

DESIGN AND ACCESS STATEMENT

seven.

Client: Mr & Mrs Rubin
Reference: NHN_SEV_Z1_XX_RP_A_09000
Date: August | 2022



REVISION

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PROJECT NUMBER	20701
CLIENT	Mr & Mrs Rubin
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1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Design and Access Statement has been prepared by Seven Architecture on behalf of Mr & Mrs Rubin to support a Full Planning and Listed Building Consent application for works to the Grade II Listed Northen House, Ford Lane, Northenden.

This document should be read in conjunction with the Heritage Impact Statement and the associated drawings submitted with this application.

This document has been prepared to set out the brief and design proposals for the proposed works.

1.0 INTRODUCTION

1.2 LOCATION

The site is located within the historic core of Northenden village to the south of Manchester. The site is bounded by Ford Lane to the south which provides the primary pedestrian and vehicular access to the site. St Wilfred's Church is located directly to the south of the site.

The north, east and west of the site are bounded by residential dwellings and rear gardens. Boat Lane is located to the west of the site. A former Scrap Yard site located directly to the north of Northen House is currently vacant but has planning permission for redevelopment with 5 No 2.5 storey residential dwellings.



Figure 01
Aerial view showing the location of Northen House (outlined in red) within the context of Northenden
(Source : www.google.co.uk/maps, accessed 10th May 2022).

1.0 INTRODUCTION

1.3 THE NATURE OF THE PROPOSAL

The findings of the research undertaken in the preparation of the Heritage Statement has established that Northen House has evolved over time in response to the changing accommodation and lifestyle changes to meet residential standards and to maintain its long-term use as a residential property. The incremental change that has occurred over time, more particularly recent works to convert the building to a large dwelling house from commercial office use, has led to a compromised layout that does not meet current residential needs.

The proposals set out in this Planning and Listed Building Consent application will provide improved living accommodation at ground and first floor level that minimises the impact on the historical fabric whilst maintaining its relevance as a high quality residential home that provides an important role in the setting of the Northenden Conservation Area.

1.0 INTRODUCTION

1.4 NORTHENDEN CONSERVATION AREA

Northern House sits within the Northenden Conservation Area as identified on the adjacent map from the Manchester City Council website.

Any development undertaken at Northern House therefore has the potential to impact on, not only the setting of the Listed Buildings within close proximity to the site, but also have an impact on the character of the Northenden Conservation Area.

Careful consideration is therefore required to establish the key views towards the building to enable the assessment of impact on both the setting of the various Listed Buildings and the setting of the Conservation Area.

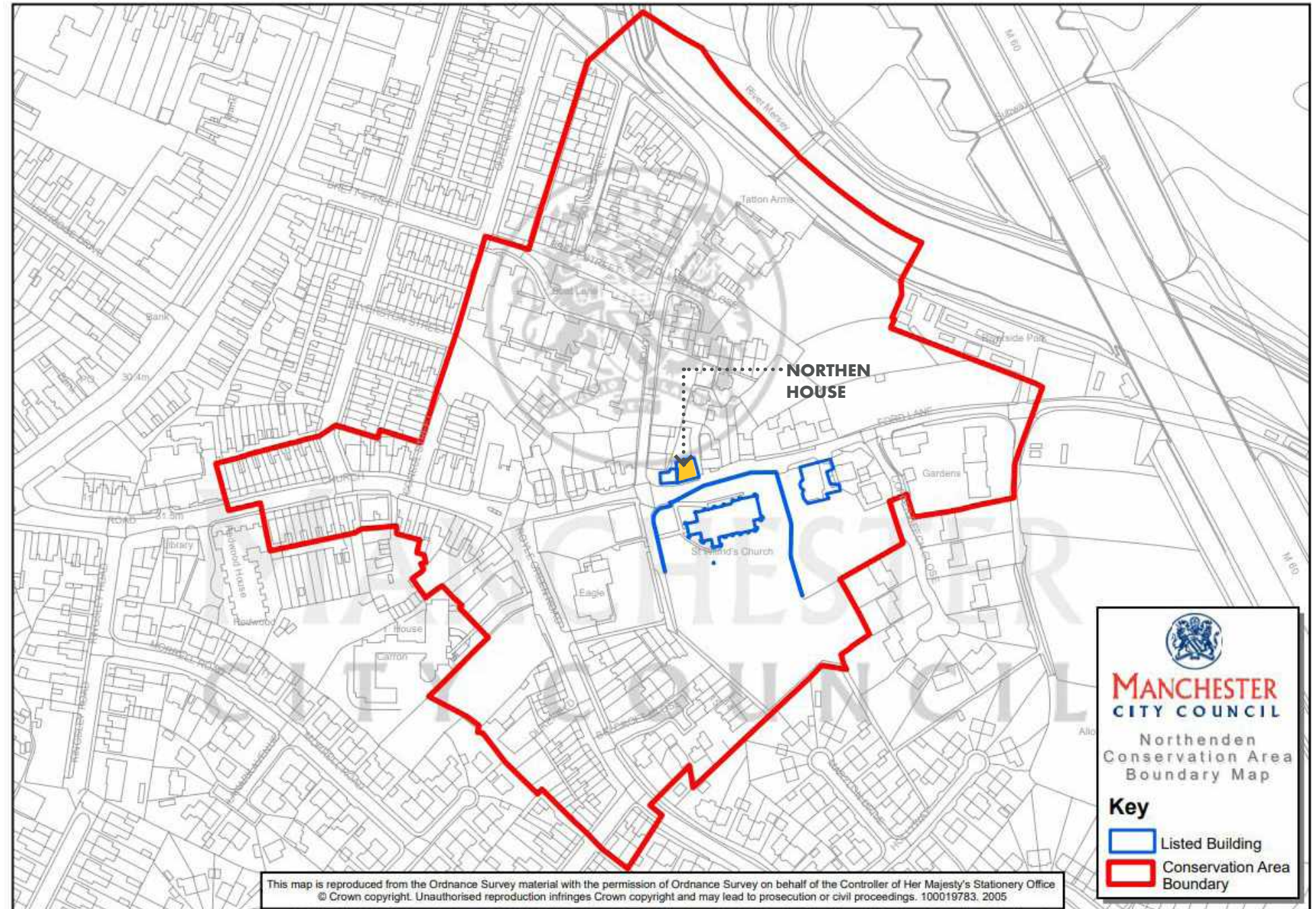


Figure 04
Map showing the Northenden Conservation Area
(Source : www.manchester.gov.uk (accessed 06th May 2022))

1.0 INTRODUCTION

1.5 PLANNING HISTORY

The Manchester City Council Public Access system identifies the planning history of the site and identifies that the building has been subject to a number of previous planning applications which are set out as follows :-

Description :	Reference :	Validated :	Decision :	Notes :
Erection of part two/part single storey rear extension together with first floor balcony and associated elevational alterations including the insertion of ground floor side window and the removal and blocking up of an existing side door.	131106/LO/2021	Sept 2021	Application withdrawn	
Internal and external alterations to building comprising removal of staircase, internal layout alterations and the replacement of hardwood sash windows and repair of render	075529/LO/2005/S2	Jan 2006	Approved	
Erection of 2 dwelling houses, rear of Northen House	033979	31 Mar 1989	Approved	Works yet to commence on site.
Change of use from residential to offices	032661	05 Oct 1988	Refused	Reason : 1. The proposed use would detract from the predominantly residential area of that part of the Northenden Conservation Area to the east of Boat Lane and in the immediate vicinity of St. Wilfred's Church. 2. The building occupies a prominent and sensitive location in relation to other listed buildings which form a group, and the proposed use would detract from the setting of these listed buildings.
Construction of a Conservatory	029089 & 029091	06 May 1987	Refused	Reason : The proposal by virtue of its design is not compatible with the character of this Listed Building which is located in the Northenden Conservation Area and would therefore be detrimental to the visual amenity of the building and the Area.
Single-storey extension to form garage at side of dwelling house.	F00423/LB	30 Oct 1975	Approved	

In addition to the above applications relating directly to Northen House, the following application for 5 No 2.5 storey dwellings on the former scrap metal yard on Boat House Lane is also relevant to the application as it will have a considerable impact on closing views towards the rear elevation of Northen House from Boat House Lane.

