

DESIGN & ACCESS STATEMENT

incorporating Heritage Statement

Application Site:

63 High Lane,
Chorlton-cum-Hardy,
Manchester
M21 9EE

Date:

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Revision: -

Contact:

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INTRODUCTION



Editional Studio have been appointed by the purchasers of 63 High Lane to lead the process of refurbishing and extending this family house.

The client presented a brief requiring the adaptation and refurbishment of the existing house to optimise their use and enjoyment of the building.

The proposed development can be described formally as:

‘Demolition of existing lean to extensions and replacement with one cohesive form. Underpinning of basement and creation of access to garden with landscaping. Upgrade to all existing timber windows and addition of internal wall insulation’

This document encompasses the Design, Access and Heritage considerations engaged by the project into a single, coherent, report and is arranged as:

- Introduction
- Analysis and assessment of the Wilbraham Lane / Edge Lane Conservation Area Conservation Area; the immediate townscape; and 63 High Lane
- Planning Context
- Summary of pre-application process
- Design - an explanation of the proposed works
- Summary

ANALYSIS & ASSESSMENT
The Wilbraham Lane /
Edge Lane Conservation Area



1840



1890



1910



1950

The National Planning Policy Framework (2012) at paragraph 128 sets out how an applicant should describe the significance of any heritage assets affected by a proposal, including any contribution to significance made by their setting, to form the basis for an assessment of impact.

At a regional level the Manchester Core Strategy Policy EN3 Heritage sets out in further detail how the city's heritage assets; the existing context, character and appearance of buildings and the townscape they collectively form should be understood, respected and where appropriate improved in any development proposals.

The following section of this report sets out such a description and assessment of the existing building in context, starting with the conservation area before focusing in upon High Lane.

The Wilbraham Road / Edge Lane Conservation Area was designated in 2005.

The Council's appraisal sets out the history of the development of the area, the resulting character and appearance. It also includes guidance as to how the Council will seek to guide new development to ensure that the identified character and appearance is preserved and, where possible, enhanced.

