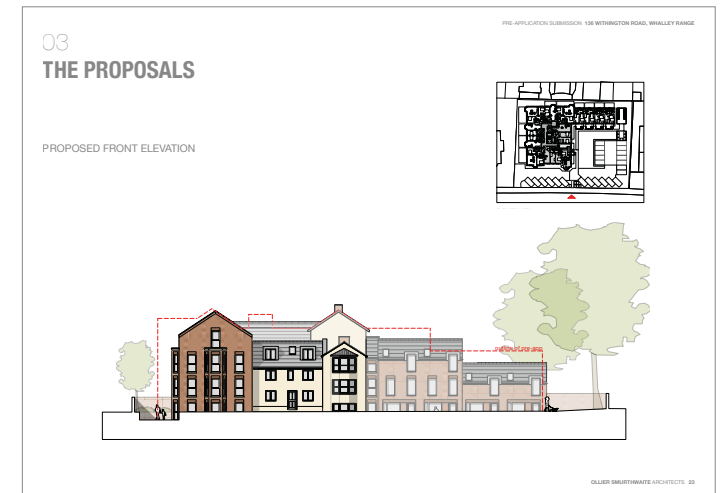
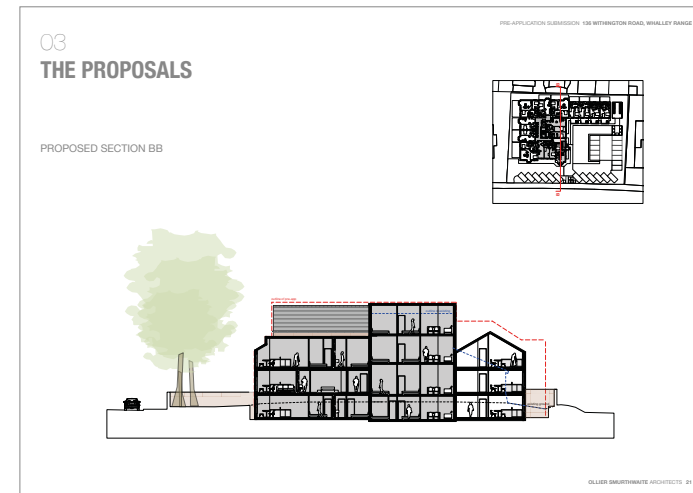
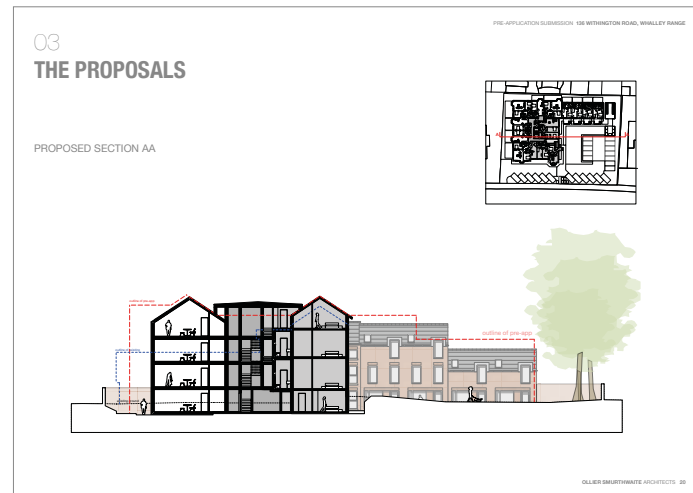
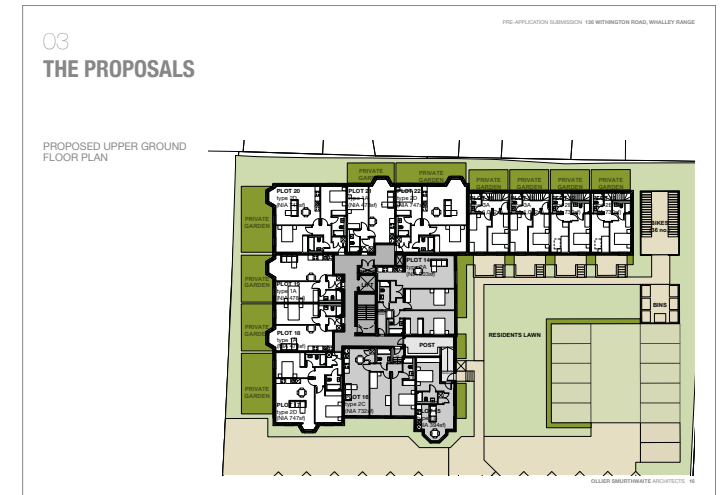
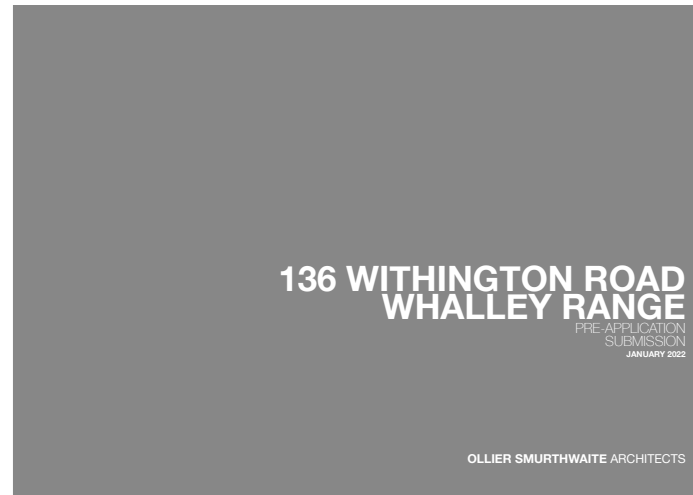
- Following a previous scheme by another architect to demolish the existing building OSA presented a scheme that retained the existing building.
- Lower parking provision is acceptable.
- It was explained that the quantum of development was required by make scheme viable.
- The heights of the new buildings were considered too tall. It was suggested that encroaching further north into the green space would be acceptable if it reduced the heights of the new buildings to be no more than the existing house. OSA to prepare massing options.



02 DESIGN STRATEGY

PRE-APPLICATION 2

- It was proposed that the amount of existing fabric retained would be very minimal and that the existing house could be rebuilt to look the same.
- MCC confirmed that they would want to see as much fabric retained as possible.
- The entrance porch should be redesigned.
- The design was considered better than the previous submission and MCC would have to take a planning balance view on quantum of development versus the retention of a heritage asset.



02 DESIGN STRATEGY

PUBLIC CONSULTATION 1

The first consultation event was held on site. The majority of local residents supported the proposals. The site suffers from a lot of anti-social behaviour and the proposals would resolve that issue.

Concerns were raised by the residents on Whitby Avenue about the size of the development and whether they would be overlooked.

Three options were presented at the event and most showed support for option 3 which had a larger footprint but was lower in height.

HISTORIC CONTEXT

WHALLEY RANGE

In the 1830's, prominent banker and industrialist Samuel Brooks had a grand plan to build "a desirable estate for gentlemen and their families" for the wealthy who wanted to live in the countryside, but still be close to Manchester.

