



Design, Access & Heritage Statement
9 Alness Road, Whalley Range

T S A R C H I T E C T S L T D

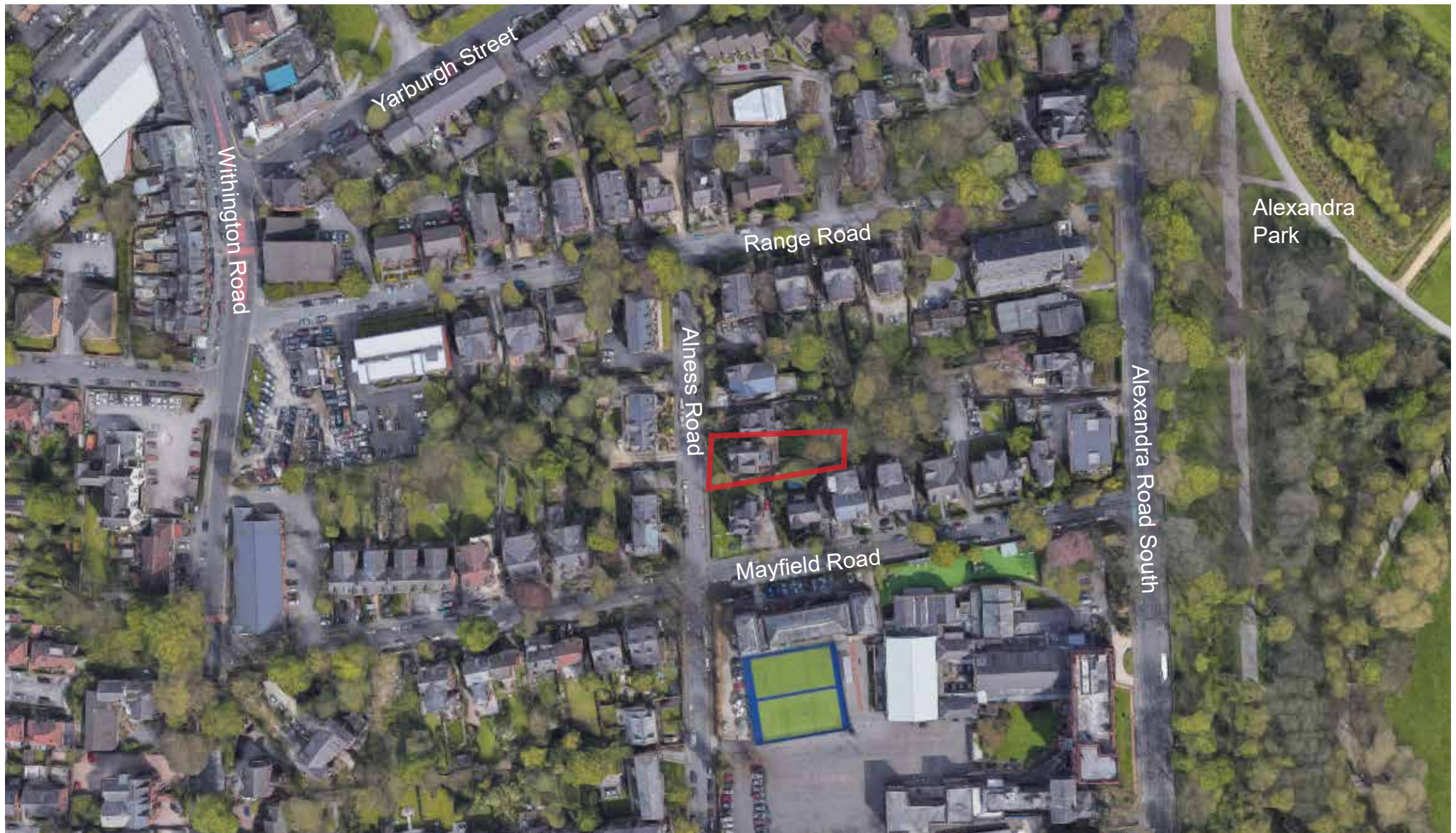
9 Alness Road, Whalley Range M16 8ET

Design & Access Statement (PL901 rev A) October 2022

(to support the planning application for new additional part storey extension to the rear of the property and re-working of the internal layouts for a change of use from care home accommodation for people with learning disabilities to 7 No. private flats. To be read in conjunction with Architects drawings)

Paragraphs 189 – 202 “Conserving and enhancing the historic environment” of the National Planning Policy Framework have been consulted while considering the application, together with guidance from the Manchester City Council website.

- 1.0 Location**
- 2.0 Background**
- 3.0 Proposals**
- 4.0 Location within Whalley Range Conservation Area**
 - 4.1 Impact of proposals on Conservation Area**
 - 4.2 Impact of proposals on Locally Listed Buildings**
- 5.0 Planning Matters**



Location of application site



2.1 Existing street view of application site from Alness Road

2.2 Existing street view of application site from corner of Alness Road and Mayfield Road



The property lies to the eastern part of the Whalley Range Conservation Area, on Alness Road. The conservation area is contained within an area of 63 acres, which was bought and developed by Samuel Brooks, a prominent banker, in 1832 providing south Manchester with large residential properties for wealthy merchants etc.

Alness Road features large detached villas in the immediate vicinity of the application site. Originally singular houses, these are now predominantly split into private flats, houses of multiple occupation and residential care homes

This area as a whole is primarily residential but also includes a number of schools, churches and other religious centres, retail, museums and institutions. St Bede's College is located in close proximity to the application site and St Edmunds Church is situated around the corner

Whereas the area links seamlessly with the surrounding south Manchester conurbations, the eastern boundary is bordered by Alexander Park

Although there are a range of plot and house sizes and materials, the predominant impression is of large houses, built in red or orange brick, set in gardens with mature trees and shrubs.

The property, dating from the mid to late 19th Century, shares many of the characteristics of the area including red facing bricks to the front and buff brick to the sides and rear, with a blue slate roof.

The property is not listed.

3.0 Proposals

T S A R C H I T E C T S L T D

The property was originally a large detached house, and is now a care home split into 10 No. rooms, and associated shared living accommodation. The main access is to the left hand side of the property frontage with further access to the rear. The care home has been closed for a number of years and now lies empty

The main aim of the proposals is to re-purpose the internal spaces of the house into private apartments. This includes the addition of a rear first floor part extension above an existing outrigger, providing a workable floor plan to the first floor and enabling the possibility of 7 No. apartments, with shared garden and limited parking.

The proposed materials are as existing, with buff brick for the extension to match the side and rear elevations and white uPVC windows to match the existing*. The roof and ridge detailing will be blue slate to match the existing house with black rain water goods also matching the existing.

As all the proposed building works are to the rear of the property the front elevation to the building will remain largely unaltered, except for cosmetic maintenance and repair.