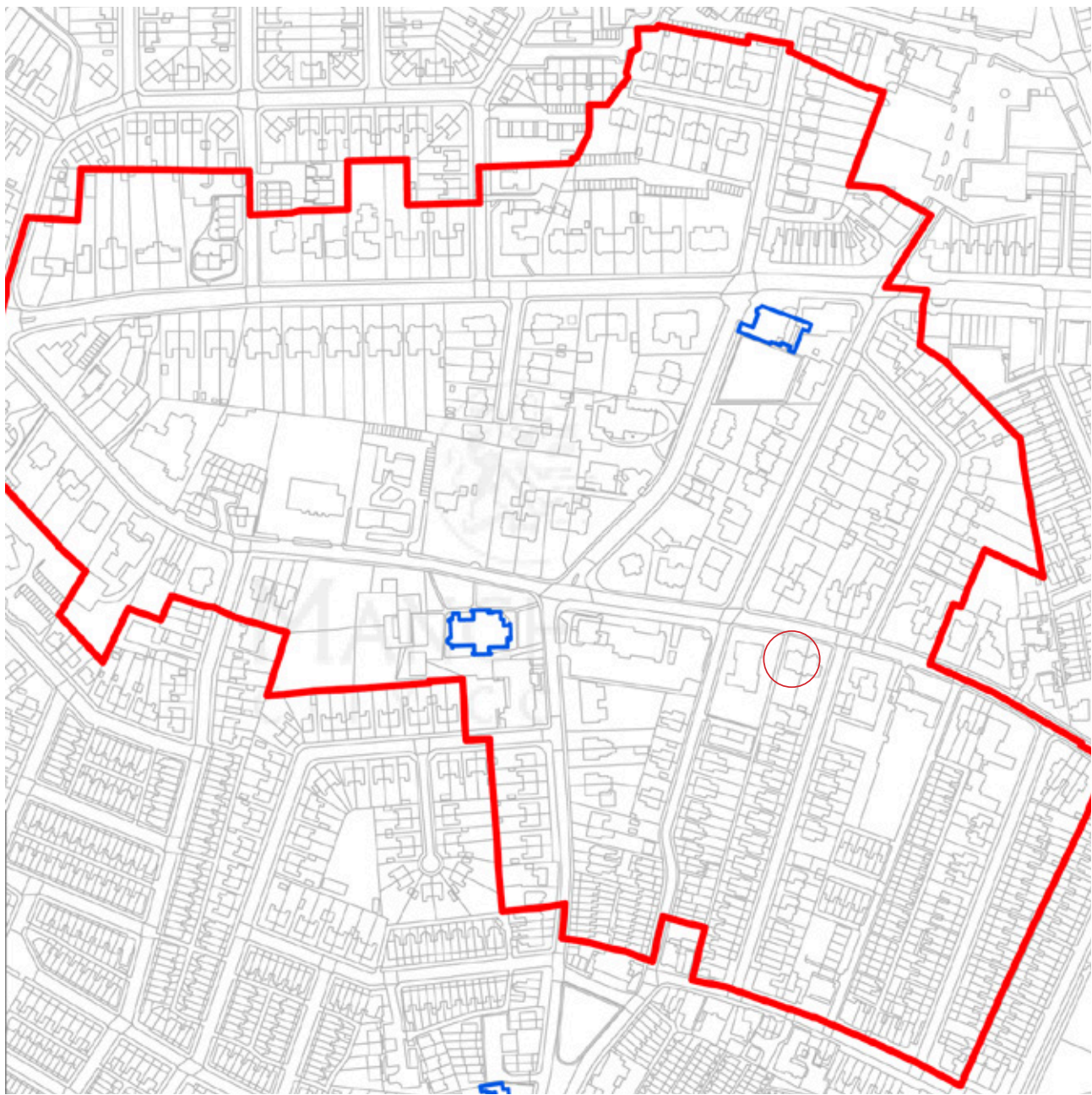
The historic maps show the extensive housing development in the Victorian era between 1890 and 1910, centred on Chorlton Green and Wilbraham Road.

The detached villas that line the streets in the 1890 map are quickly followed by long terraced streets evident in the 1910 map.

63 High Lane is one of many semi-detached villas in the area. Many of the dwellings original features have been retained - the two storey bay window and ornate timber detailing on its street facing elevation give the house a grand character.

ANALYSIS & ASSESSMENT

The Wilbraham Lane /
Edge Lane Conservation Area



63 High Lane

Relevant extracts from the conservation area appraisal;

- Analysis of the characteristics should enable new developments, extensions and alterations to be designed so as to complement, or at least maintain, the character of the area.
- It is the relationship of buildings to each other, to their sites and to the streets that mostly determine the character of the area, rather than individual buildings of high architectural or historic quality.
- Rooflines are generally punctuated with gables, pikes, dormers and chimneys. Even ridgelines were occasionally ornamented with crested ridge tiles and finials, although some of these appear to have been removed.
- Timber details are commonly used for windows, eaves and barge boards, whilst render is employed to create contrasting surfaces,
- Bracketed eaves supporting an overhanging pitched roof covered in blue/black Welsh slate are repeated throughout the area.
- Window openings are almost exclusively vertically proportioned, originally with timber vertical sliding sash windows, the frames of which were well set back from the outer face of masonry, creating a modelled façade.

- The modeling of the late 19th century buildings was enhanced by projecting bay and oriel windows, corbeling and mouldings around windows. Bays are sometimes single storey high and two storeys in other cases.
- The use of timber windows and associated detailing not only helps to establish the architectural character of individual buildings, but also contributes to the character of the wider area. Where other replacement materials have been used it has resulted in a loss of the area's established character.
- Generally, demolition of existing buildings and boundary walls should not be considered unless it can be clearly shown that new proposals on such sites will maintain or enhance the character of the area.
- Particular attention will be given to overall scale, density, massing, height, landscape, site layout and access of new development in relation to neighbouring buildings and to the wider area. This should not be seen as an attempt to impose particular architectural styles or tastes, nor is it intended to stifle innovation or originality. It is however seeking to promote and reinforce local distinctiveness.