Brooks bought 39 acres of land from Robert Fielden, called Oak Farm and then acquired 42 acres from the Egerton Estate. He drained the land which had been farms and clay pits. Then built the tree-lined avenues including Withington Road, Upper Chorlton Road, Dudley Road and Whalley Road and populated them with handsome villas including one for himself. Individual building plots were also sold with strict rules to ensure the new homes matched Brooks' vision for the area.

He named the estate Whalley Range after his childhood home Whalley in Lancashire and it was one of the city's first planned suburbs.

Whalley Range remained a middle class suburb until the mid-20th Century, when opportunistic landlords bought many of the large Victorian villas and turned them into bedsits. In more recent times, following regeneration investment, families have started moving back into the area, joining the established and diverse community.



VIEWS AVISON YOUNG OLLIER SMURTHWAITE ARCHITECTS

136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION 1

SITE CONTEXT

WALTON COTTAGE

NELLO JAMES CENTRE

The house can be seen on early maps from 1848, where it is called Rose Cottage, it is in a rural setting and may originally have been a small farm cottage.

In 1887 Emma Ann Richardson acquired the house and moved in with her husband in 1901. They may have added the north wing to the cottage during this time, upgrading the house from a simple farm cottage to a larger family home.

From 1914-16 the British Red Cross used the building as an auxiliary hospital, providing beds for 15 patients, before moving to larger premises at Sunnyside House on College Road.

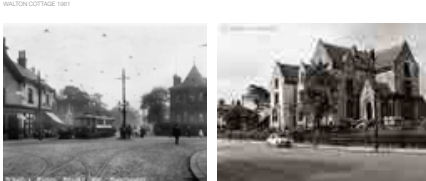
Records are not very clear but it is understood the British Red Cross owned the building up to 1971 when it was purchased by the Walton Cottage Education Trust, with funds provided by Vanessa Redgrave and it became known as the Nello James Centre.

The centre was named in honour of Ms Redgrave's good friend C.L.R. James, a West Indian born cultural historian, cricket writer and political activist and a leading figure in the Pan-African movement.

The centre was described as the "free university". Evening classes in a wide range of subjects were offered, legal advice was offered to the community, there was a second-hand furniture shop, Sunday morning food market and artist's market.

The Nello James Centre and its heritage is a point of cultural importance to the community in Whalley Range and is a source of inspiration and many memories for those who used it. The centre closed approximately 10 years ago and fell into disrepair. In 2015 the community organised to try and acquire the centre but unfortunately were unsuccessful.

When they sold the building, we understand the Walton Cottage Education Trust planned to reinvest any profits from the sale back into community facilities. We have spoken to and written to the Walton Cottage Education Trust, they recently replied to our enquiries and told us about new premises on Strefford Rd where they plan to re-provide some of the facilities that existed in the Nello James Centre. Further information about the Trust can be found on the Charities Commission website.



VIEWS AVISON YOUNG OLLIER SMURTHWAITE ARCHITECTS

136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION 2

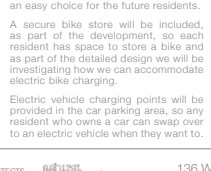
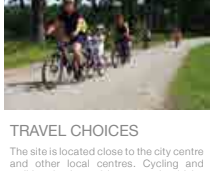
SITE CONTEXT

ARCHITECTURAL CHARACTER

The architectural character of the site is dictated by the origins of the area dating back to Samuel Brooks' plan for Whalley Range. Large semi-detached houses and terraced rows, many three or more storeys, still exist and these building types define the architectural character of the area together with the gardens and mature trees that surround them.

Red brick, red/orange brick, yellow brick and stone details are all common materials in Whalley Range as well as large bay windows, projecting bays and gables.

Many houses in the area are three or more storeys or have had lofts converted and dormers added to provide extra floor area. Large driveways, front and rear gardens are common in the area that aligns with the traditional design of avenues lined with mature planting.



VIEWS AVISON YOUNG OLLIER SMURTHWAITE ARCHITECTS

136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION 3

SITE CONSTRAINTS

Before we started to consider any proposals for the site we carried out a constraints study.

The historic importance of the existing building and the longevity of its existence in this location made retaining the building a primary requirement of any new proposals.

The site located in a conservation area and the existing mature trees give the site a unique character so retaining all the trees of any quality and value is also very important.

The Northern end of the site isn't built on and this openness is a unique character of the site. It also signifies where the historic front entrance of the building was.

There is an established building line along Withington Road which we feel is important to maintain.

The spacing and gaps between buildings within the conservation area are also important so any new buildings should respect these distances from building to site boundary to maintain separation between buildings.

This constraints study, along with the historic and contextual analysis, have informed how the site might be redeveloped.



VIEWS AVISON YOUNG OLLIER SMURTHWAITE ARCHITECTS

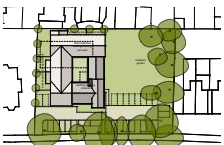
136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION 4

INITIAL PROPOSALS

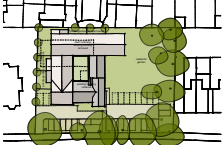
OPTION 1

- Smallest footprint.
- Tallest ridge height matches neighbouring 5 storey dwellings on Withington Road.
- Maximises green space.



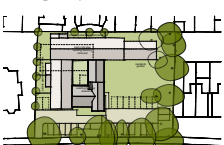
OPTION 2

- Larger footprint.
- Ridge blends with surroundings on all sides.
- Retain most of the green space.



OPTION 3

- Largest footprint.
- Low ridge height complements properties to Whitby Avenue.
- Reduced green space.



VIEWS AVISON YOUNG OLLIER SMURTHWAITE ARCHITECTS

136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION 5

ENVIRONMENTAL MEASURES

We propose to implement environmental measures which are focused on minimising carbon emissions and maintaining the rich ecological value of the site.

HOT WATER

Hot water will be provided by highly efficient air source heat pumps. The pumps are powered by electricity and while the national grid is not yet fully renewable, the government has set a target for this to happen by 2035.

SUPER INSULATED HOMES

The new homes will benefit from very high levels of insulation to the walls, windows, floors and roofs. This will have a big carbon benefit compared to existing homes and will significantly reduce heating bills.

PHOTOVOLTAIC ROOF PANELS & RENEWABLE ELECTRICITY

Some of the proposed roof area is south facing and may be suitable for installing solar PV panels. The panels convert the sun's energy into electricity for the building and reduces our reliance on the national grid. As we progress the detailed design we will investigate if we can install PV panels.

RECYCLING MATERIALS & LOW EMBODIED CARBON

We plan to recover bricks and other building materials such as roof slates for reuse in our development where possible.

We will be targeting the use of other materials with low embodied carbon such as timber. The facades of any new building are likely to be in brick, to blend in with the existing surroundings. New bricks have a relatively high Carbon footprint but as we plan for the building to last for two hundred years, the initial carbon footprint is not as significant.

ECOLOGY

Thanks to the existing large mature trees, the site benefits from a rich ecology and it is our responsibility to protect it and look at how we can enhance it.

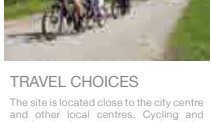
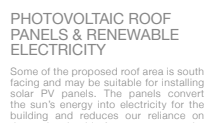
We will investigate installing nesting boxes and planting a range of flowers and shrubs that support insects and bees. We may even introduce a natural pond to enhance the ecology of the site.