Description :	Reference :	Validated :	Decision :	Notes :
Erection of terrace of five 2.5 storey dwelling houses with associated car parking	124890/FO/2019	27 Nov 2019	Approved	

1.0 INTRODUCTION

1.5 PLANNING HISTORY

Approved application 124890/FO/2019 which is to be located on the former Scrap Yard site to the north-west corner of Northen House.

The development of these properties will limit views towards the rear of Northen House when viewed from Boat Lane.



2.0 EXISTING SITE

2.1 HISTORICAL EVOLUTION OF THE BUILDING

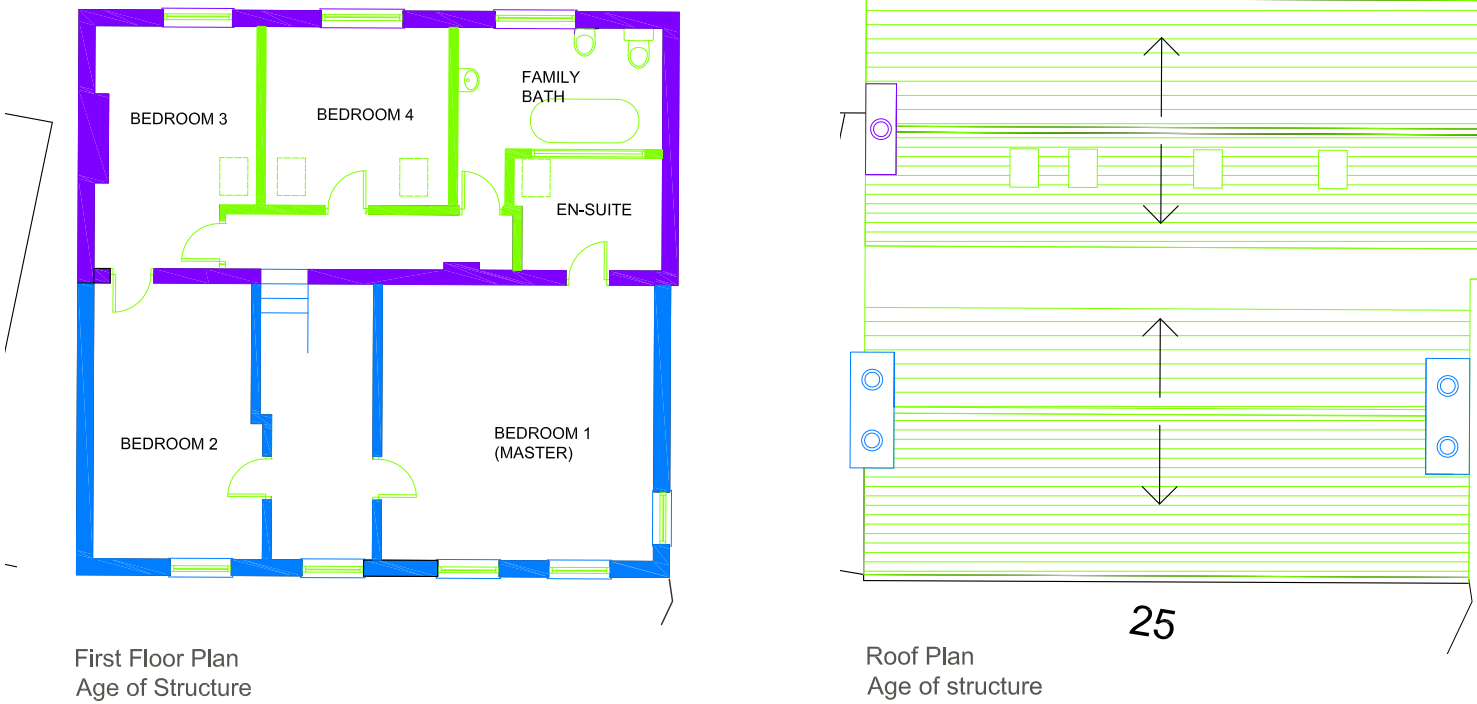
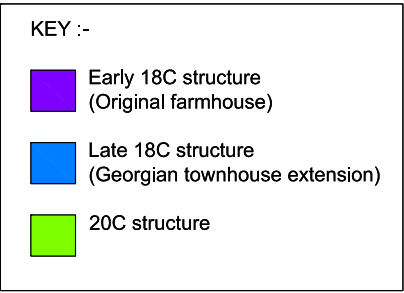
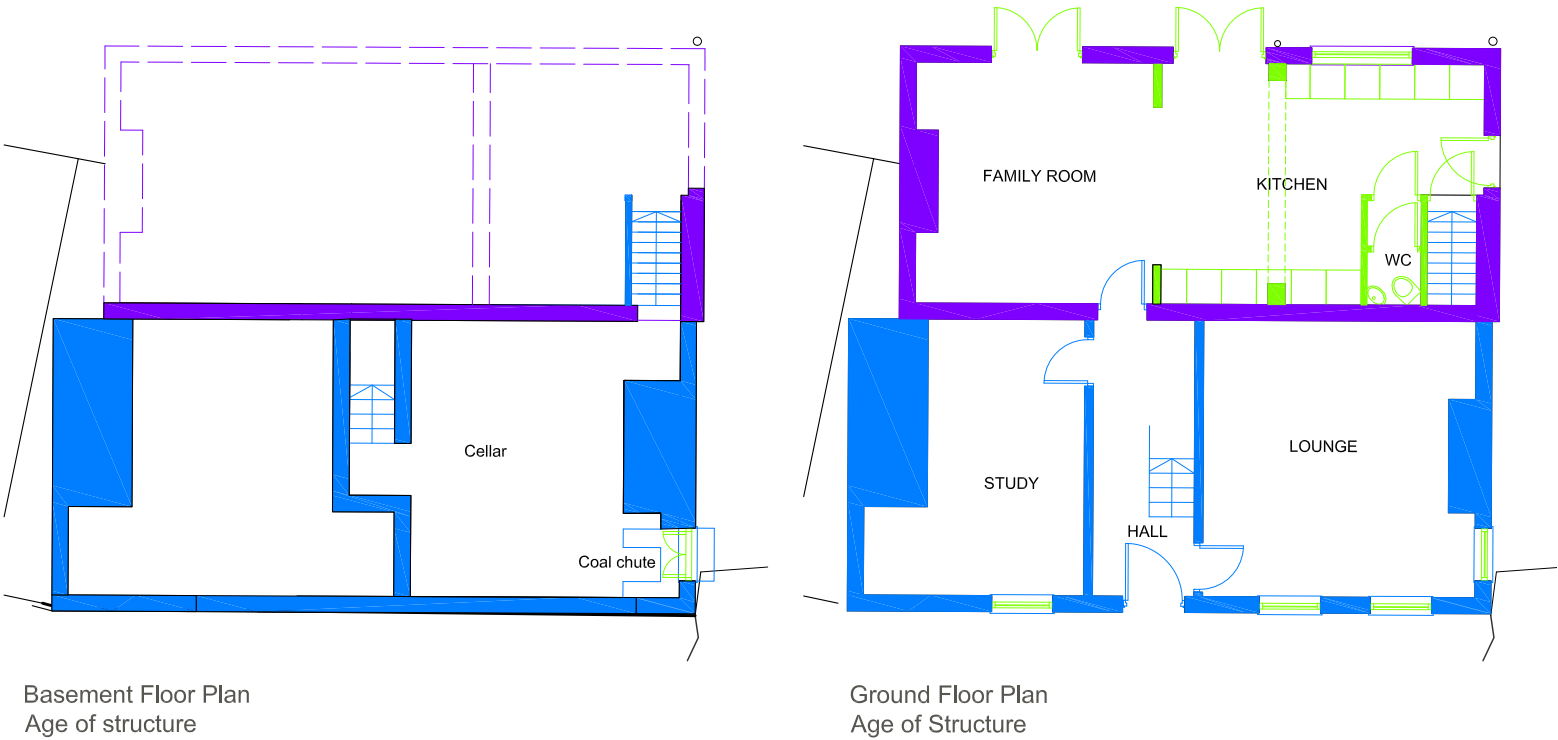
The adjacent current plans illustrate how Northen House has evolved over time. The buildings evolution has led to two very distinct ranges of the house.

The range to the north has windows with a horizontal proportion, irregular sizes and functional pattern which would suggest that this formed an earlier farmhouse. The 1882 map shows how the majority of Northenden at this time was arable farmland which would support this assessment.

The south Georgian wing was added during the late18C and is designed to provide the primary rooms of the house within the new wing, with the former farmhouse retained as a service wing to support the main house.

Further development was undertaken in the early late 20C to provide a Kitchen and Living Area to the ground floor and two bedrooms and a bathroom and En-suite within the north wing.

Further detail on the historical development of the site is provided in the seperate Heritage Impact Statement submitted with this application.



2.0 EXISTING SITE

2.2 KEY VIEWS TOWARDS THE SITE



1 View looking east from Church Road I towards Northern House



2 View looking east from Church Road towards Northern House



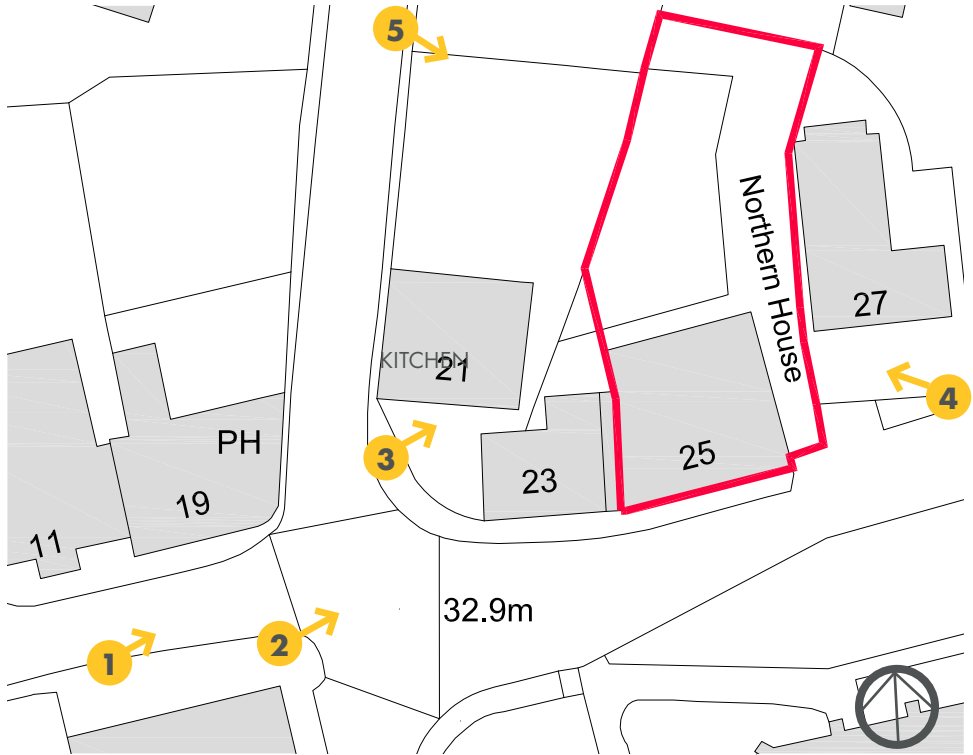
3 View looking east from Boat Lane towards Northern House



4 View looking west along Ford Lane towards Northern House



5 View looking west from Boat Lane towards Northern House from outside the Scrap Yard site



Key Plan

2.0 EXISTING SITE

2.2 KEY VIEWS TOWARDS THE SITE



1 View looking north-east towards the Georgian south wing of Northen House



2 View looking north-east towards the Georgian south wing of Northen House



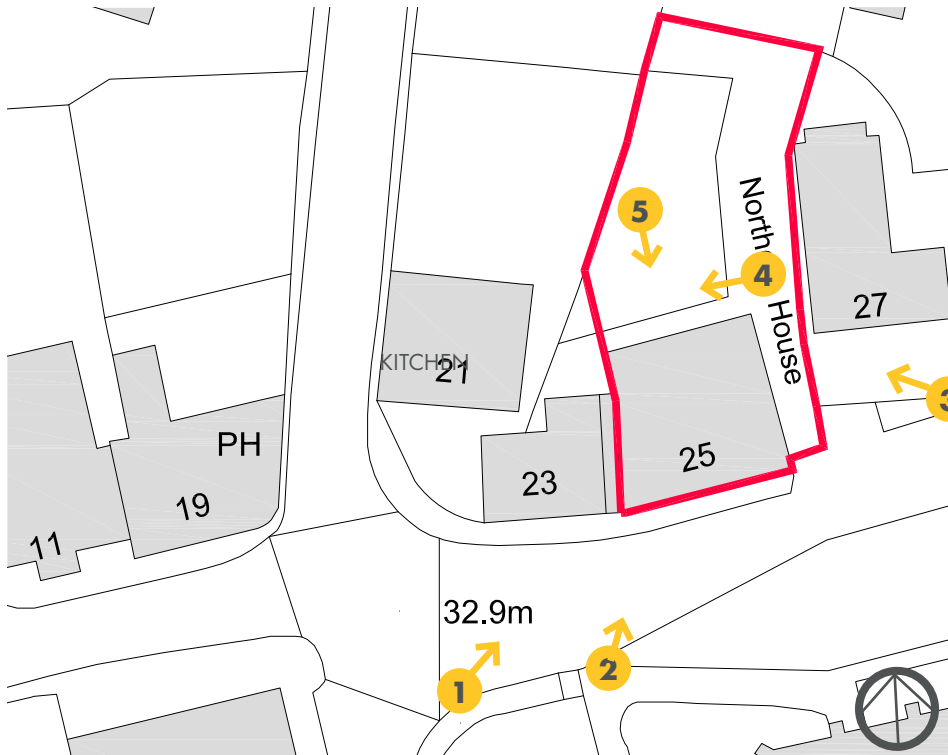
3 View looking west along Ford Lane towards Northen House



4 View looking west along the north elevation of Northen House to the rear garden



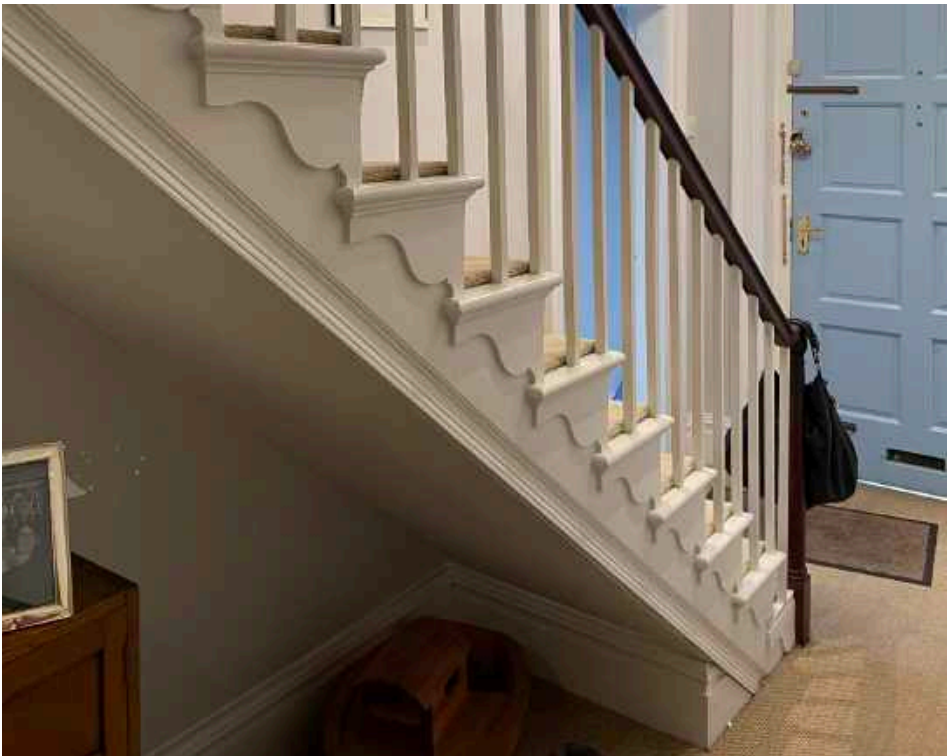
5 View looking south from the rear garden towards the north elevation of Northen House



Key Plan

2.0 EXISTING SITE

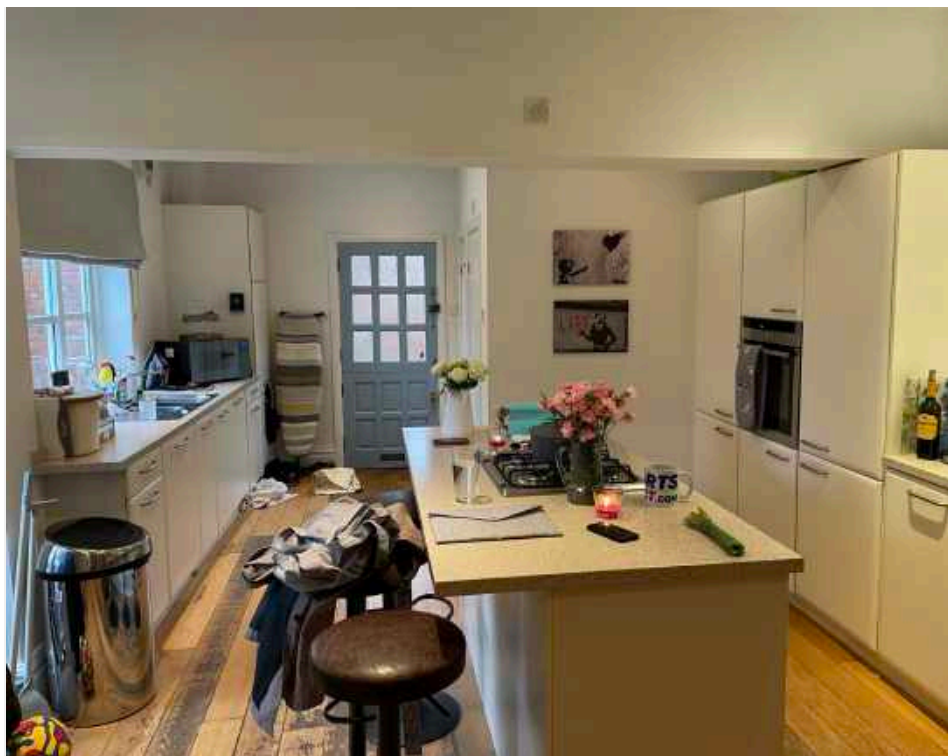
2.2 INTERNAL VIEWS OF THE EXISTING BUILDING



1 View looking towards the existing stair and front door to the Georgian south wing



2 View looking towards the existing Family Room in the north wing



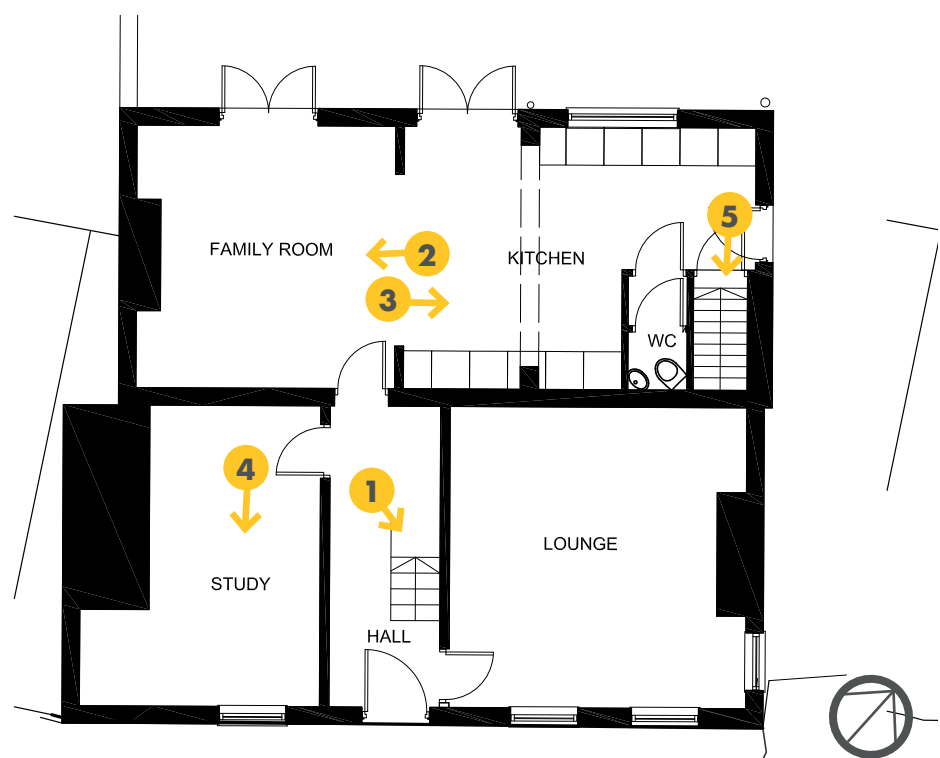
3 View looking towards the existing Kitchen in the north wing



4 View of the existing Study within the Georgian south wing



5 View looking down into the Cellar under the south wing



Key Plan_Ground Floor Level

2.0 EXISTING SITE

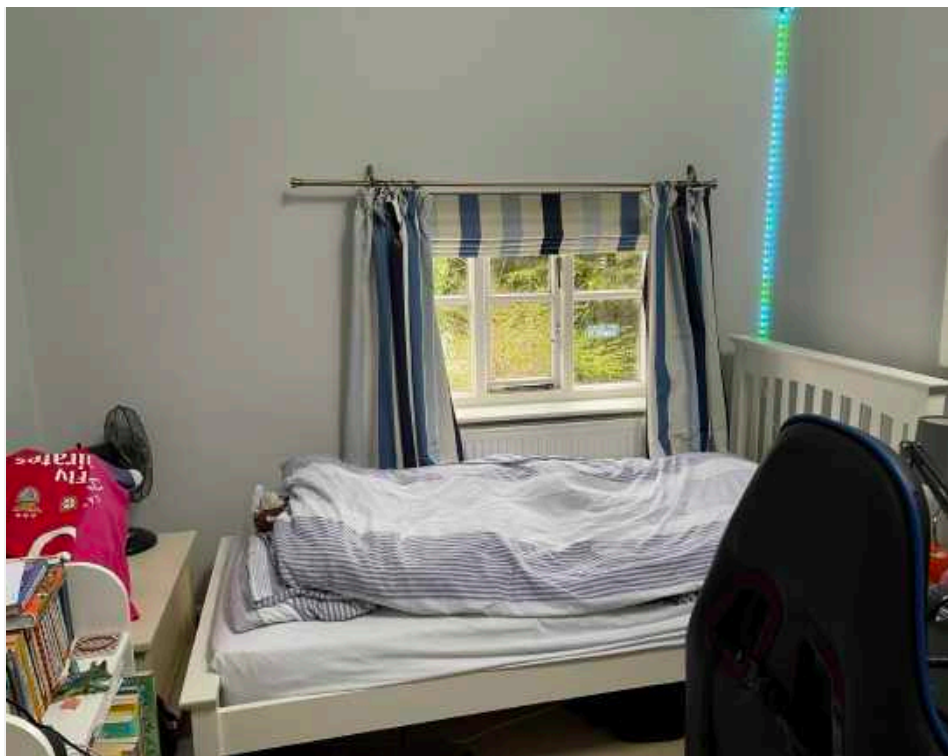
2.2 INTERNAL VIEWS OF THE EXISTING BUILDING



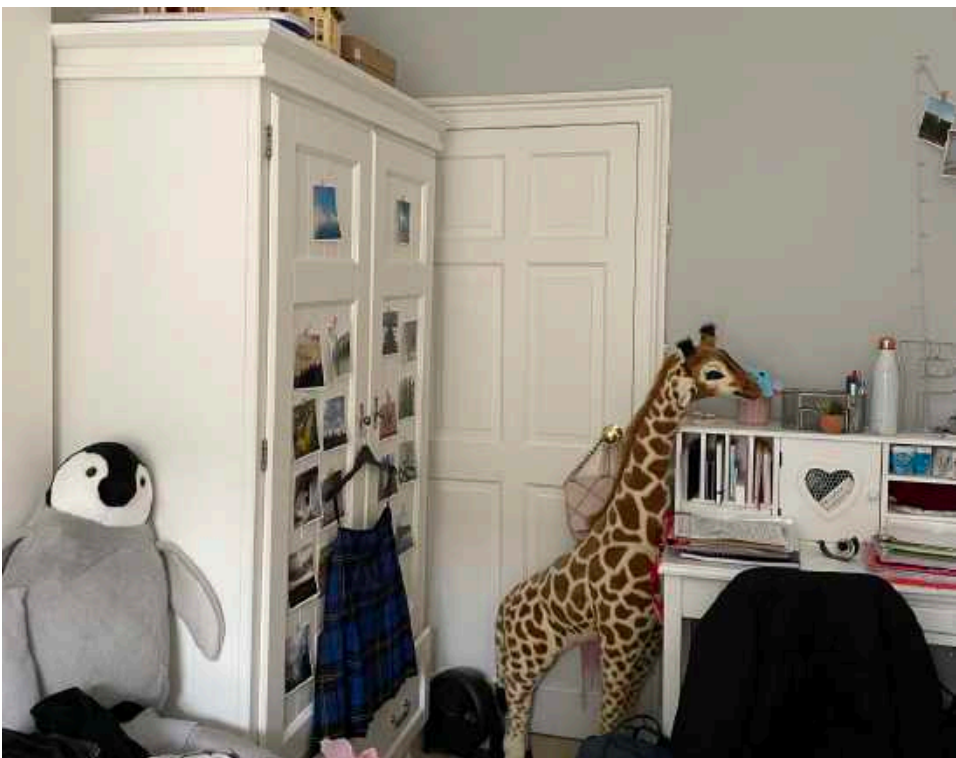
1 View looking towards the roof lights and high level window providing light into the En-suite



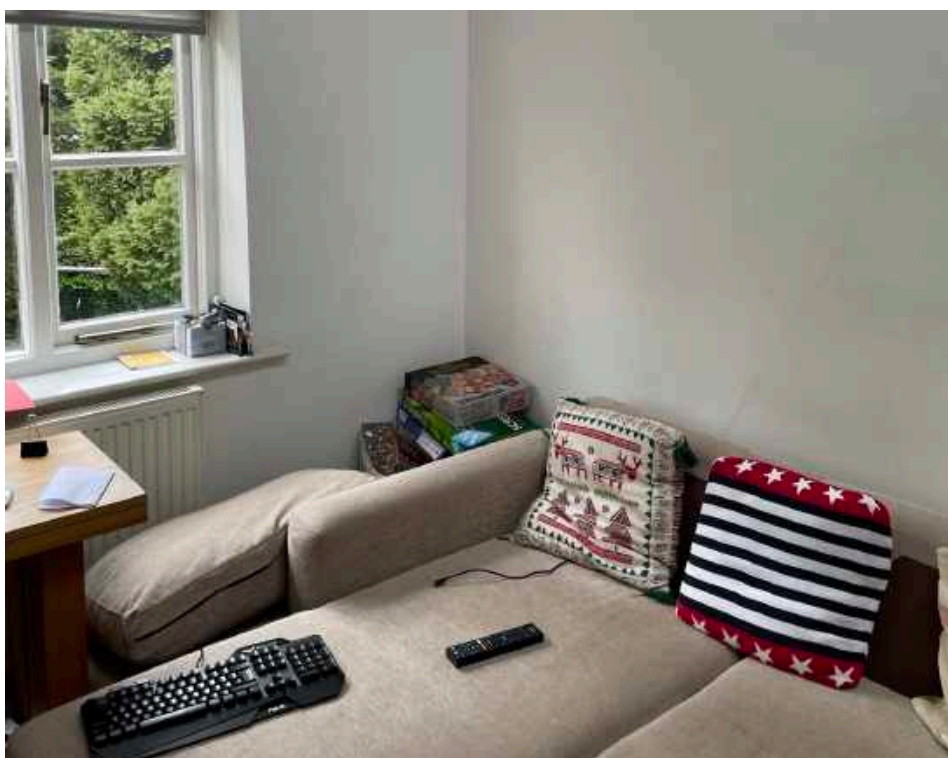
2 View looking towards the existing Master Bedroom windows overlooking the Church



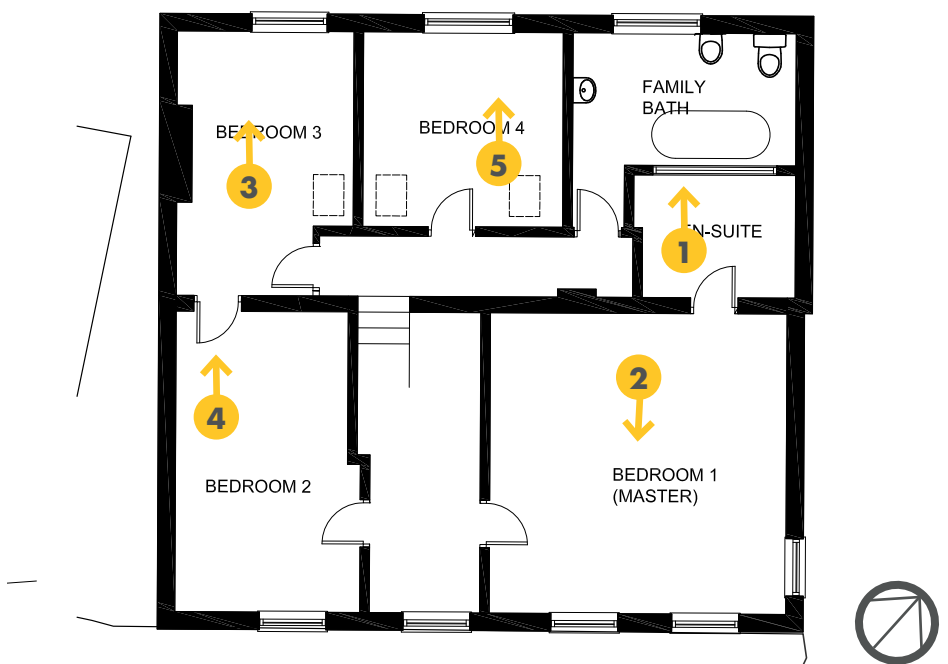
3 View showing existing bedroom 3 within the north wing



4 View showing existing bedroom 2 within the Georgian South wing



5 View showing existing bedroom 4 within the north wing



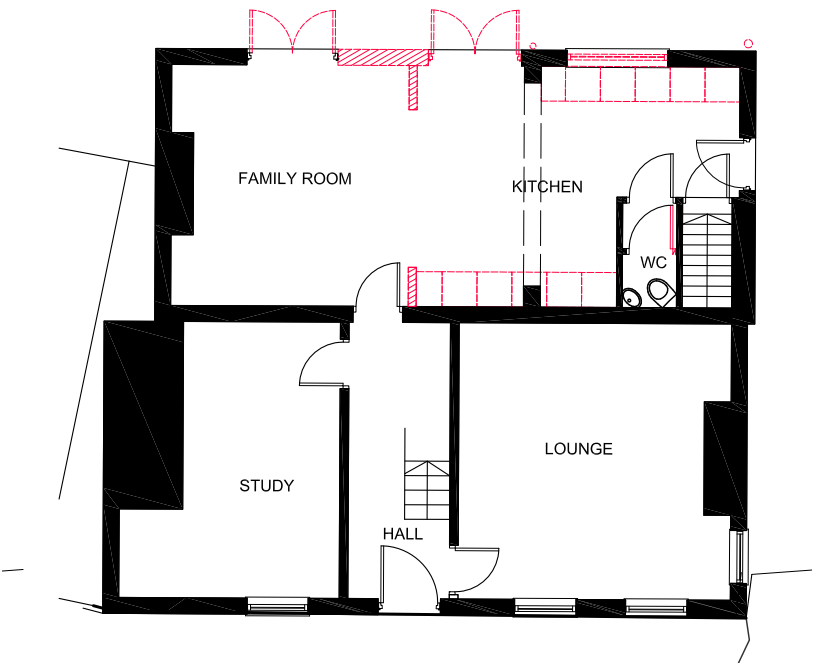
Key Plan_First Floor Level

3.0 DESIGN PROPOSALS

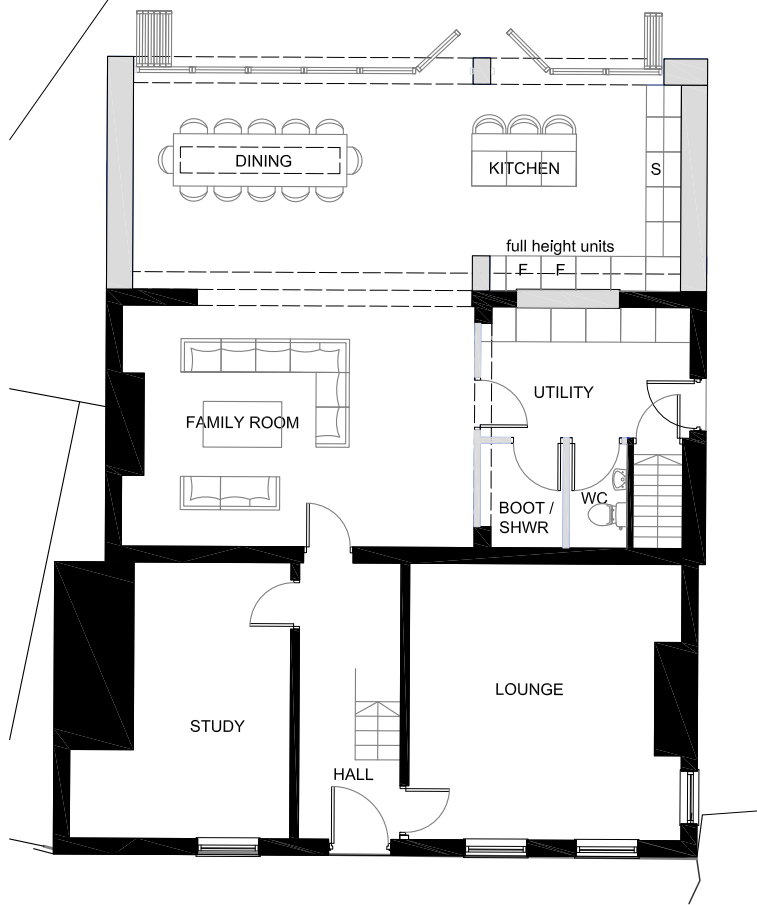
3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent plans illustrate the extent of fabric to be removed as follows :-

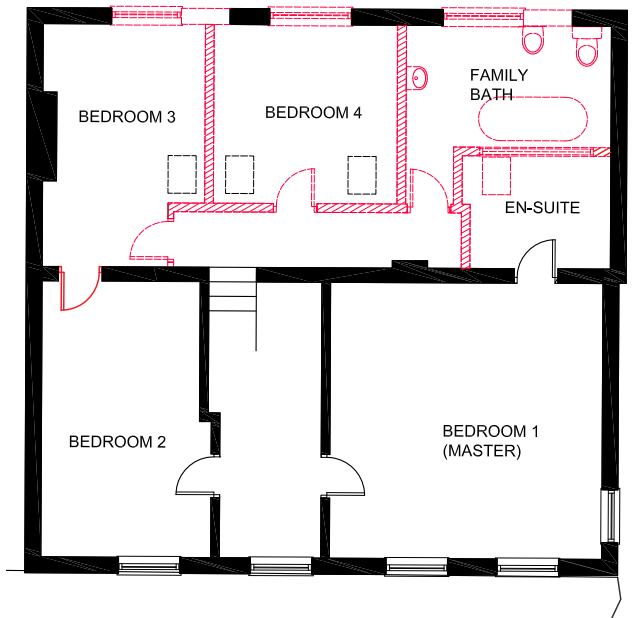
- Removal of the existing modern french doors and modern casement windows to the north elevation.
- Removal of the brickwork between the two existing doors to the north elevation to enable the ground floor level to be opened up to create an open plan Dining, Kitchen and Family Room.
- Removal of the modern kitchen fittings and partitions.
- Removal of the modern partitions to the first floor level of the northern wing to improve the proportions of the bedrooms and to extend the house to the north to create additional first floor area and external seating area to the bedrooms.
- Removal of the modern casement windows to the north elevation and the creation of full height openings to provide access into the study/en-suite areas to each bedroom.



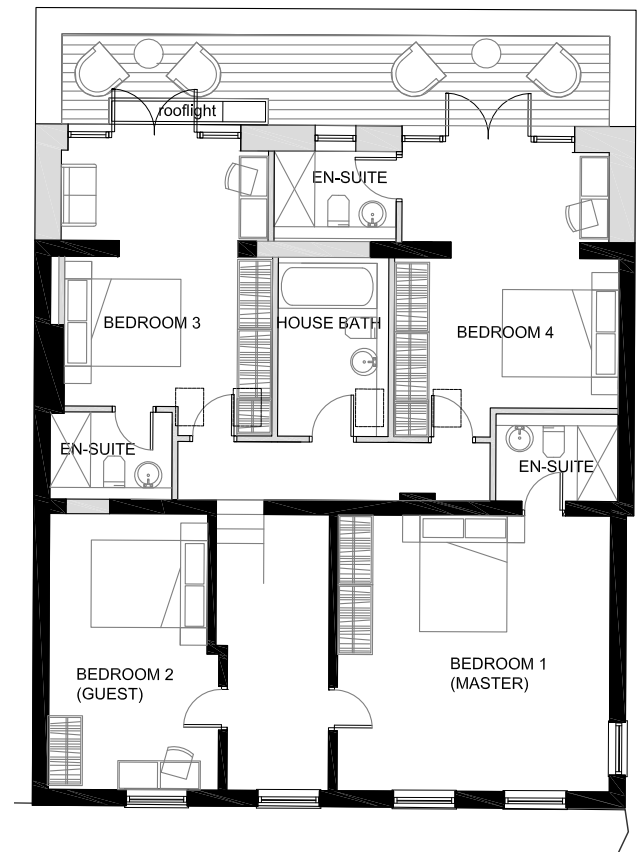
Ground Floor Plan
Removals



Ground Floor Plan
Proposed



First Floor Plan
Removals



First Floor Plan
Proposed

3.0 DESIGN PROPOSALS

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent elevations show the south context elevation and the removals show that there is no impact from the development on the primary elevation.

The works proposed do not include any modifications to the south elevation and retain the south Georgian wing in its current configuration.



South elevation fronting Ford Lane showing the lack of impact of the Removals on the primary frontage



South elevation fronting Ford Lane showing the lack of impact of the Proposals on the primary frontage

3.0 DESIGN PROPOSALS

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent Removals and Proposed Elevations show the extent of the proposed works to the east, north and south elevations.

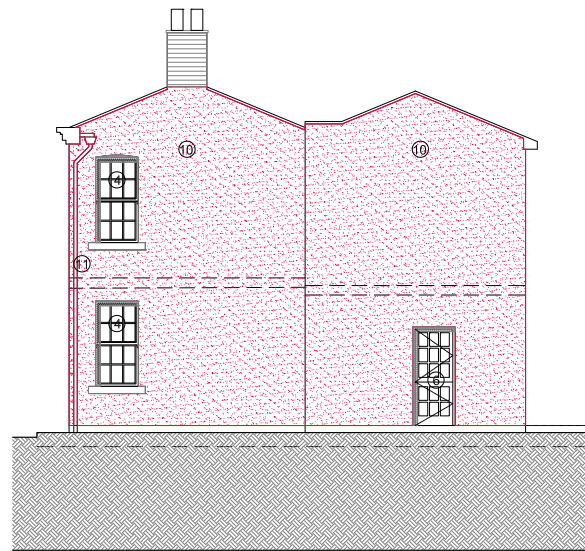
The existing cement based render to the east elevation is considered to be causing harm to the historical fabric by preventing the fabric from breathing. The proposals will therefore include the removal of the existing render system and the replacement with a new lime render system that will improve the breathability of the fabric.

The existing metal rain water pipe to the east elevation is also to be removed and replaced with a new cast iron rainwater pipe.

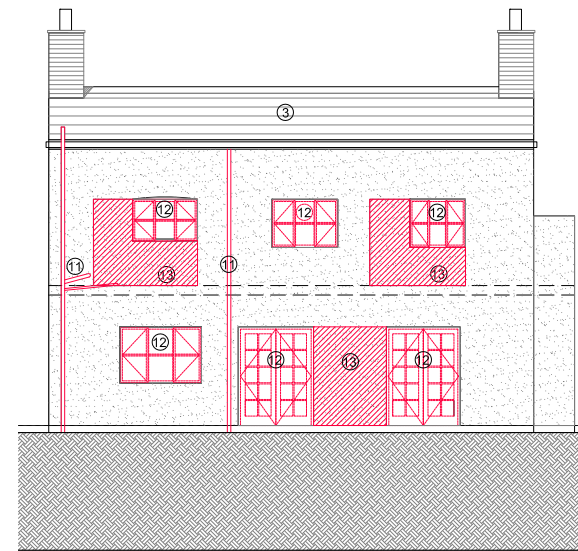
The existing UPVC rainwater goods to the north elevation are to be removed and new cast iron rainwater goods installed to provide drainage to the existing north range and the north extension.

The existing modern casement windows and double doors are to be removed and areas of existing brickwork removed to create full height openings and lintels installed.

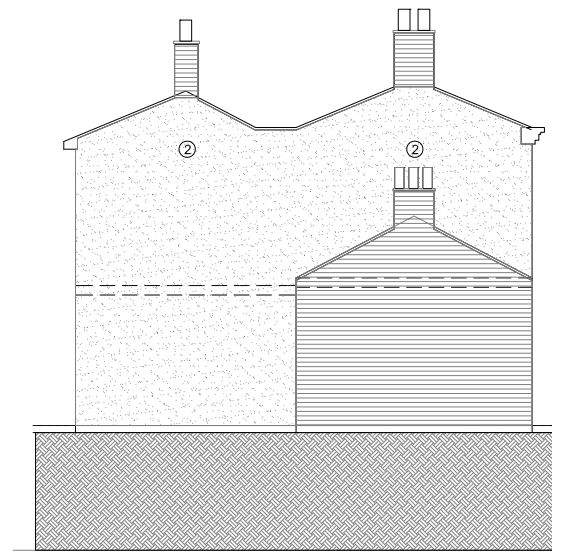
A new part two/part single storey extension is proposed to the north of the building. A rendered finish is proposed to minimise the visual impact of the development on the Conservation Area and to create a consistent palette of materials that reinforces the prominence of the brickwork south elevation as the primary frontage.



Elevation B (East Elevation)

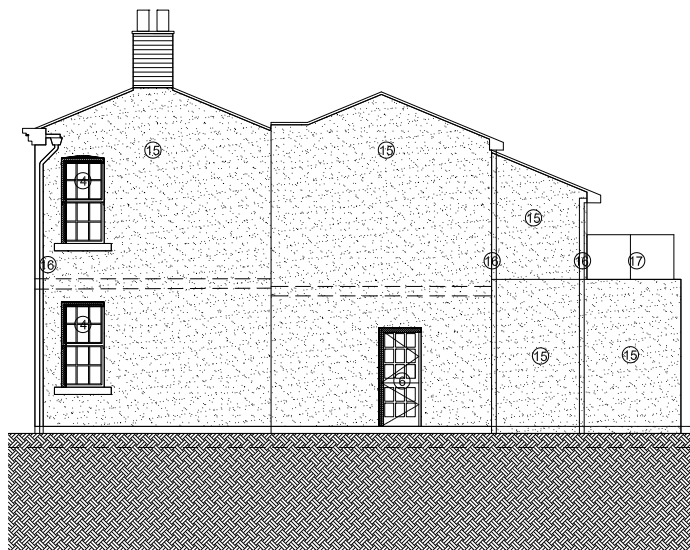


Elevation C (North Elevation) to rear garden



Elevation D (West Elevation)

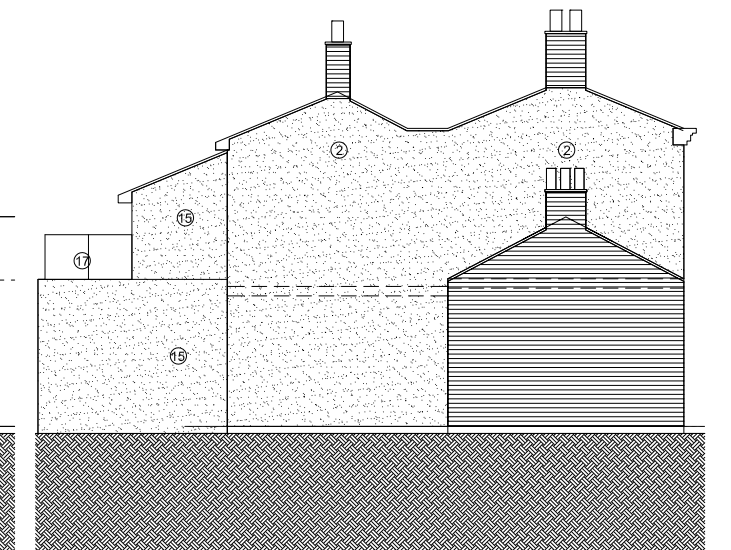
Proposed removal works to the west, north and east elevation



Elevation B (East Elevation)



Elevation C (North Elevation) to rear garden



Elevation D (West Elevation)

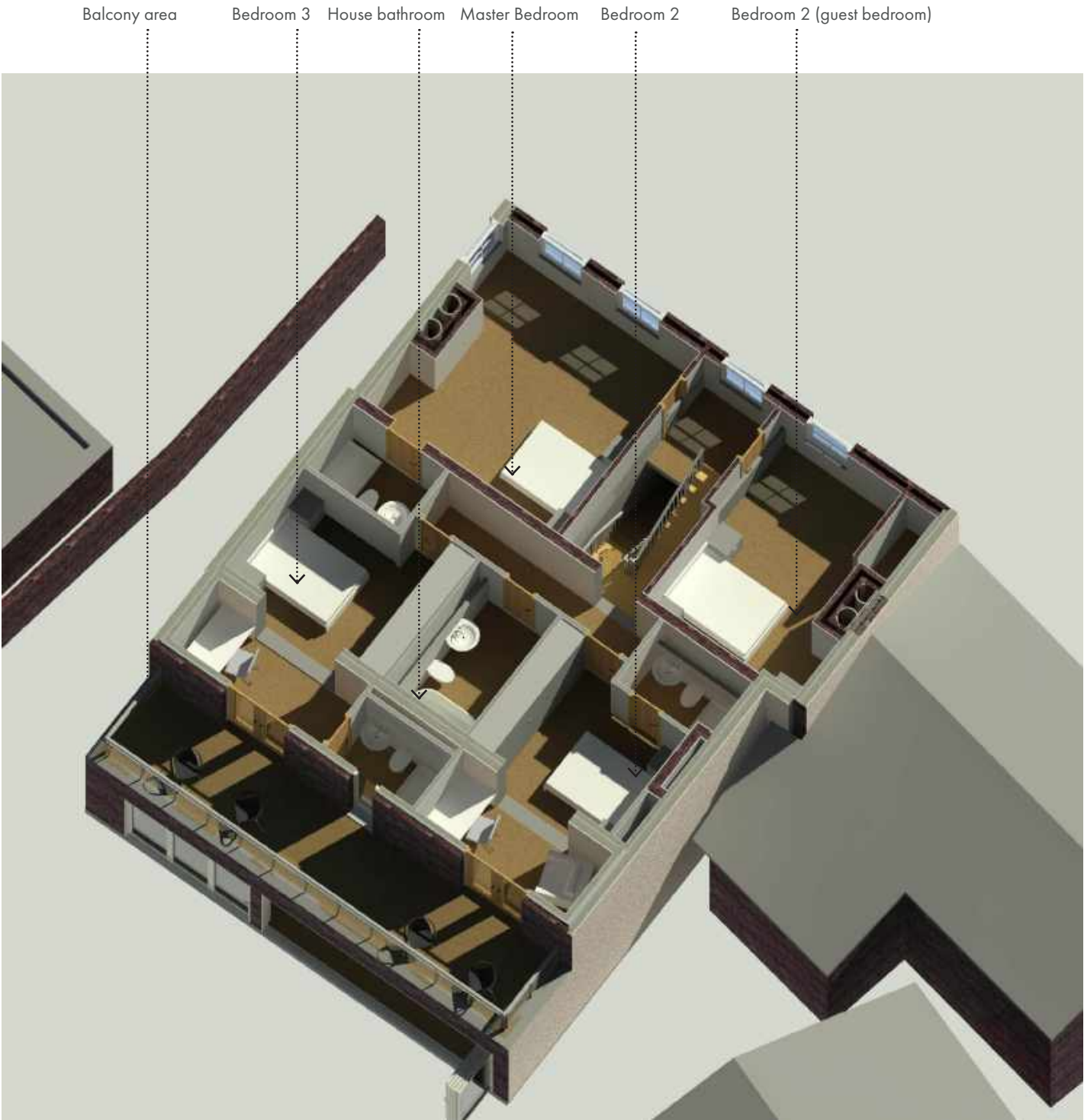
Proposed west, north and east elevation

3.0 DESIGN PROPOSALS

3.1 SUMMARY OF THE PROPOSED WORKS



Axonometric view of Ground Floor Level



Axonometric view of First Floor Level

3.0 DESIGN PROPOSALS

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent views show the proposed extension in relation to the key views from Ford Lane and the view from the rear garden towards the proposed rear extension.



Proposed view looking east towards Northern House from the junction of Boat Lane and Ford Lane



Proposed view looking west towards Northern House from Ford Lane



Proposed view looking west towards Northern House from the rear garden

4.0 ACCESS

3.1 PROPOSED ACCESS STRATEGY

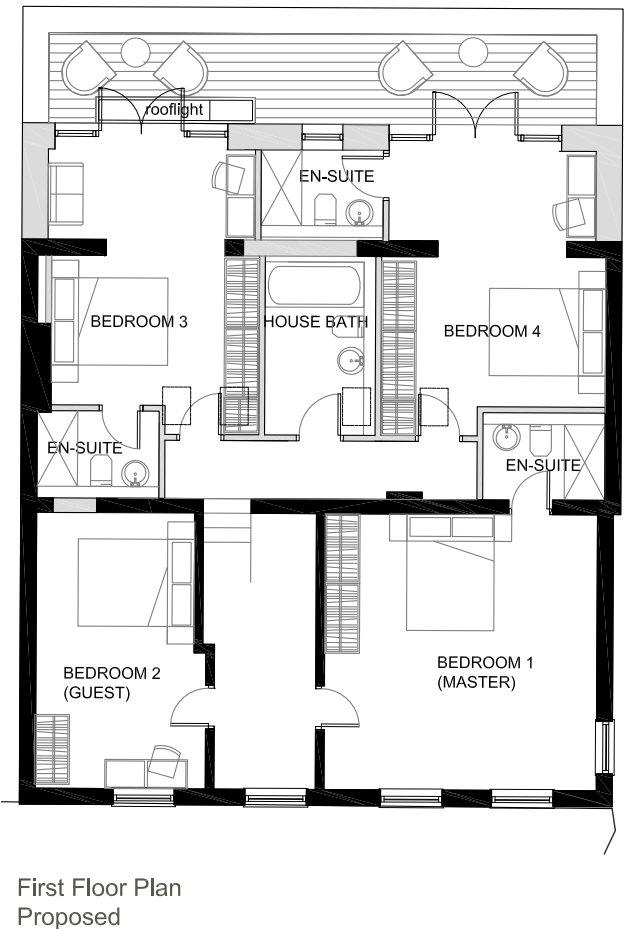
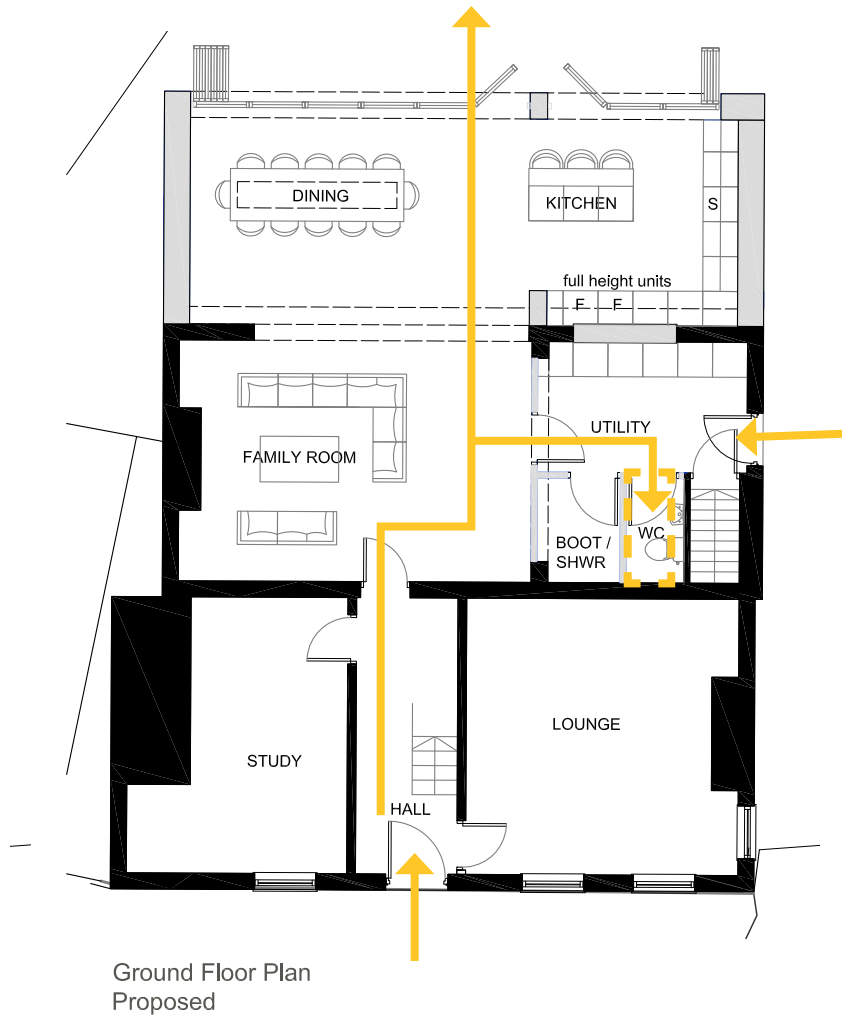
The adjacent plans illustrate the proposed access to the building. The main access to the building is from the main entrance off Ford Lane. This entrance has a shallow stepped threshold into the southern Georgian wing of the building. The main entrance provides access to the central staircore providing direct stepped access to the bedrooms on the first floor level.

The existing north wing and the new ground floor extension is at the same floor level as the south wing providing level access throughout the ground floor level.

A WC is provided at ground floor level within the Utility area in the existing north wing of the dwelling.

Folding doors to the new north elevation to the rear of the building provide direct access onto the rear external landscaped area.

The existing external door to the east elevation provides direct access into the Utility area, