



**Proposed Additional
Basement Apartment
Within Previously Approved
Residential Refurbishment
Of 24-26 Whalley Road,
Whalley Range, Manchester**

Design & Access Statement

Project: Works To 24-26 Whalley Road, Whalley Range, Manchester, M16 8AB
Clients: Mr Jonathan Sym, C6H12 Construction
Architect: Dan Newport, re|form architects
Date: January 2023

BACKGROUND

Numbers 24/26 Whalley Road are a pair of semi-detached properties of apparent mid Victorian description which have undergone much modification in more recent times, being converted from single family homes to a mixture of flats and bed-sit/single room accommodation. The properties have come to market in this format, and provide accommodation over four floors with additional cellar and loft accommodation which have the potential for further conversion.

The properties appear to have led a colourful life, even escaping a proposal for demolition in the early 1980's. Throughout the 1980s and 90's they would appear to have been in separate ownerships, or at least under separate deeds with various separate applications made on each property. It would seem that the conversion and extension projects were carried out at differing times, although this may only relate to the approval notices since the physical extension works would appear very similar in age and brick type.

Planning History

2022 – 133468/FO/2022 – Conversion Of Loft To Form 2 Additional Apartments together with Rf/lts (App)
2014 - 106163/TCA/2014/SI - Tree pruning Works (Approved)
2014 - 105655/FO/2014/SI – Conversion of bedsits to apartments and elevational alterations (Approved)
1992 – 041373 – (26 Only) - Conversion of house to apartments, with rear ext. to provide apartments (Aprvd)
1990 – 037592 – (24 Only) Rear Extension to form 7 additional apartments (Approved)
1989 – 033404 – (24 Only) Additional two-storey building to provide Four apartments plus parking (Refused)
1988 – 032490 – (26 Only) Proposed Conversion To Hostel For The Homeless (W'thdrwn)
1988 – 031129 –(26 Only) Proposed Conversion to Nursing Home (Approved)
1983 – 019858 - Conversion Of House To 8 bedsits and two apartments (Approved)
1980 – F14287 – Demolition Of Existing Houses and replacement with new apartment block

The client has purchased the property in a state of disrepair, with a view to refurbishing the apartments to a high standard and releasing them for sale on the open market.

PROPOSALS

During the renovation works, the client has uncovered additional unused space within the building. This first manifested itself within the extensive attic spaces and resulted in a previous application to provide two additional apartments within this space as mentioned above under application reference 133468/FO/2022, subsequently approved. The client's attention has now turned to the basement area where significant amounts of builders rubble and fill have been removed from previously constructed cellar chambers to reveal a significant volume of usable space beneath the existing building. Changes in external level mean that this cellar area benefits from an unobstructed access and natural light penetration from the rear of the property. As such the proposal is to formally convert the space into an additional two-bedroom apartment within the refurbishment project.

In order to facilitate the addition of the extra apartment within the developement, one additional car-parking space has been provided over those included within the last incarnation of the scheme under the above application and the site plan reworked accordingly to indicate this.

Refuse and recycling volumes have also been reworked to the revised apartment numbers, and the storage and access arrangements rethought so as to maintain site security and privacy. A separate pedestrian gateway within the front boundary wall has been included to separate out refuse and recycling collection regimes from the main vehicular and pedestrian access points along with a revised design for the recycling store itself.