TRAVEL CHOICES

The site is located close to the city centre and other local centres. Cycling and walking for lots of journeys should be an easy choice for the future residents.

A secure bike store will be included, as part of the development, so each resident has space to store a bike and as part of the detailed design we will be investigating how we can accommodate electric bike charging.

Electric vehicle charging points will be provided in the car parking area, so any resident who owns a car can swap over to an electric vehicle when they want to.



VIEWS AVISON YOUNG OLLIER SMURTHWAITE ARCHITECTS

136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION 6

02 DESIGN STRATEGY

PUBLIC CONSULTATION 2

The second consultation was posted online. The majority (7/10) of the respondents supported the proposals. The main objection is from neighbours at Whitby Avenue, concerned with overlooking, noise and daylight/sunlight.

As a result of this the client commissioned a technical statement on daylight and sunlight and overlooking to ensure the proposals comply with policy.

INTRODUCTION

136 WITHINGTON ROAD, WHALLEY RANGE

We held our first public consultation for 136 Withington Road in May 2022 both in person and online.

The feedback we received was supportive of our vision to create new homes on the site, keeping the existing building and potentially adding to it with new buildings, and retaining the mature trees.

The information we are providing here is to inform you of how our plans have evolved towards the scheme we want to submit for planning.

We have included information on the history of the area and the building, for anyone who may have missed our first consultation.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

HISTORIC CONTEXT

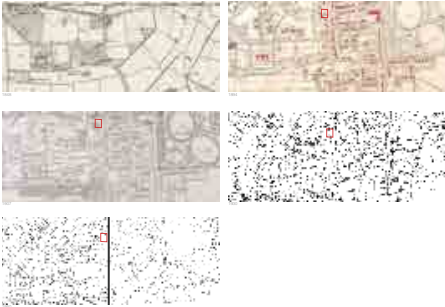
WHALLEY RANGE

In the 1820s, prominent banker and industrialist Samuel Brooks had a grand plan to build "a desirable estate for gentlemen and their families" for the wealthy who wanted to live in the countryside, but still be close to Manchester.

Brooks bought 59 acres of land from Robert Foden, called Oak Farm and then acquired 42 acres from the Egerton Estate. He drained the land which had been farms and clay pits. Then built the two-story houses including Withington Road, Upper Church Road, Sadler Road and Whalley Road and surrounded them with handsome building plots were also sold with strict rules to ensure the new homes retained Brooks' vision for the area.

He named the estate Whalley Range after his childhood home Whalley in Lancashire and it was one of the city's first planned suburbs.

Whalley Range remained a middle class suburb until the mid-20th Century, when opportunistic landlords bought many of the large Victorian villas and turned them into blocks of more modest, three-storey terraced houses. Some of these "slum" houses had started moving back into the area, joining the established and diverse community.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

SITE CONTEXT

WALTON COTTAGE
NELLO JAMES CENTRE

The house can be seen on early maps from 1848, where it is called Rose Cottage. It is a small cottage and may originally have been a small farm cottage.

In 1887 Emma Ann Richardson acquired the house and moved in with her husband in 1907. They may have added the north wing to the cottage during this time, turning the house from a simple farm cottage to a larger family home.

From 1914-16 the British Red Cross used the building as an auxiliary hospital, providing beds for 15 patients, chosen mostly for larger premises at Burnside House on Church Road.

Records are not very clear but it is understood the British Red Cross owned the building up to 1971 when it was purchased by the Walton College Education Trust, with funds provided by Vanessa Rodgrave and it became known as the Nello James Centre.

The centre was named in honour of Mrs Rodgrave's good friend C.L. James, a first Indian born cultured Indian, cricket writer and political activist and a leading figure in the Pan-African movement.

The centre was described as the "free university." Evening classes in a wide range of subjects were offered, legal advice was offered to the community, there was a second-hand furniture store, Sunday morning food market and artist's market.

The Nello James Centre and its heritage is a point of cultural importance to the community in Whalley Range and is a source of inspiration and many memories for those who used it. The centre closed approximately 10 years ago and fell into disrepair. In 2019 the community organised to try and acquire the centre but unfortunately were unsuccessful.

When they sold the building, we understood the Walton College Education Trust planned to convert any profits from the sale back into community facilities. We have spoken to and written to the Walton College Education Trust. They recently replied to our enquiries and told us about new premises on Elmfield Rd where they plan to re-provide some of the facilities that existed in the Nello James Centre. Further information about the Trust can be found on the Charities Commission website.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

SITE CONTEXT

ARCHITECTURAL CHARACTER

The architectural character of the site is defined by the regime of the area dating back to Samuel Brooks' plan for Whalley Range. Large semi-detached houses and terraced rows, many three or more stories, still exist and these building types define the architectural character of the area together with the gardens and mature trees that surround them.

Red brick, red/terracotta brick, yellow brick and stone details are all common materials in Whalley Range as well as large bay windows, projecting bays and gables.

Many houses in the area are three or more stories or have had lifts converted and dormers added to provide extra floor area. Large driveways, front and rear gardens are common in the area that align with the traditional design of avenues lined with mature planting.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

SITE CONSTRAINTS

Before we started to consider any proposals for the site we carried out a constraints study.

The historic importance of the existing building and the longevity of its existence made keeping the building the major requirement for our proposals.

The site is in a conservation area and the existing mature trees provide its unique character, so keeping all the trees of any quality and value is very important.

The northern part of the site is open and has not been built on, and it was where the historic front entrance of the building was.

There is an established building line along Withington Road which we feel is important to maintain.

The spacing and gaps between buildings within the conservation area are important so any new building should respect these distances from building to site boundary to maintain separation between buildings.

This constraints study, along with the historic and contextual analysis, have informed how the site might be redeveloped.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

PROPOSED SITE PLAN

Our emerging proposals for 136 Withington Road include:

- Adding a new L-shaped wing wrapping around the retained building to create 28 new one and two bedroom apartments and creating four new townhouses with private rear gardens.
- Car parking will be provided for approximately 40% of the new homes, which is in line with Manchester City Council planning policies. Cycle parking will also be provided for every home.
- There will be a communal lawn area and all the mature trees will be retained.
- The scale and height of the new L-shaped wing has been carefully considered, it steps down along the boundary with Whitby Avenue, respecting the lower scale of the houses on this street.
- The placement of new windows has also been given careful consideration to minimise overlooking.
- A number of new trees will be planted along the south and west boundary to enhance the ecology of the site.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

ENVIRONMENTAL MEASURES

We propose to implement environmental measures which are focused on minimising carbon emissions and maintaining the rich ecological value of the site.

SUPER INSULATED HOMES

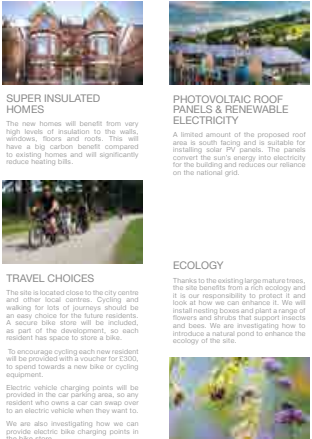
The new homes will benefit from very high levels of insulation to the walls, windows, doors and roofs. This will have a big carbon benefit compared to existing homes and will significantly reduce heating bills.