ANALYSIS & ASSESSMENT
 The Wilbraham Lane /
 Edge Lane Conservation Area



1.



3.



2.



4.

With reference to the conservation area appraisal, Editional Studio undertook a photographic study of notable buildings and recent development in the area.

This process has informed the design development of the proposed extension and renovation.

The selection of photographs in this section of the report highlight historical examples of architectural character and particularly relevant development.

Image 4 shows the scale of recent development on Stockton Road in close proximity to High Lane. The apartment building pictured adjacent to 61 High Lane, semi-detached to the application site, and features large amounts of glazing, contemporary detailing and a third floor roof terrace.

Image 2 shows the rear of a large three storey apartment building and car park, constructed in the mid-Nineties, that sits on the corner of Whitelow Road and High Lane, adjacent to the application site. Partically obscured from the High Lane streetscape by a number of mature trees, the buidling is of contrasting character to much of the area.

1. Painted timber detailing, projecting bays and hung tile cladding on a house on Wilbraham Road
2. Apartment building on the corner of Whitelow Road and High Lane, built in the mid-Nineties.
3. The house opposite on High Lane with sage green window frames and finely detailed roof forms.
4. Apartment building on the corner of High Lane and Stockton Road, converted and extended in 2019.

ANALYSIS & ASSESSMENT

The Immediate Townscape +
Approach to Heritage.



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4.

High Lane sits to the West of High Lane, the A5145. The road is steadily busy, and is part of a section of road connecting main Wilbram Road to Chorlton High School. The streetscape comprises highly individual, mostly semi-detached villas and small runs of large terrace housing. There are also several public buildings on High Lane, including St John’s RC Church and two schools.

These varying typologies create a fairly inconsistent street elevation, although most commonly dwellings are set back from the road to accommodate a generously proportioned driveway. Many properties are obscured by mature trees.

63 High Lane and 61 High Lane are semi-detached and have very similar principal elevations, with the first floor bay window on the elevation of Number 63 being the only difference. Their gardens back onto the garden of a detached property to the South, on Stockton Road.

The original sash windows remain on the property. Although it was stated by the previous owner the stained glass windows in the property were put in around 1920 and are not thought to be original. A number of these windows are broken, they are all single glazed.

At the front of the house the proposals seek to remove and restore the original sashes and bay windows to double glazed windows with the

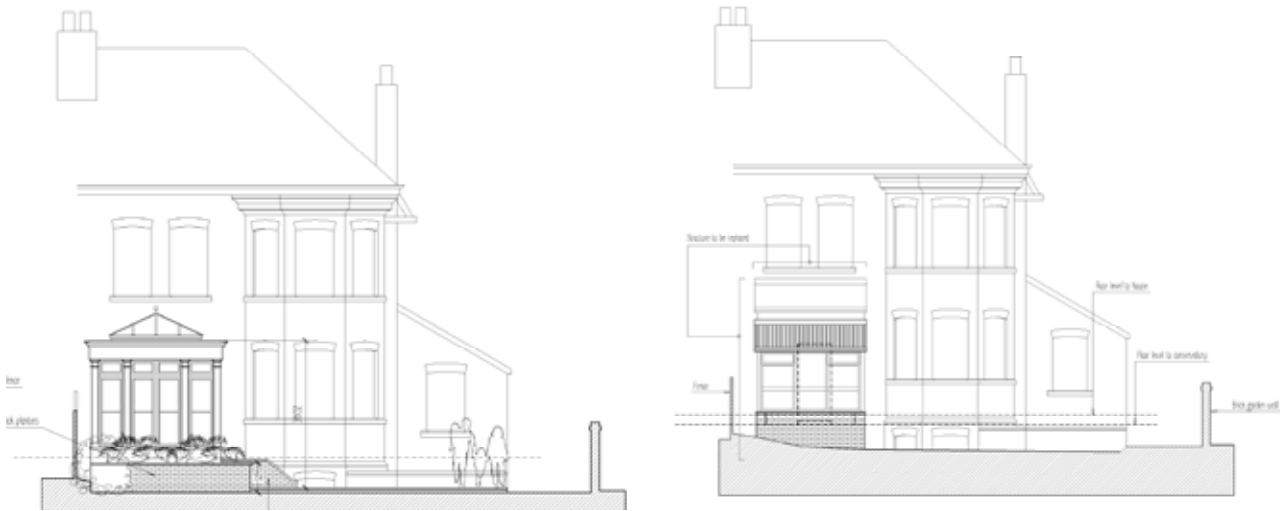
stained glass encapsulated where possible - the bay to the front of the house contained curved stained glass and is proving very difficult to upgrade and retain. At the rear and the side the proposed windows are being upgraded to higher performing aluminum frames and coloured to match. This approach is to have the most sensitive impact on the feel of the surrounding townscape whilst updating the window performance required for todays needs - where we are living in a Climate Emergency as declared by MCC in 2019.