The access points to the proposed accommodation will remain as existing. The rear access point will utilise the existing ramp and allow for an accessible unit to the lower ground floor

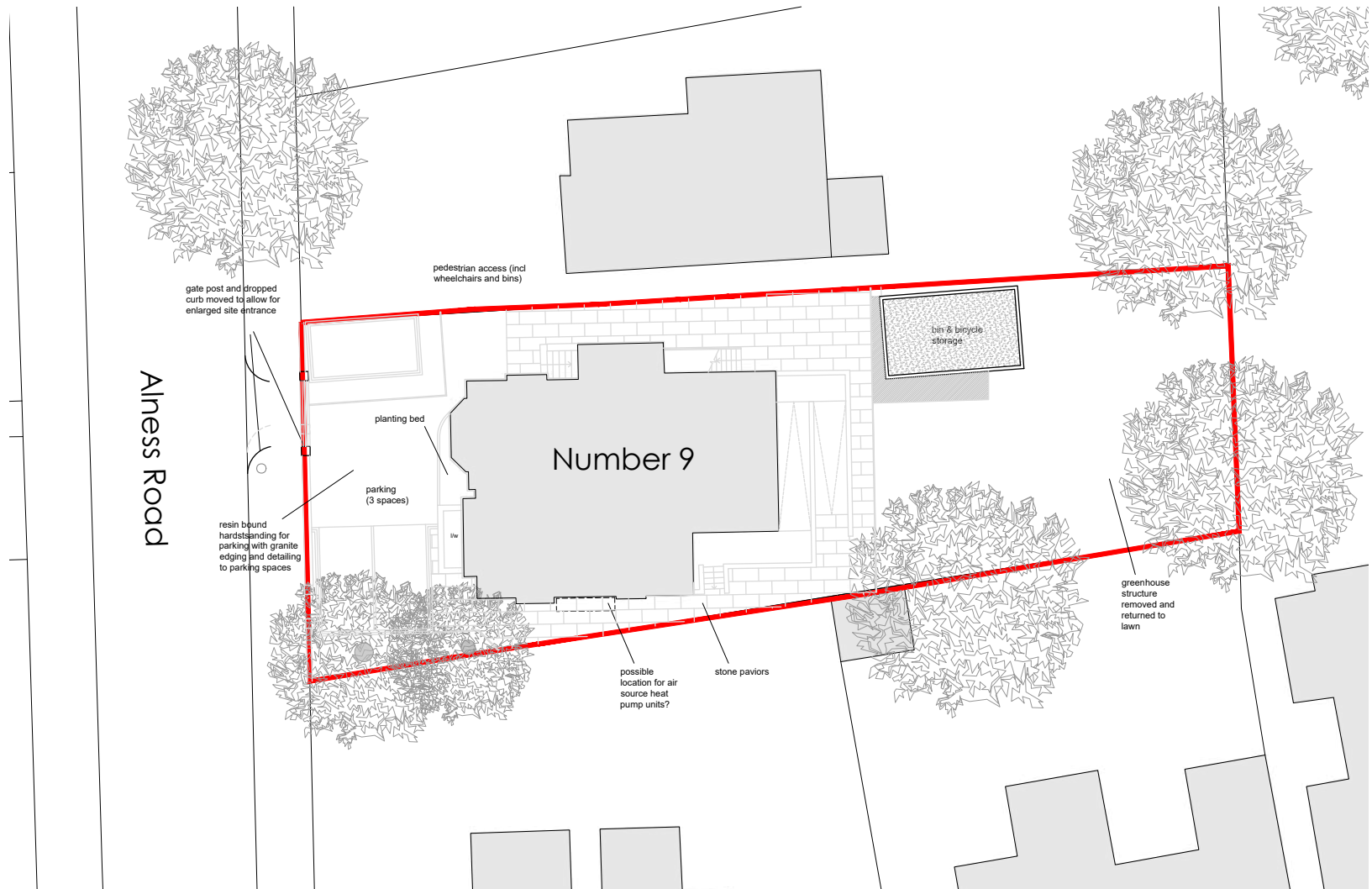
The front garden wall, adjacent to the road, will remain largely unaltered, except for the moving of one of the existing gate posts to allow for an enlarged car access point for the on curtilage parking.

** Despite the conservation area requirements, it was felt that the inclusion of timber windows would be more visually intrusive against the existing windows than matching what there is currently*

3 No parking spaces are proposed on a permeable resin bound surface edged with granite curb stones or similar



4.1 Existing view of rear elevation



4.2 Proposed Site Plan

The raised single storey brick extension to the rear of the property replicates the upper ground floor accommodation proposals below in plan to enable sufficient floor area for the apartment in this location to conform to the space standards set out in the Manchester Residential Quality Guidance.

The detailing to the raised extension follows that of the original house, with extended timber eaves and 'floating' gable detailing to the underside of the ridge

The height of the proposed structure has been kept well below the main ridge line, so as not to be visible from the road, and careful chosen external materials have been proposed to marry with the existing dwelling.

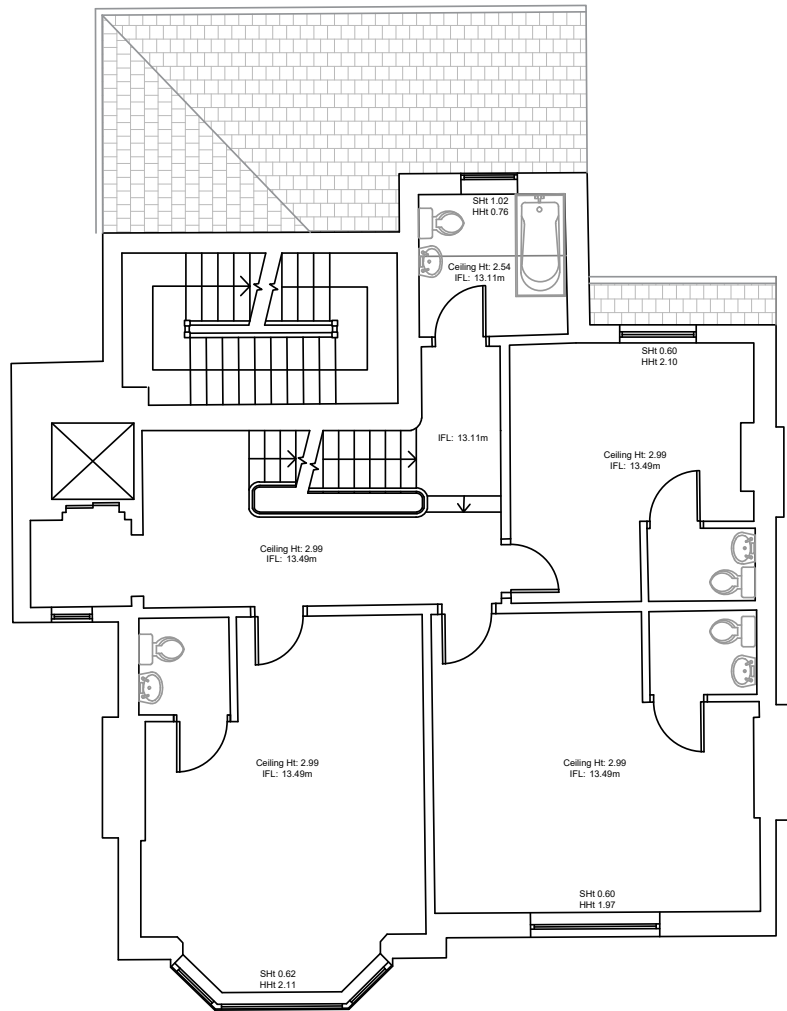
The slate tiles and ridge detailing will all match the existing roof detailing and material palette from the original house. All the materials, doors and fittings will be of the highest quality and sympathetically chosen so as not to detract from the original features of the existing house.