TRAVEL CHOICES

The site is located close to the city centre and other local centres. Cycling and walking for lots of journeys should be an easy choice for the future residents. A secure bike store will be included, as part of the development, so each resident has space to store a bike.

To encourage cycling each new resident will be provided with a voucher for £200, to spend towards a new bike or cycling equipment.

Electric vehicle charging points will be provided in the car parking area, so any resident who owns a car can swap over to an electric vehicle when they want to. We are also investigating how we can provide electric bike charging points in the bike store.



RECYCLING MATERIALS & LOW EMBEDDED CARBON

We plan to recover bricks and other building materials such as roof slates for reuse in our development where possible.

We will be targeting the use of other materials with low embedded carbon such as timber. The feasibility of any new building are likely to be in brick, to blend in with the existing surroundings. However, we have a sustainable carbon footprint but as we plan for the building to last for two hundred years, the initial carbon footprint is not as significant.

PHOTOVOLTAIC ROOF PANELS & RENEWABLE ELECTRICITY

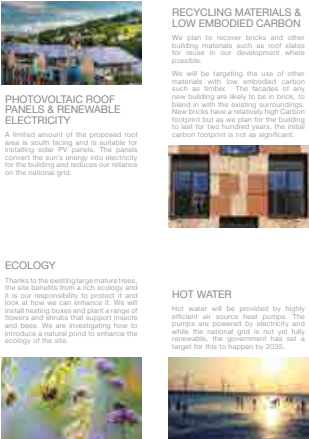
A limited amount of the proposed roof area is south facing and is suitable for installing solar PV panels. The panels convert the sun's energy into electricity for the building and reduces our reliance on the national grid.

ECOLOGY

Thanks to the existing large mature trees, the site benefits from a rich ecology and it is our responsibility to protect it and look at how we can enhance it. We will install nesting boxes and plant a range of flowers and shrubs that support insects and birds. We are investigating how to introduce a natural pond to enhance the ecology of the site.

HOT WATER

Hot water will be provided by highly efficient air source heat pumps. The pumps are powered by electricity and since the national grid is not yet fully renewable, the government has set a target for this to happen by 2035.