Two side extensions have been historically added to the house, with different floor height and window proportions to the existing dwelling. These later additions are of poor quality and are sought to be removed and replaced through this application.

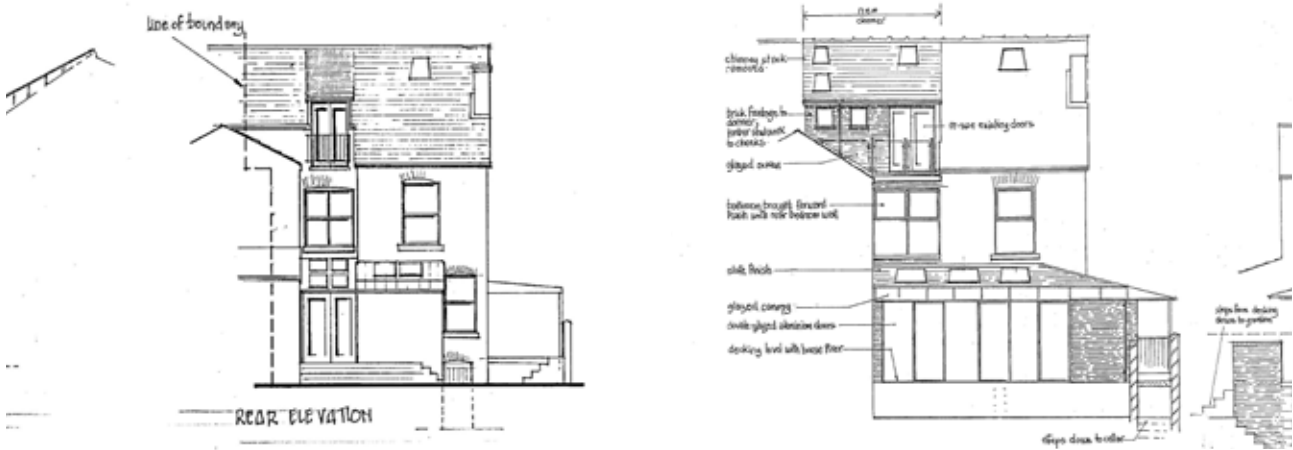
1. 63 High Lane from the pavement outside.
2. 63 High Lane from the corner of Stockton Road, showing the neighboring property, 61 High Lane.
3. 63 High Lane as viewed from Stockton Road. From this angle the side and rear elevations are largely obscured by trees.
4. The side elevation is largely obscured by trees and an electricity station creates a buffer zone between the site and the adjacent property.

PLANNING CONTEXT

The Wilbraham Lane /
Edge Lane Conservation Area



1.



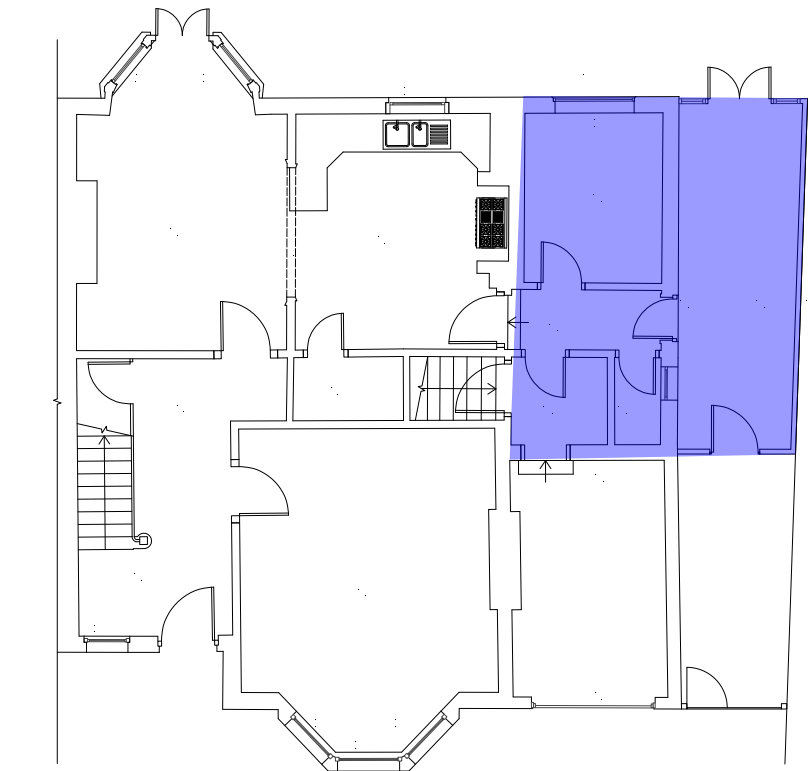
2.

There is no record of planning applications to make amendments to 63 High Lane. There is however a denied application, 076609/OO/2005/S1, to build a detached dwelling on the land behind 63 and 61 High Lane.

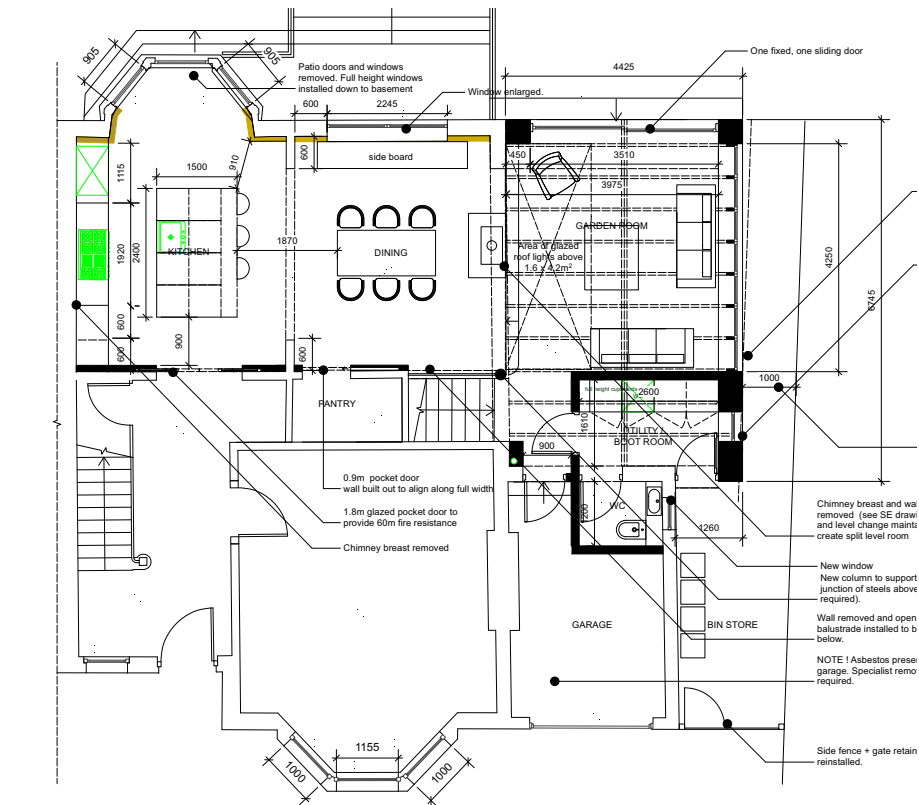
This page presents several recent approved extensions involving the demolition of an existing form in the Wilbraham Lane / Edge Lane Conservation Area, including that of 61 High Lane.

1. 102471/FH/2013/S1,
Erection of single-storey orangery to rear following demolition of existing conservatory.
61 High Lane Manchester M21 9EE
2. 094873/FH/2010/S1,
Erection of single storey rear extension, first and second floor rear extension to create additional living accommodation and creation of light well with balustrade and decked area in rear garden
30 High lane Manchester M21 9EE

DESIGN
Use + Layout



1.



2.

Use & Amount

Proposals for 63 High Lane include demolition of two side extensions of lesser quality and their replacement with a single cohesive, well considered extension.

It is suspected that both of the existing sections of the building to be demolished are not part of the original building. They are built in brick of a different shade and different floor levels to the rest of the house. The windows in this part of the elevation are different in proportion and in that they look to have steel lintels, instead of the brick arches found in the rest of the house. Therefore their demolition does little to harm the character of the original building.

Layout

The layout of the ground floor is changed very little to the front of the plan. To the rear the kitchen dining space are to be opened up and connected to the new extension by the demolition of a ground floor wall. The introduction of a rear entrance and ground floor WC make the house more suited to modern living.

Access

The proposed addition of a ground floor WC will make the house more useable at ground floor level and increase it's accessibility by removing stepped access.

1. Existing Ground Floor Plan with areas to be demolished highlighted in blue.
2. Proposed Ground Floor Plan showing extension to be built in place of demolished.

PLANNING CONTEXT
Scale + Impact



63 High Lane from the south

1.



2.



3.

Impact on Surrounding Property

The impact on the apartment building on the corner of Whitelow Road and High Lane (previously pictured) will be minimally impacted by the proposed extension. There is a 1m gap between the boundary fence and the proposed extension to the west elevation.

The proposed clerestory windows to the side elevation are immediately overlooking a electrical station, which is are separated by two tall fences and much dense vegetation from the neighbouring flats. This combined with the high level nature of the proposed windows being well above eye height means that the capacity for intruding on the adjacent property is minimal. It should also be noted that the apartment building has several windows on its side elevation that look into the garden of 63 High Lane.