The above will require the part demolition / removal of the existing lean-to roof at first floor level. This is not part of the existing house, forming a later addition. What is proposed to replace it is far more in keeping with the original house designs

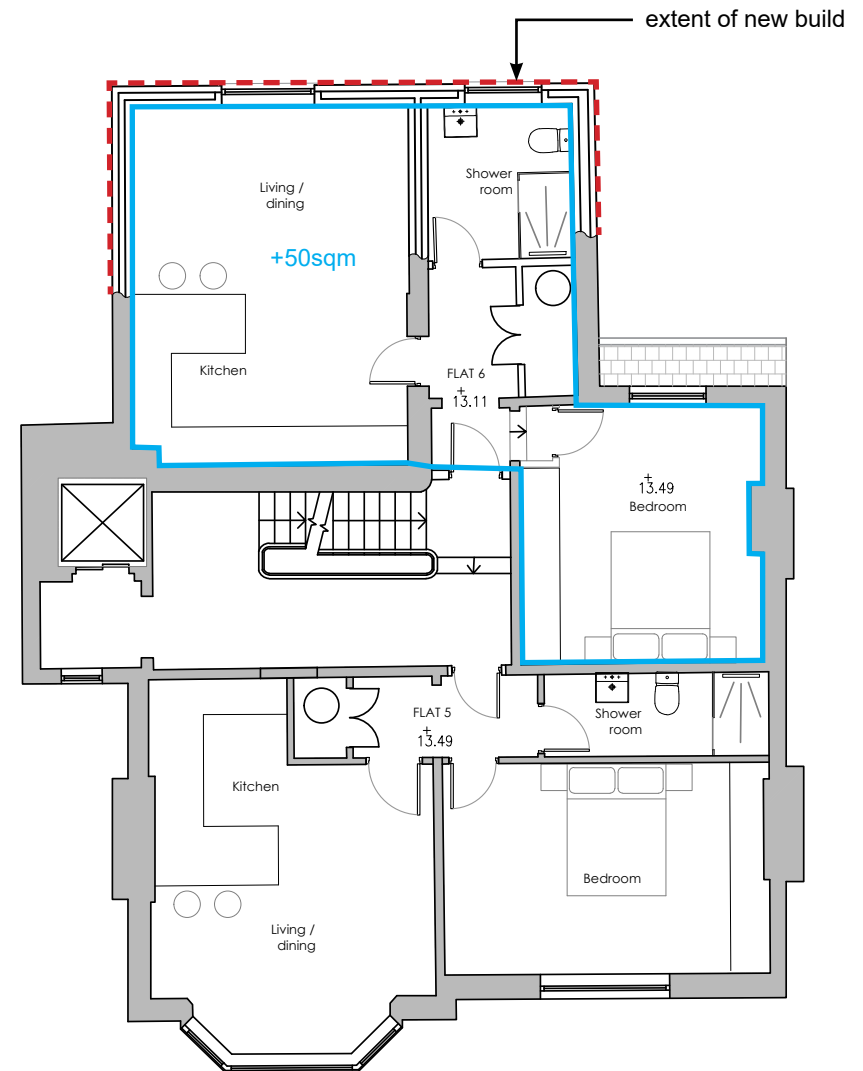


4.3 Existing rear condition

4.4 Sketch overlay showing proposed changes



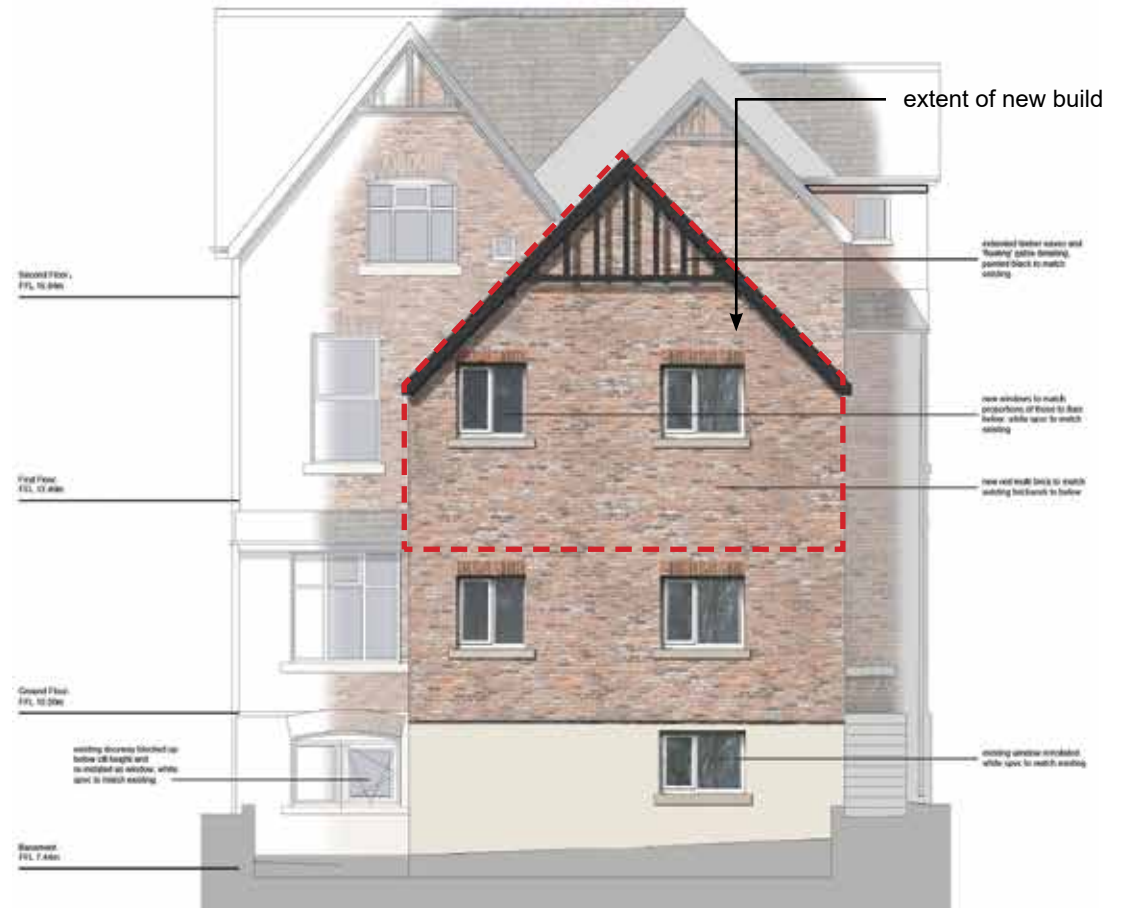
4.5 Existing First Floor Plan



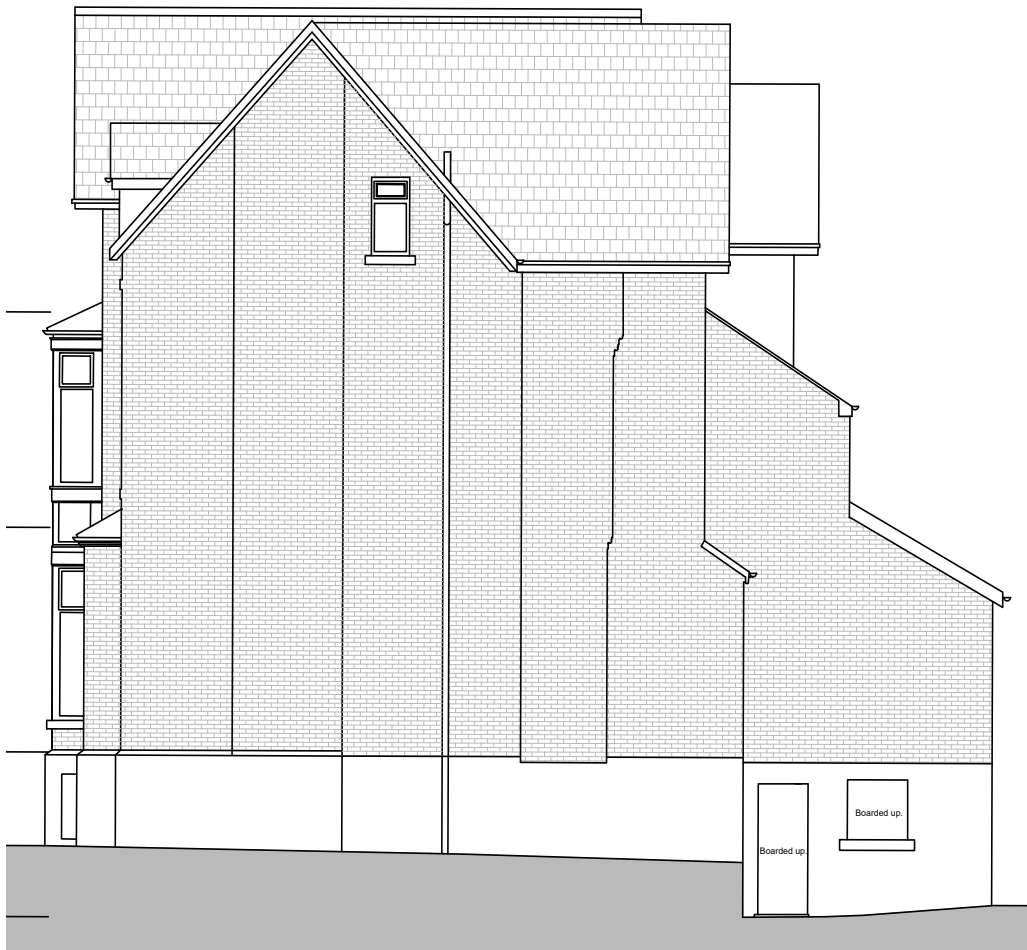
4.6 Proposed First Floor Plan



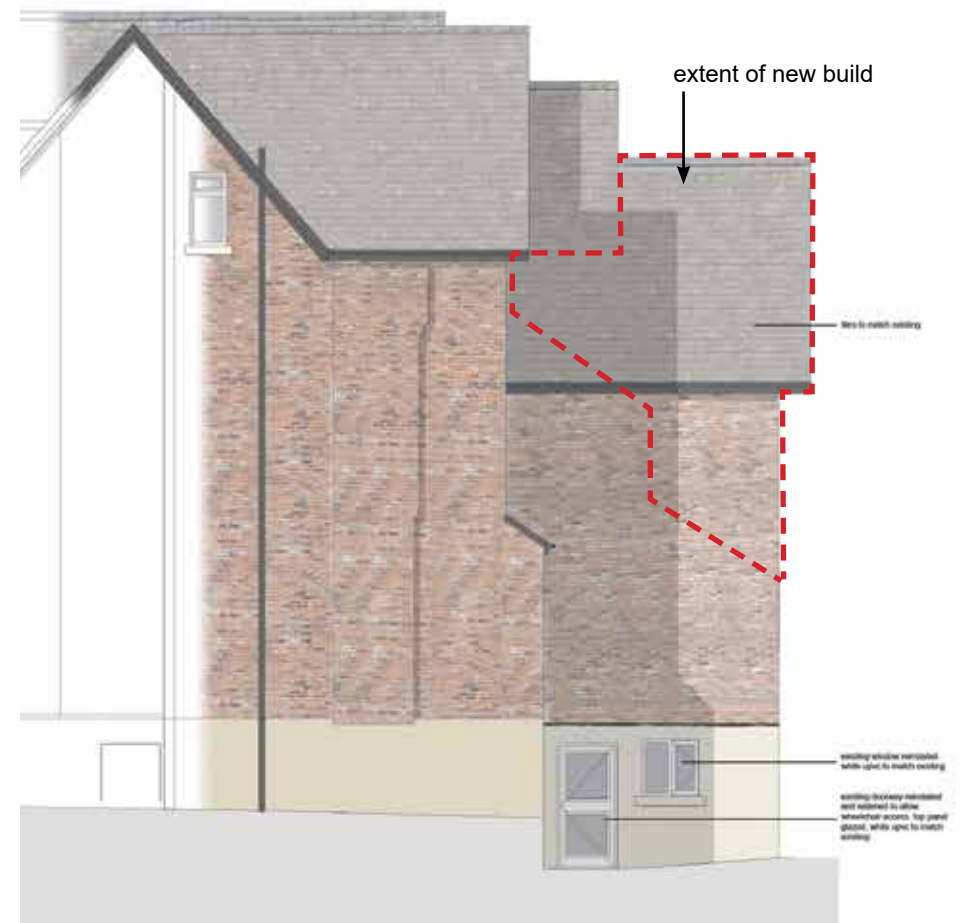
4.7 Existing rear (east) elevation



4.8 Proposed rear (east) elevation



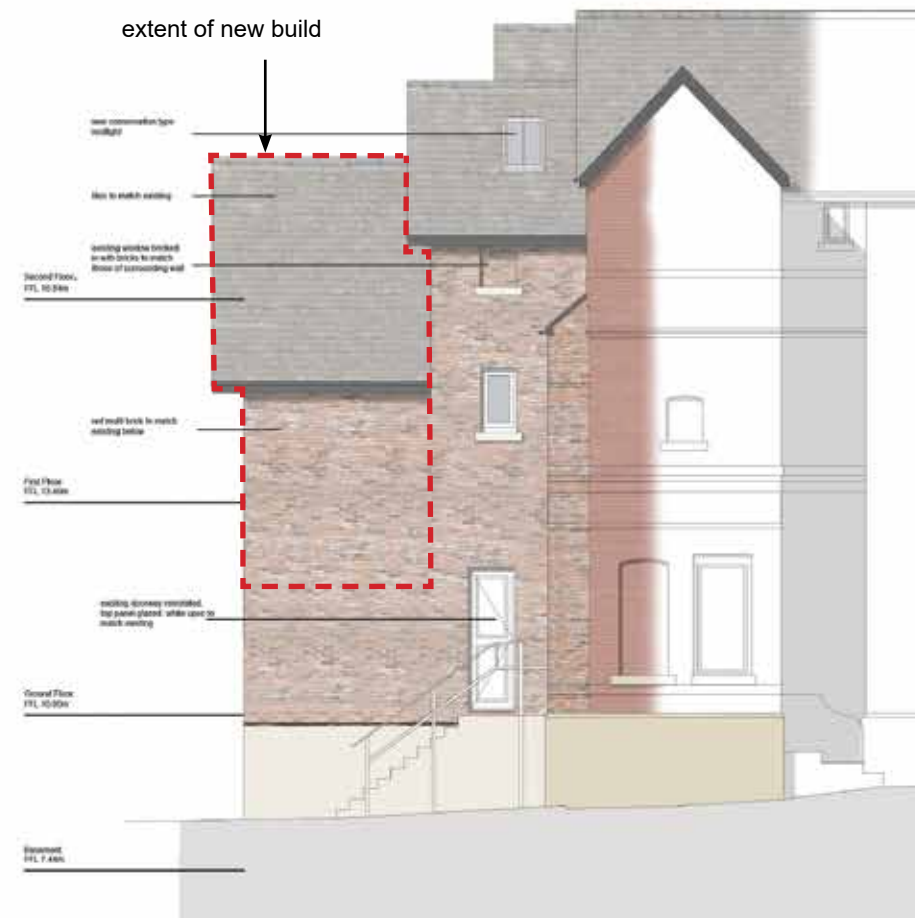
4.9 Existing side (south) elevation



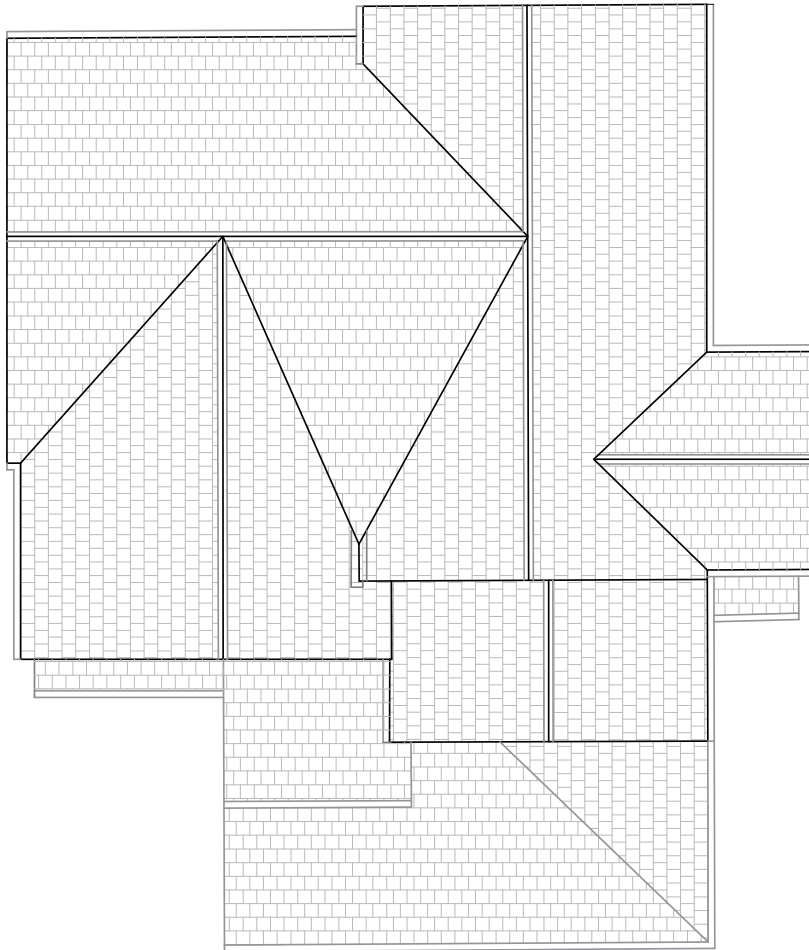
4.10 Proposed side (south) elevation



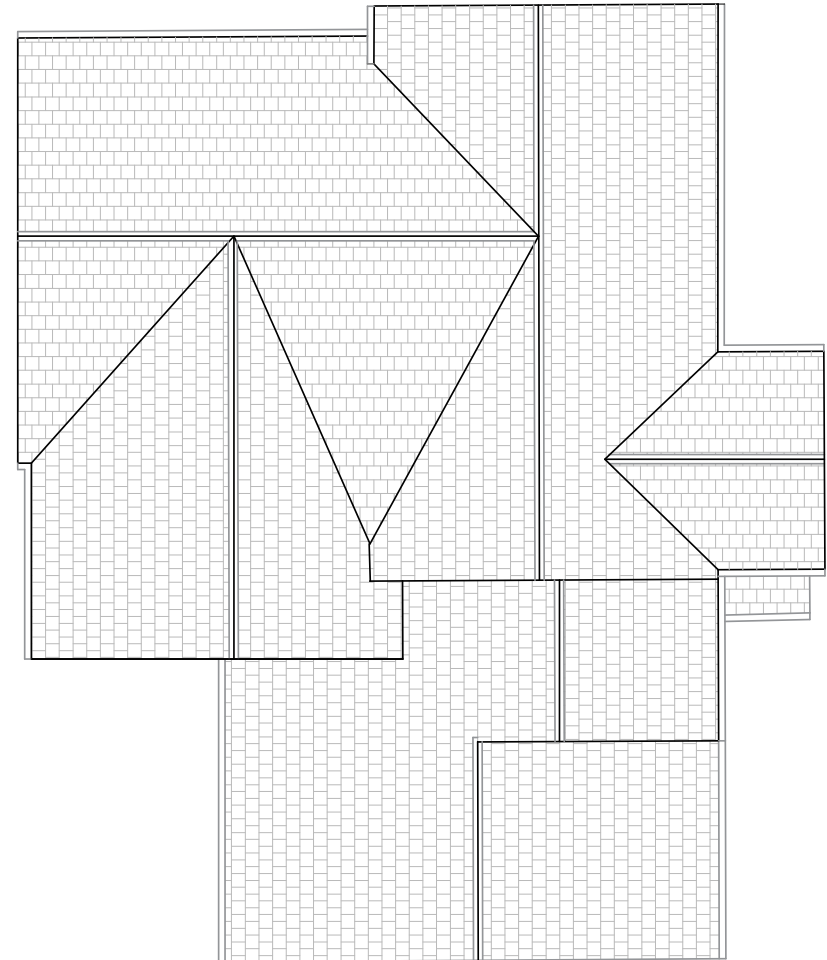
4.11 Existing side (north) elevation



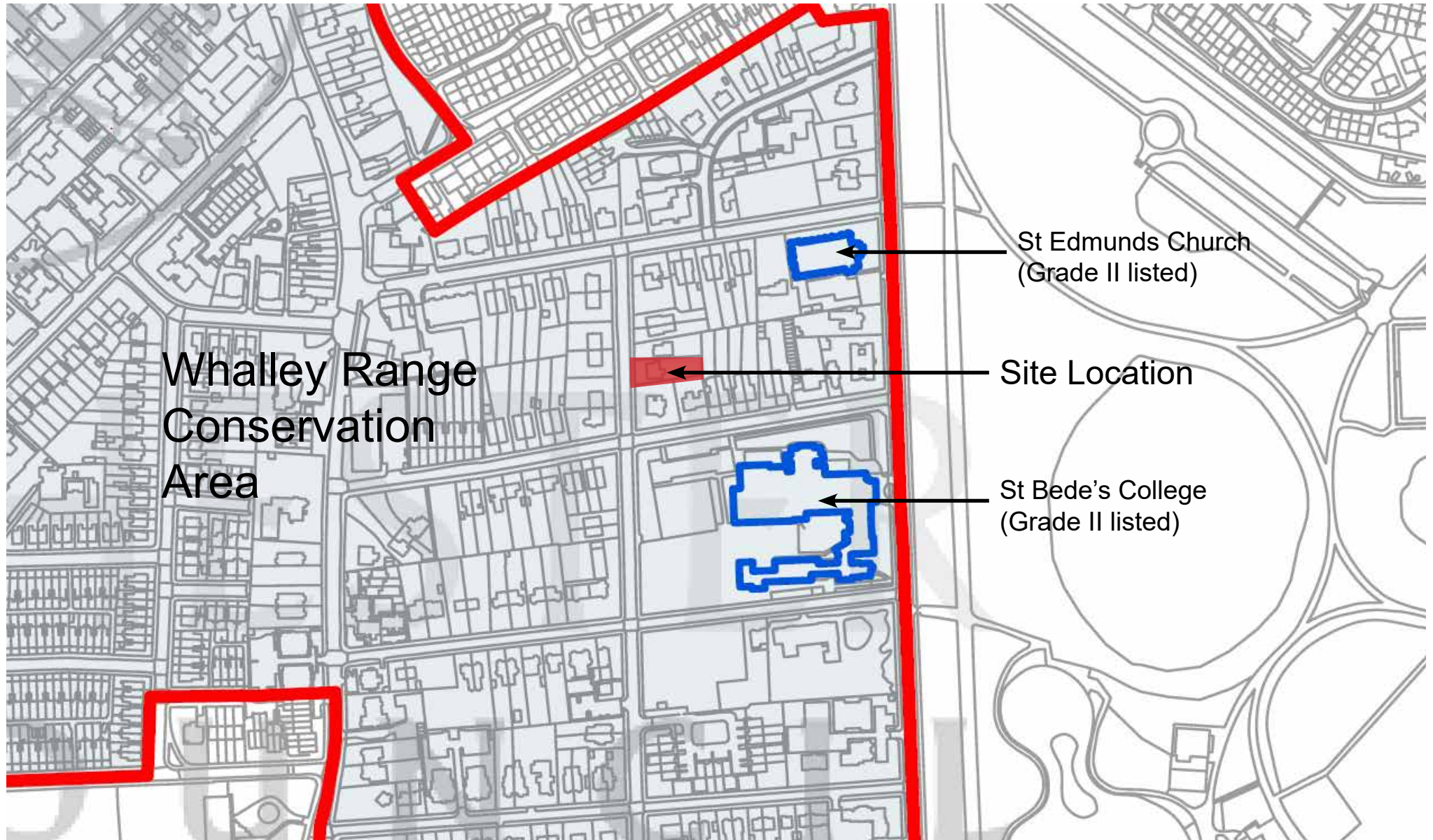
4.12 Proposed side (north) elevation



4.13 Existing Roof Plan



4.14 Proposed Roof Plan



4.1 Impact on Conservation Area