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

VISUALISATION

VIEW FROM RESIDENTS LAWN



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

VISUALISATION

VIEW FROM WITHINGTON ROAD



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

VISUALISATION

VIEW FROM WITHINGTON ROAD



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

VISUALISATION

VIEW FROM WHITBY AVENUE



136 WITHINGTON ROAD, WHALLEY RANGE

PUBLIC CONSULTATION

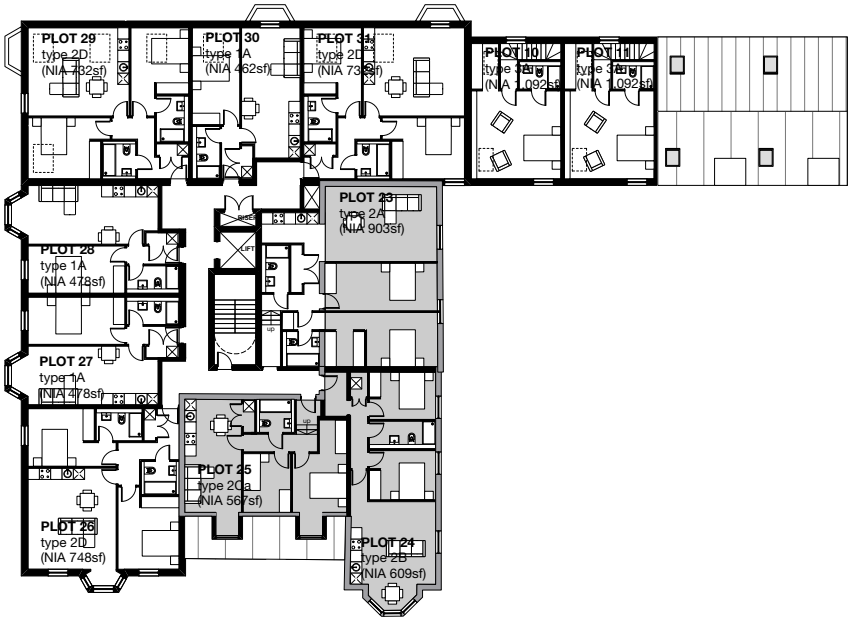
03
THE PROPOSALS

PROPOSED SITE PLAN

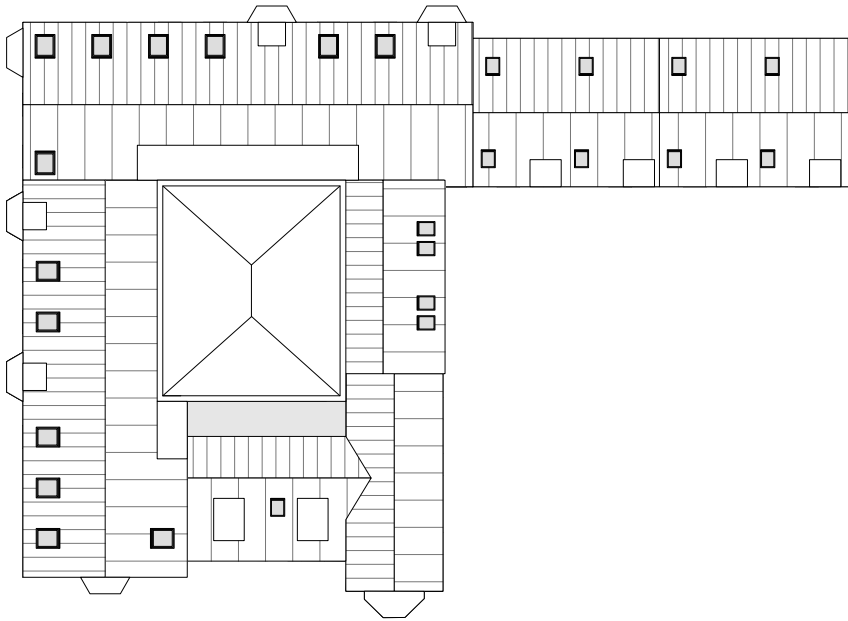


03
THE PROPOSALS

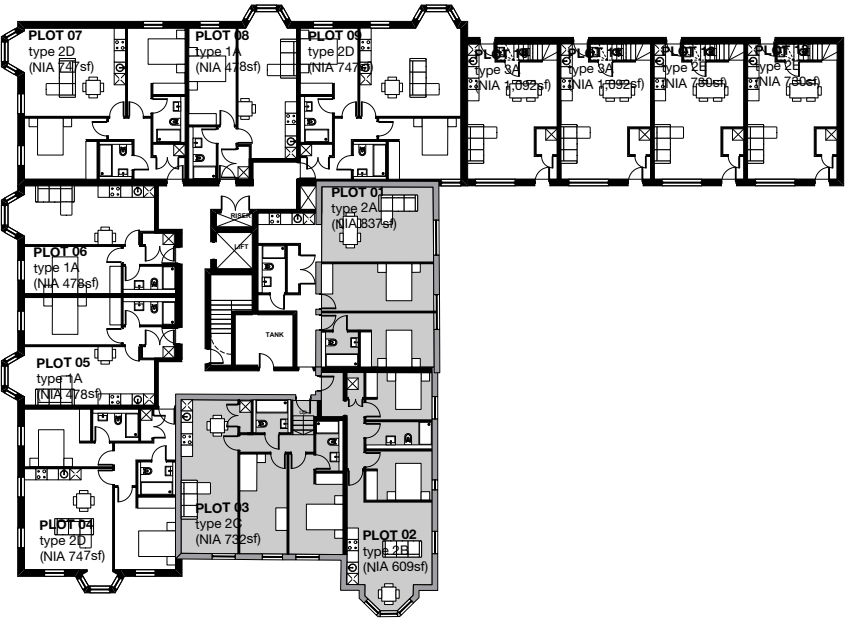
PROPOSED FLOOR PLANS



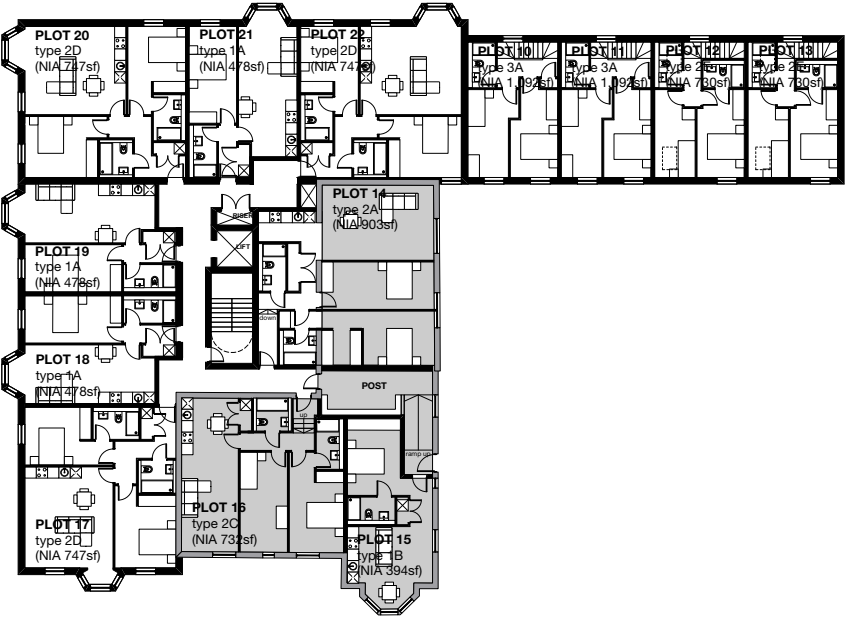
FIRST FLOOR PLAN



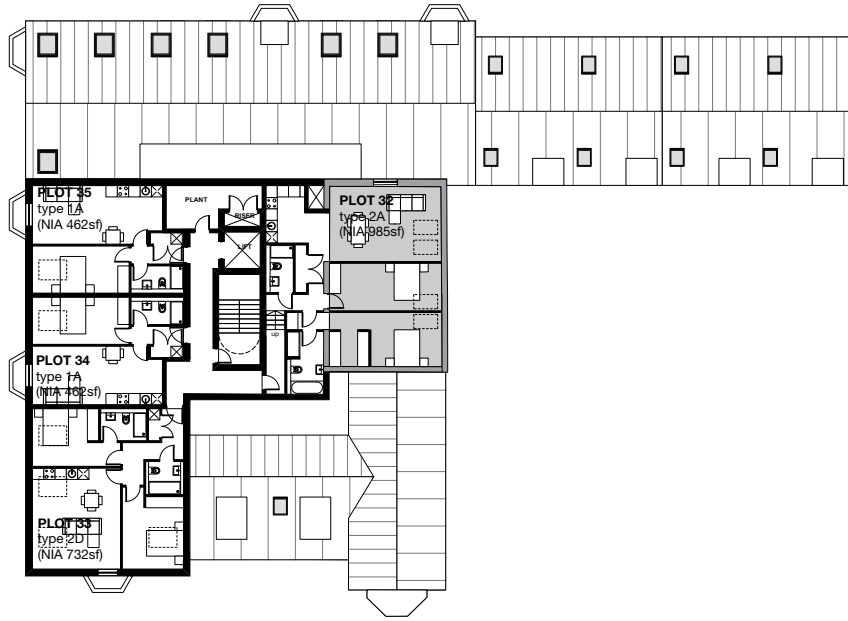
ROOF PLAN



LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN



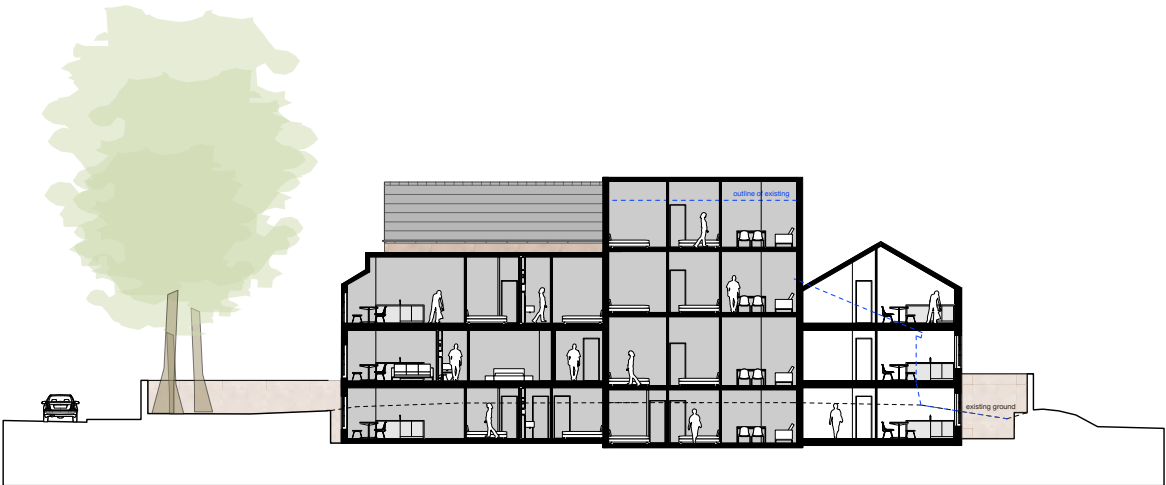
SECOND FLOOR PLAN

03
THE PROPOSALS

PROPOSED SECTIONS



SECTION AA



SECTION BB



SECTION CC

03
THE PROPOSALS

PROPOSED ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

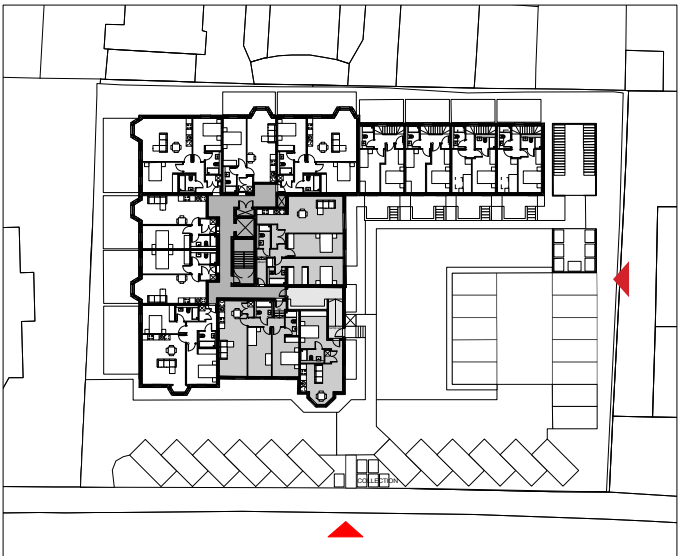


03
THE PROPOSALS

PROPOSED CONTEXT
ELEVATIONS



WHITBY AVENUE



ELEVATION KEY

N



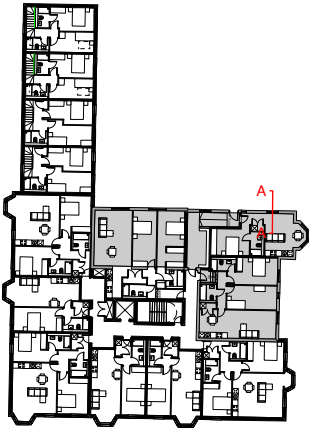
WITHINGTON ROAD

03
THE PROPOSALS

SECTION DETAIL
EXISTING FACADE

MATERIALS KEY

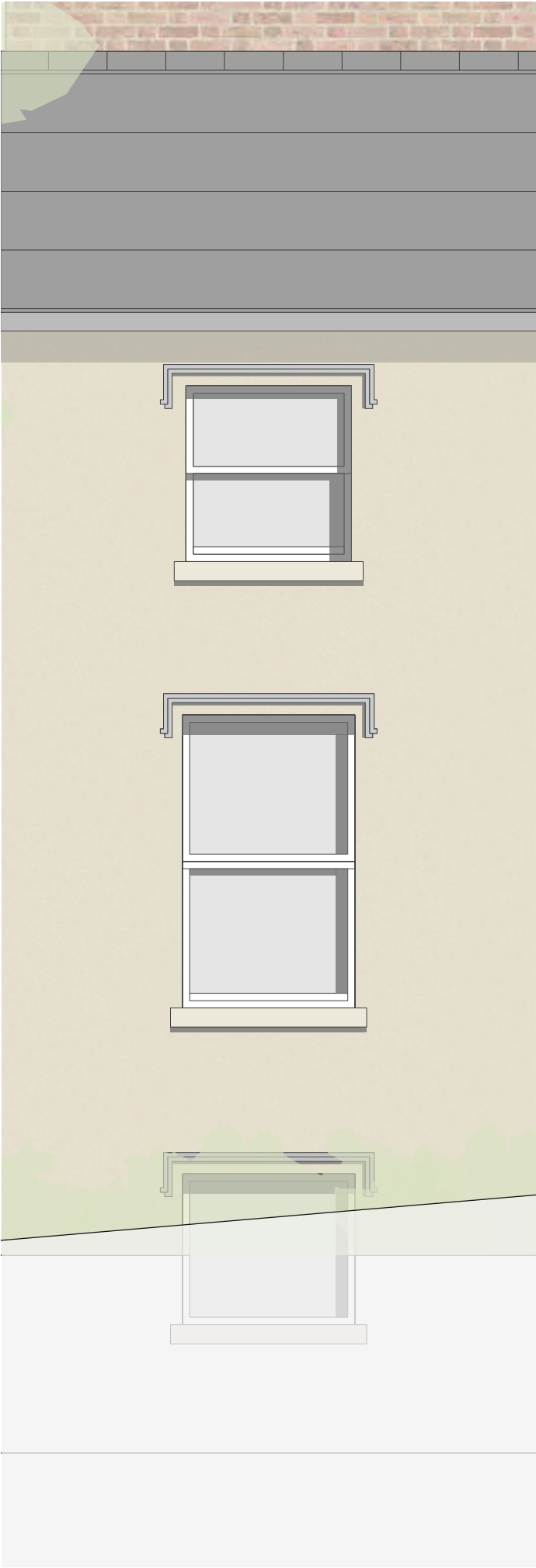
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- 2. TEGULA CONCRETE PAVERS
- 3. EXISTING BRICKWORK RETAINED
- 4. RED BRICK
- 5. EXISTING STONE SILL RETAINED
- 6. NEW STONE SILL
- 7. EXISTING RENDER REMOVED AND REPLACED WITH NEW TO MATCH EXISTING
- 8. INSULATED PLASTERBOARD LINING
- 9. REPLACEMENT TIMBER FRAMED WINDOW
- 10. HOODMOULD REPAIDRED AND REFIXED
- 11. NEW TIMBER FLOOR JOISTS
- 12. NEW TIMBER ROOF JOIST
- 13. NEW RAINWATER GOODS TO MATCH EXISTING
- 14. CONSERVATION ROOFLIGHT
- 15. EXISTING SLATES RETAINED AND REUSED
- 16. SLATE ROOF
- 17. REPLACEMENT / NEW TIMBER FRAMED WINDOW