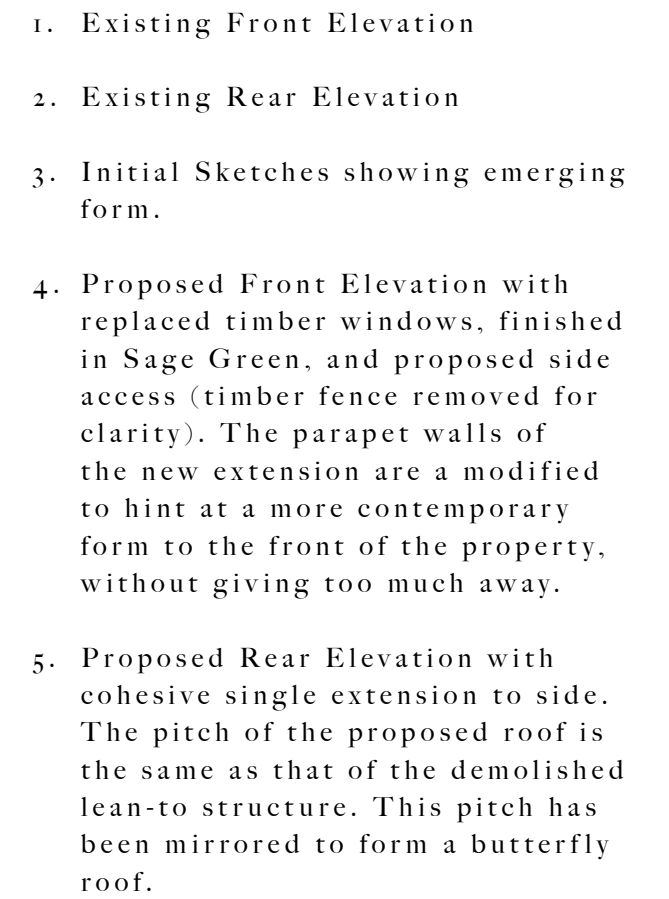
Scale + Form

From the front the proposed extension is obscured by mature trees from High Lane as well as the existing fence which hides the bins being retained (for the same purpose) and can be scarcely seen from the front of the property, apart from the adapted roof line.

The form has been much dictated by the light, with the aim of allowing as much evening light into the dark, middle of the house (as shown by the diagrams above) than a traditional pitched roof which only allows the light along one side.

1. Aerial View of 63 High Lane and it's surrounding context from the south.
2. Axonometric view of proposed extension.
3. Diagrams explaining light entering the roof form in the evening (from the west) the butterfly roof (right)

Scale + Form



PLANNING CONTEXT

View from the rear garden.



1.

Appearance + Materials

The proposed materials are in-keeping or complementary to the existing house, and the conservation area utilising modern construction techniques with familiar materials of red terracotta, local to the area.

The front and side elevations are more subdued and traditional - clad in a brick slip to match the existing house. This is to reduce the high embodied carbon associated with the firing process of full bricks, whilst being in-keeping with the surrounding area. It also allows for a timber frame construction pre-fabricated off site, again considerably reducing the embodied carbon of the scheme.

To the rear, the elevation facing the garden is more special, with a patchwork of terracotta tiles - the exact colour and arrangement to be agreed with the LPA. The butterfly roof, inverts the original pitch of the roof (a commonly elaborated element in the Conservation Area) to produce a contemporary flourish, playing on the original form.

The roof has a parapet wall to allow for a crisp roof line and within this form will be a standing seam aluminum roof.



2.

1. Visual of proposed rear showing extension and replaced timber windows painted in sage green.
2. Material palette - stacked creasing tiles, proposed windows to be aluminum windows finished in sage green, standing seam aluminum roofing, side elevation of proposed extension to be clad in brick slips to match existing.

SUMMARY



Rear extension viewed from back garden.



Material reference for patchwork for tiles.
Exact details to be agreed with LPA.

63 High Lane is a grand and characterful property. The client wants to convert and extend in a sympathetic manner, respecting and enhancing the house’s particular character, to serve as their family home.

The new extension sits within the footprint of the demolished existing extensions and references their form in its roof pitch. In the case of 63 High Lane we do not believe this will have a detrimental impact on the conservation area, on account of the singular nature of this property. The extension can be scarcely seen from the front elevation, as it is obscured by the existing garage and mature trees. With several properties of similar character boasting recently approved extensions, including the attached 61 High Lane, this contemporary yet respectful intervention will sit comfortably within the vicinity.

The replacement of inefficient timber windows with upgraded timber windows sympathetic to the existing will improve the energy performance of the house. This, alongside the reorganisation of the ground floor and basement, will ensure the house is more suited to a modern lifestyle, making it liveable for future generations.

For further information, please refer to the submitted application form, in addition to the following submitted planning drawings:

- Site
- 067_L01_01_A
 - 067_L01_02_A

- Existing
- 067_L02_00_A
 - 067_L02_01_A
 - 067_L02_02_A
 - 067_L02_03_A
 - 067_L02_04_A
 - 067_L05_01_A
 - 067_L05_02_A
 - 067_L05_03_A

- Proposed
- 067_L12_00_A
 - 067_L12_01_A
 - 067_L12_02_A
 - 067_L12_03_A
 - 067_L12_04_A
 - 067_L15_01_A
 - 067_L15_02_A
 - 067_L15_03_A
 - 067_L16_01_A