Effect of proposed works on local conservation area

The application site is part of a group of large detached and semi-detached properties that sit within a tree lined setting to the top end of Alness Road. 9 Alness Road is a large detached house, typical of the area.

The proposed works are wholly sited to the rear of this property. The proposed extension cannot be seen from any part of a public highway.

The proposed works will not impact on the wider Conservation Area as they will not be visible. That said, the designs have been carefully considered to work sympathetically with the existing house.

The front wall to the property will remain in place, although the right hand side gate post to the left (vehicular) entrance will be moved to the right, as part of the proposals, to allow for greater ease of access for cars.

Hard landscaping to the front of the property, to allow for parking, has been carefully chosen to both maintain current surface water drainage conditions and to provide a neutral but attractive surface, bordered by granite curb stones.

3.1 Extract from Whalley Range Conservation Area

3.2 View looking north along Alness Road

3.3 View looking south along Alness Road





There are 2 No. significant buildings in the vicinity of the site which are listed in the Statutory List of Buildings of Special Architectural or Historic Interest. Despite there being no visible link between the application site and any of the local listed buildings, these have all been carefully considered as part of the design process

St Edmunds C of E Church on Alexander Road South, which is Grade II listed, is the closest listed building to the site at approximately 135m, although with buildings and dense vegetation between, will not be visually or otherwise affected by the works at 9 Alness Road.

St Bede's College, also on Alexander Road South, is similarly distanced. This is also not visible from the site due to the road layouts, existing intervening building positions and vegetation between the two buildings. It is therefore considered that there is no impact on St Bede's College from the proposed works

All of the proposed building works are to the rear of the property, which can only be accessed through the property site itself. The dwelling is also surrounded by mature vegetation, thus limiting any visual impact from the proposals.

The upper floor rear extension is essentially the same volume, and is contained within the same parameters in plan, as the floor below. The roof line and detailing have been carefully considered to maintain a visual connection to the existing roof.



3.2 St Edmunds Church

3.4 Location of nearby listed buildings

3.3 St Bede's College

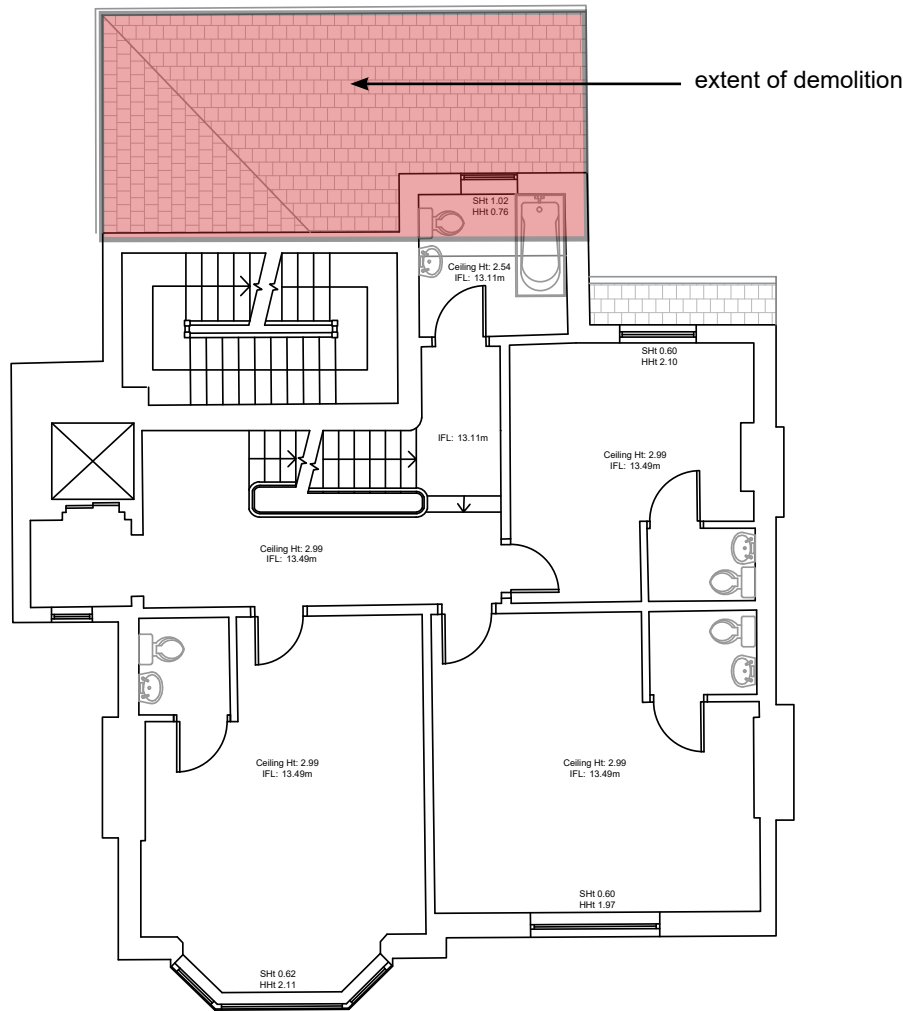
Demolition in a conservation area

The proposals have sought to provide much needed residential accommodation, wholly in accordance with modern standards and values. This will result in a building that can be used and enjoyed, rather than left dormant to the obvious detriment of any public benefit it has, by ensuring it is used in the manner that meets current needs.