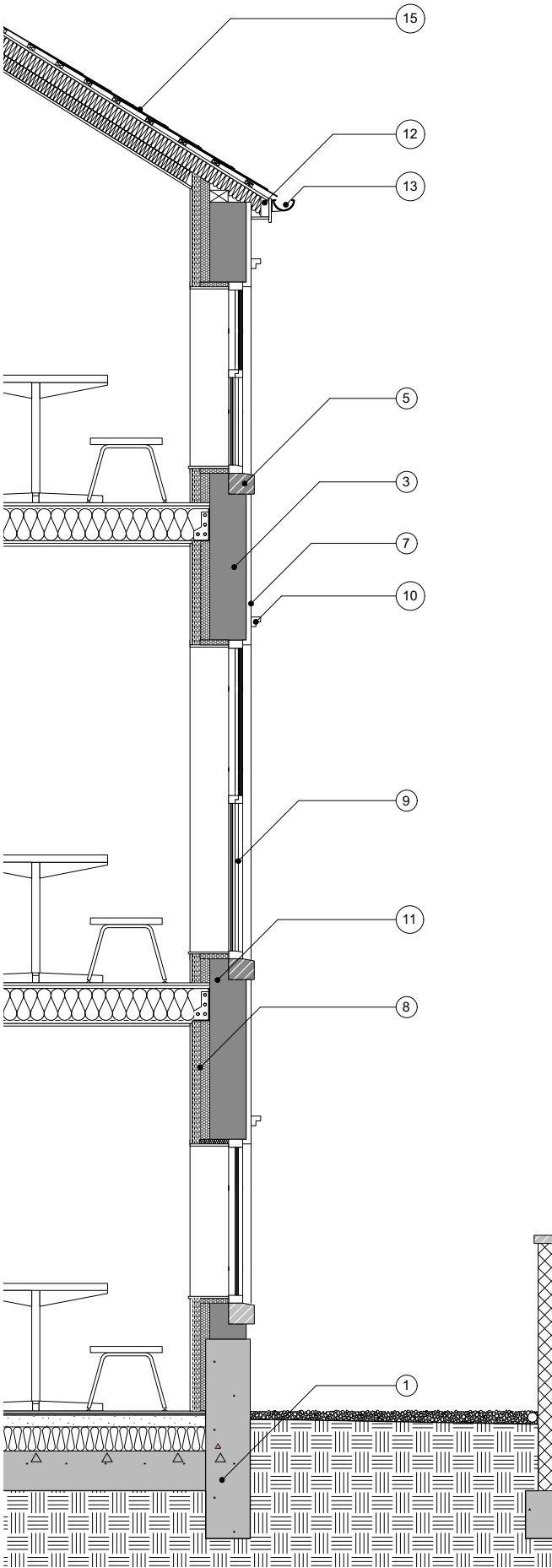
KEY PLAN - UPPER GROUND FLOOR
1:400@A1



KEY ELEVATION - SIDE ELEVATION NORTH
1:400@A1



NORTH ELEVATION DETAIL
1:20@A1



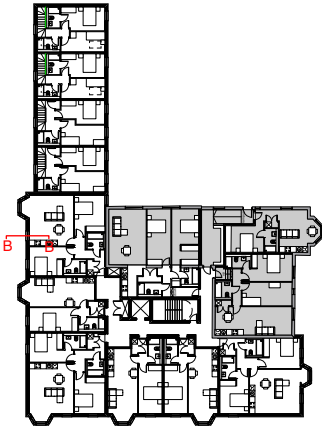
DETAIL SECTION AA
1:20@A1

03
THE PROPOSALS

SECTION DETAIL
NEW BUILD

MATERIALS KEY

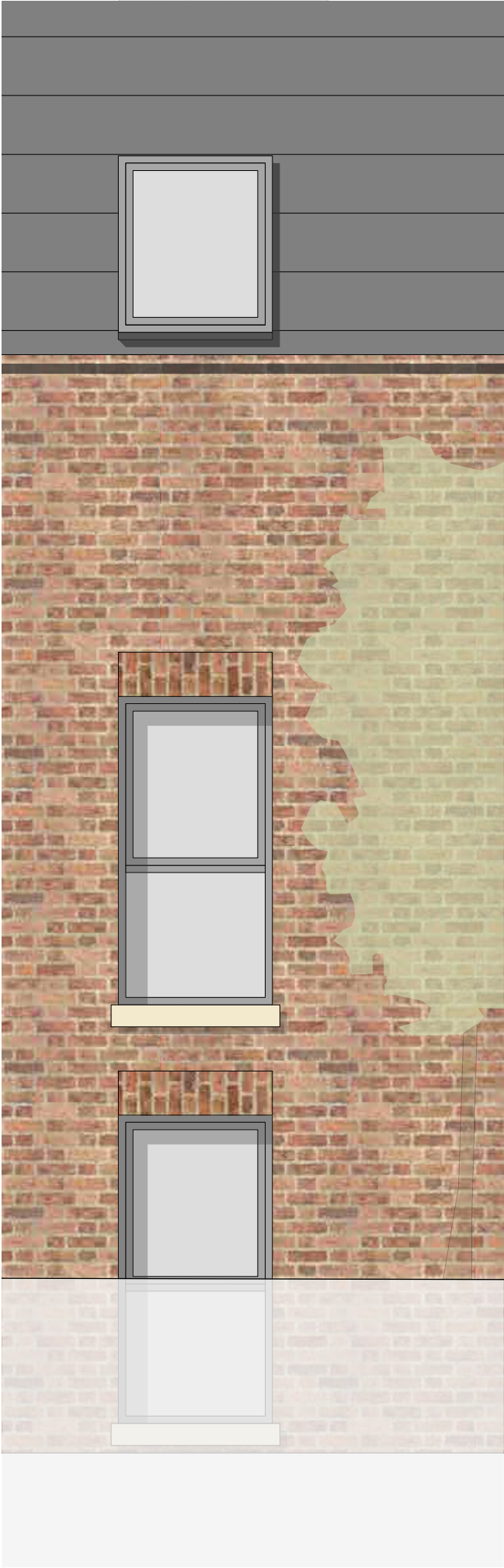
- 1. UNDERPINNED CONCRETE FOUNDATIONS
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KEY PLAN - UPPER GROUND FLOOR
1:400@A1

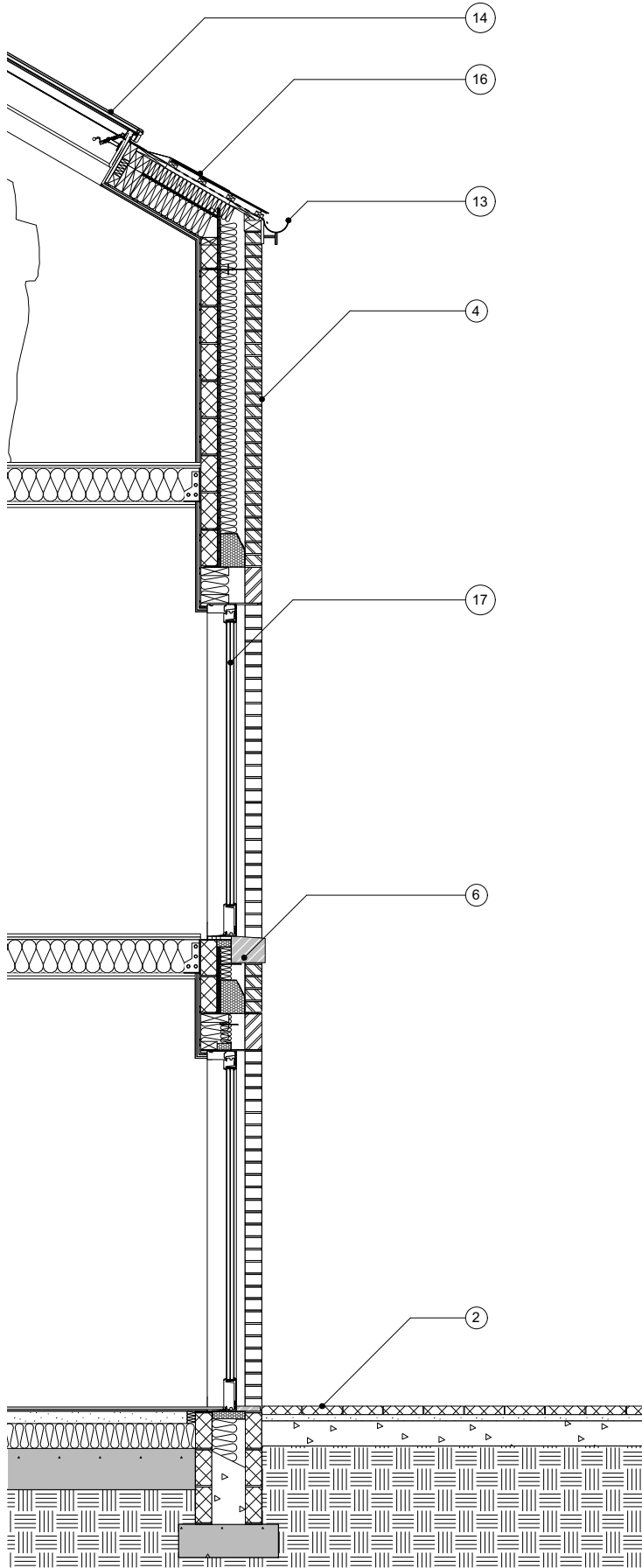


KEY ELEVATION - REAR ELEVATION WEST
1:400@A1



NORTH ELEVATION DETAIL
1:20@A1

- 15. EXISTING SLATES RETAINED
- 16. SLATE ROOF
- 17. REPLACEMENT / NEW TIMBER FRAMED WINDOW



DETAIL SECTION BB
1:20@A1

03 THE PROPOSALS

DESIGN EXPLANATION

BAY WINDOWS

The existing building and many other buildings in Whalley Range Conservation Area have canted bay windows. Other properties on Withington Road have three storey bay windows on the front, rear and side elevations. 138 Withington Road has a 4 storey bay window to the rear.



DORMER WINDOWS

Several of the neighbouring properties on Withington Road display both flat and gabled dormers.



RED BRICK

All of the buildings on Whitby Avenue and many in the conseration area are red brick. The new build elemnts are red brick to maintain the character of the area and enhance the significance of the existing building with contrasting finish.



03
THE PROPOSALS

PROPOSED SERVICING PLAN

- 1) RESIDENTIAL BIN STORE:**
RESIDENTS DEPOSIT REFUSE IN 1100L EXTERNAL BIN STORES.
- 2) COLLECTION POINT (APARTMENTS):**
ON COLLECTION DAY BUILDING MANAGEMENT TAKE BINS TO BIN COLLECTION POINT
- 3) COLLECTION:**
COLLECTOR TO WHEEL CONTAINER TO COLLECTION VEHICLE

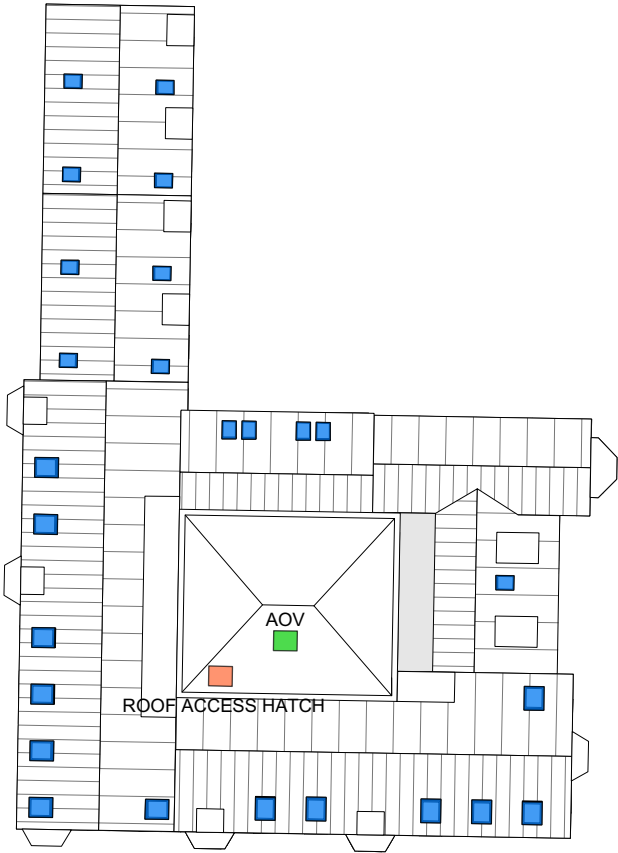


Retaining the existing house and front entrance presents a number of challenges with achieving 100% level access. The existing front door is elevated from the outside ground level. This is overcome by providing a covered platform lift outside. Level access is provided through the building to the lift which serves all floors. Some of the plots (3, 14, 16, 23, 25, 32) require further steps within the apartment.



03
THE PROPOSALS

PROPOSED MAINTENANCE
PLAN



ROOF PLAN
1:200

■ CENTRE PIVOT ROOF LIGHTS
■ ALL WINDOWS ON FACADES WILL BE CLEANED BY POLE. POLE CLEANING CAN REACH UP TO 19M.



SOUTH ELEVATION
1:200



NORTH ELEVATION
1:200



WEST ELEVATION
1:200



EAST ELEVATION
1:200

03
THE PROPOSALS

MATERIALS
ROOFS & ROOF LIGHTS

Materials are chosen to compliment the existing buildings in local area. The roof material is proposed as a fibre cement tile in a slate grey colour. Rooflights are to be fitted flush with the roof profile.

The flat roof behind the parapet is to be a modular sedum roof with additional planters containing planting to further enhance the biodiversity of the scheme.

Parapet walls are topped with a cast stone coping above a soldier course brick detail.



RESIDENTIAL ROOFS - CEMBRIT
JUTLAND FIBRE CEMENT ROOF SLATES

ROOF LIGHTS- FLUSH ROOF LIGHTS



CONSERVATION ROOFLIGHT



FIBRE CEMENT ROOF TILES TO HOUSES



CONSERVATION ROOFLIGHT FLUSH IN GREY TILED ROOF

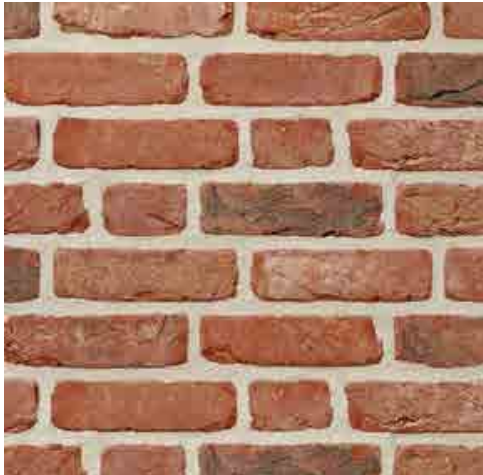
03
THE PROPOSALS

MATERIALS
EXTERNAL WALLS

Red brick has been chosen to complement the surrounding buildings. A red brick soldier course separates retail from residential and matching precast stone window header, cill and mullion add visual interest to the facades.



RENDER



RED BRICK



LIGHT RED BRICK



BRICK DORMER



BRICK SOLDIER COURSE



RENDER



RED BRICK WITH SOLDIER COURSE



PRECAST STONE HEADS AND MULLIONS

03
THE PROPOSALS

MATERIALS
WINDOWS AND SILLS



TRIPLE GLAZED TIMBER WINDOW



TIMBER FRAMED WINDOW



MODERN BAY WINDOW



MODERN BAY WINDOW

03 THE PROPOSALS

MATERIALS EXTERNAL WORKS

DESIGN AND ACCESS STATEMENT, 136 WITHINGTON ROAD, WHALLEY RANGE



PRIVATE GARDENS - TEGULA
CONCRETE BLOCK PAVING AND SETTS
IN 'SLATE'



DRIVEWAYS - ADDASET "MAPLE
GOLD" 6MM RESIN BOUND GRAVEL



MIX OF BUFF GRAVEL AND SLATE GREY SETTS/PAVERS



LOOSE CERNEY SHINGLE GRAVEL TO PARKING SPACES



BOUNDARY TREATMENTS - PARKLAND
FENCING



BOUNDARY TREATMENTS - 2M
VERTICAL CEDAR FENCING TO MATCH
TIMBER ELEMENTS ON HOUSES



OVERFLOW CARPARK - TOBERMORE
TURFSTONE GRASS PAVING SYSTEM



03 THE PROPOSALS

AERIAL VIEWS



03 THE PROPOSALS

VIEW FROM WITHINGTON
ROAD



03 THE PROPOSALS

VIEW FROM WITHINGTON
ROAD



03 THE PROPOSALS

VIEW FROM RESIDENTS LAWN



03 THE PROPOSALS

VIEW FROM WHITBY AVENUE