The works will include the demolition of some non-original structures that have been added to the rear of the property over recent years (thought to date from around the 1980s). As already discussed, this is necessary to allow for the majority of the proposed apartments to meet the residential space standards, as set out by Manchester City Council.



5.1 Photos of existing condition to rear of dwelling



5.2 Existing First Floor Plan



5.3 Existing rear (east) elevation

Use

It is proposed that the use of the property will change from care home accommodation (Use Class C2), providing 10 No. en suite rooms with communal associated accommodation, to private residential accommodation (Use Class C3), providing 6 No. 1 bed apartments and 1 No. 2 bed apartments.

Layout

The internal layouts are being re-arranged to provide 7 No apartments for private use, including an accessible apartment to the lower ground floor. Every effort has been made to ensure that these apartments conform to current space standard requirements, however as the apartments are arranged within an existing shell some of the apartments have been maximised to achieve areas as close to the standards as possible.

The aim of the proposals is to consolidate the internal arrangements so that they work fully with the existing structure and services to provide fully workable, practical and attractive apartments.

The proposals include extending the rear outrigger upwards by one floor. This allows the replication of the apartment layout from the floor below

The site is surrounded on both sides by the neighbouring properties and the proposed extension is not visible from the highway



5.4 Proposed plans

Amount

The proposed demolition does not include the loss of any floor area as the accommodation it provides consists of only roof space and area that is otherwise included within the proposed layouts.

The extension proposals will not add any gross external area to the footprint of the property.

The additional gross internal floor area that will be added to the property as a result of the extension proposals will be 17.7sqm.

The provision of a bin enclosure and cycle store to the rear of the property will add a further 20sqm footprint to the site

The proposed apartment areas (GIA) are as follows:

Flat 1 - 46.52sqm (1 bed)

Flat 2 - 50.23sqm (1 bed)

Flat 3 - 47.85sqm (1 bed)

Flat 4 - 51.49sqm (1 bed)

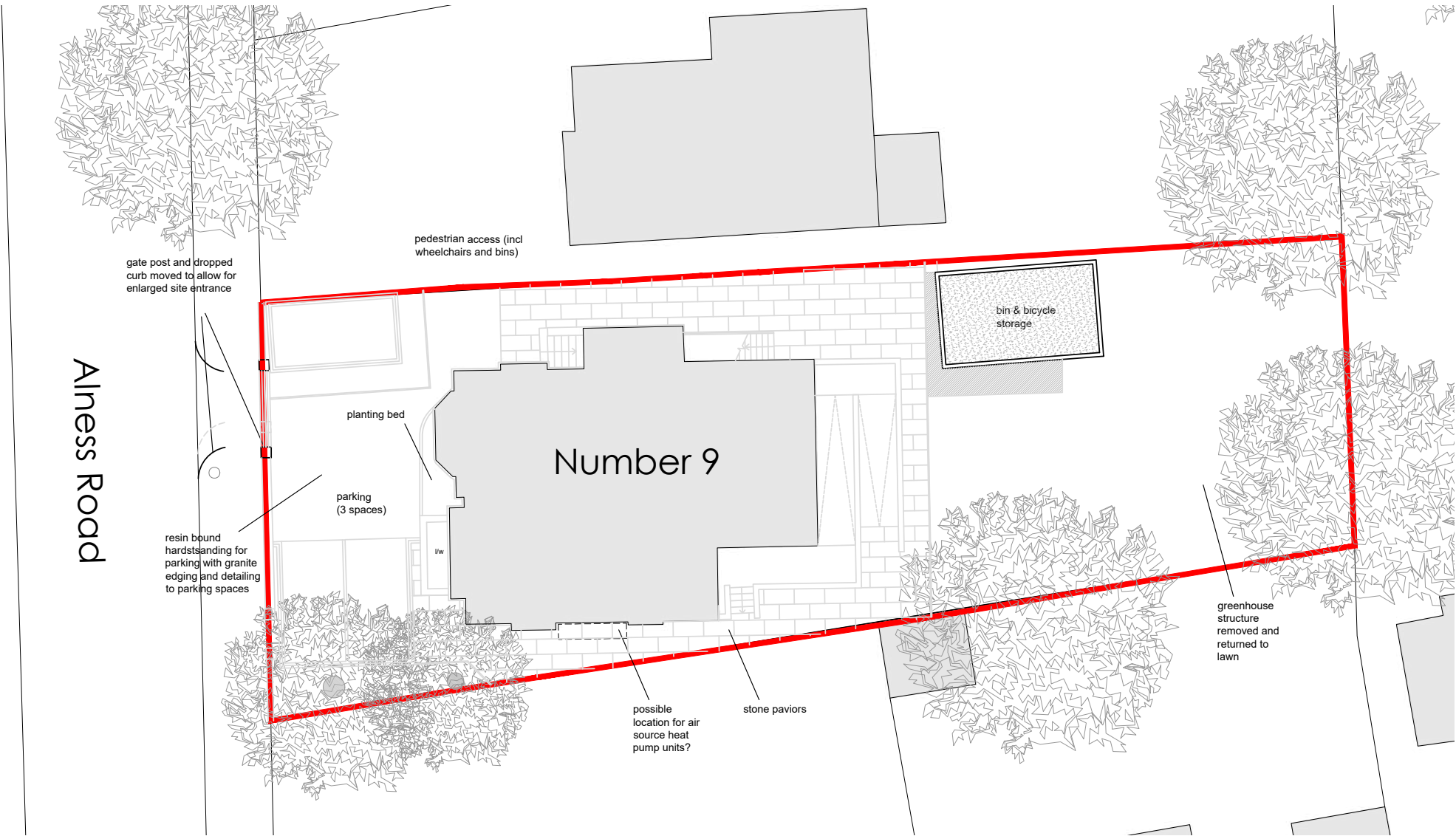
Flat 5 - 46.21sqm (1 bed)

Flat 6 - 50.52sqm (1 bed)

Flat 7 - 80.03sqm (2 bed)



5.5 Photo of current front of property



Landscaping

The proposals are for a minimum intervention in terms of garden layout.

The front garden will revert to parking, with resin bound hardstanding proposed with granite curb stones to the edging. This will allow for existing surface water drainage being maintained through the porous surface.

The rear of the property will be re-flagged with high quality composite stone paviors. The existing greenhouse structure will be removed and re-lawned.

A new structure is proposed to house the required number of bins and bicycles to the rear garden accessed via the left hand side pathway to the house. This is proposed as a simple timber clad structure (Siberian larch or similar), with lockable access to the two chambers.

The side pathway will also provide access to the accessible apartment unit located on the lower ground floor. This will have its own entrance directly from the garden, as well as access from the house itself. An existing ramp will be re-utilised for the purpose of ensuring compliant level access to this unit.

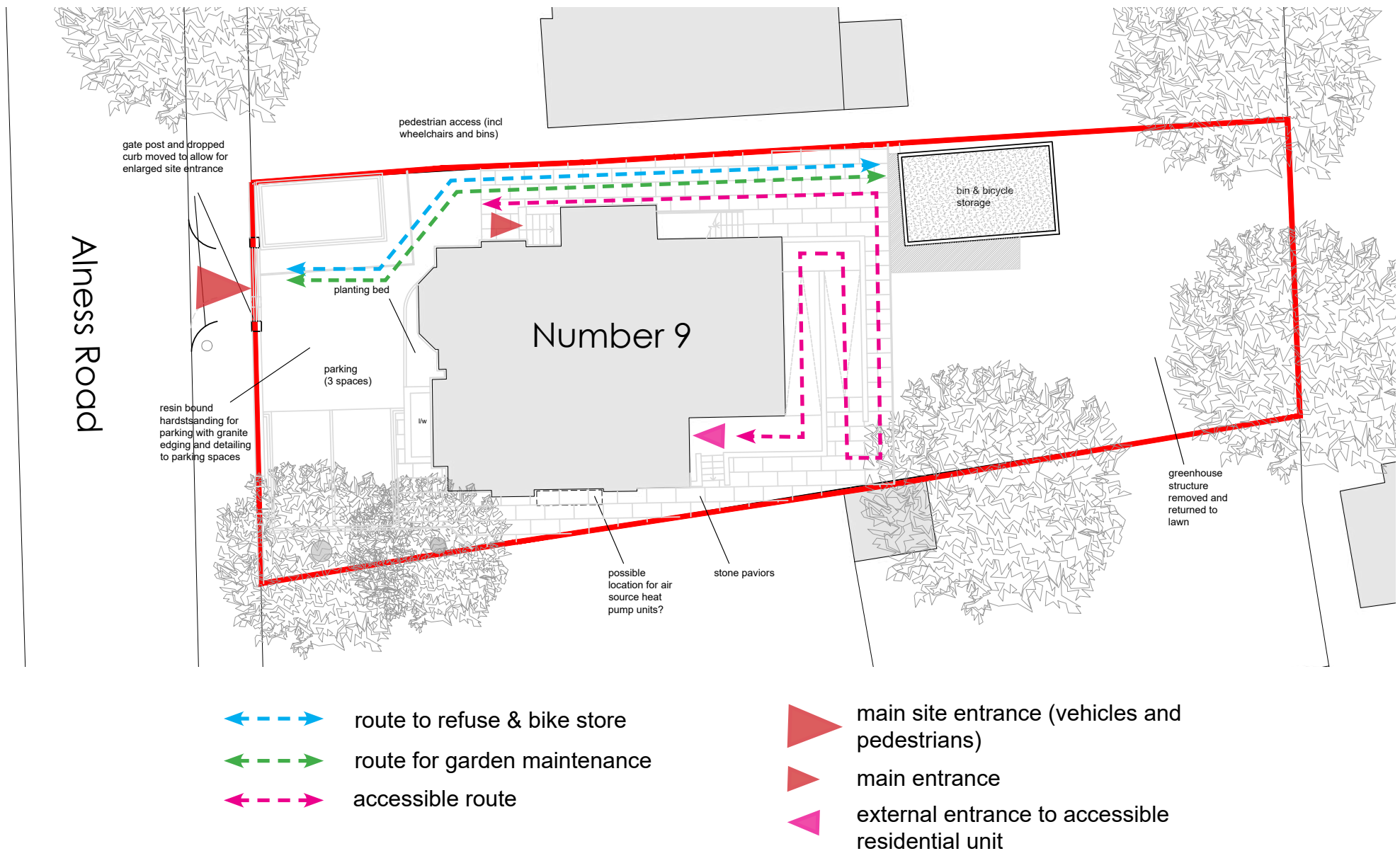


5.7 'Alpine' resin
bonded hardstanding

5.8 'granite edging

5.9 Alpine resin hardstanding
in situ

5.6 Proposed site plan



Scale

Please refer to Architects drawings

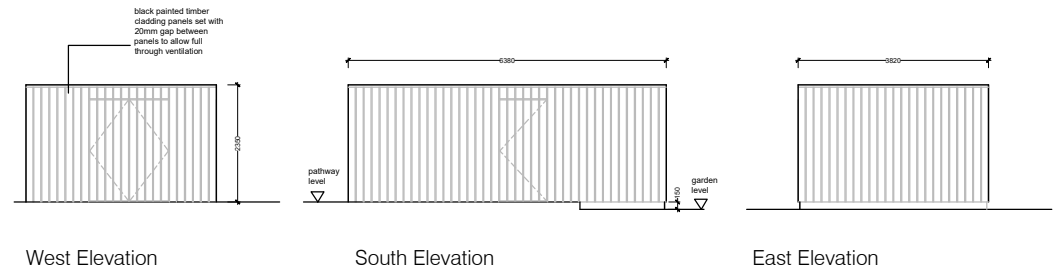
The scale to the front of the property will not be affected by the proposals.

The scale of the proposals to the rear of the property is guided by the existing build form, the intended future use, the existing first floor windows and the width of the enclosed plot.

Access

The current access will be maintained as existing, with the main entrances to property to the left hand side of the house. Parking is introduced to the front curtilage of the property. This is limited to 3 No. parking spaces, including 1 No. accessible space, as the property sits in an area well served by public transport. The existing front gate, to the left hand side of the front garden wall (thought to be the existing vehicular entrance to the property) will be widened to allow for sufficient access for modern vehicles. The gate posts will remain and be re-used in the new location. The secondary (pedestrian) gate will remain.

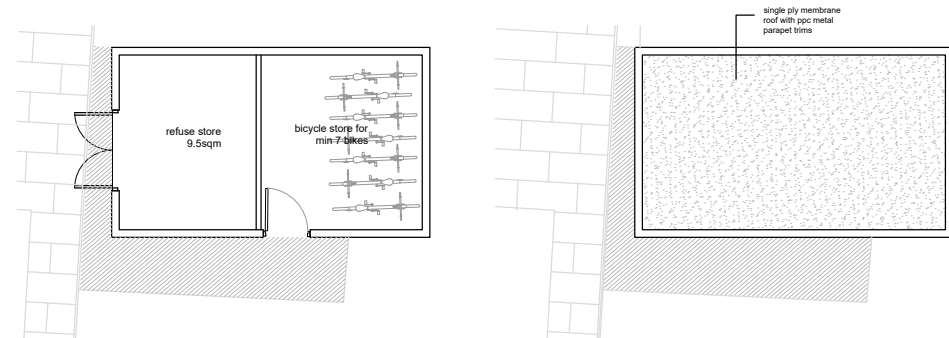
All access to the rear of the property will be as existing to the passage on the left hand side of the property, past the main entrance. The bike store, bin store and maintenance access to the garden will be via this route, which will also provide a compliant route for the accessible residential unit to the lower ground floor



West Elevation

South Elevation

East Elevation



Ground Floor Plan

Roof Plan



5.10 Proposed bin and bike store

5.10 Proposed access routes

5.10 Bin and bike store precedent images



Photos showing current condition of property

Appearance

The materials to the front of the property will remain unaltered, except for maintenance and repair, including windows to the lower ground floor to match existing and the provision of a new 'Victorian' style timber panelled front door.

The proposed materials to the rear extension are as existing, with buff brick for the external walls to match the side and rear elevations and white Upvc windows, also to match the existing*. The new windows to the lower ground floor which are currently boarded over will be similarly treated. The roof and ridge detailing will also match existing and will utilise blue slate, so prevalent within the conservation area, with black rain water goods also matching the existing.

As all the proposed building works are to the rear of the property the front elevation to the building will remain largely unaltered, except for cosmetic maintenance and repair as discussed earlier. All repair work will be respectful of the history of the property and appropriate replacements will be chosen to match original detailing, where necessary.

** Despite the conservation area requirements, it was felt that the inclusion of timber windows would be more visually intrusive against the existing windows than matching what there is currently*



Rear elevation of proposed works

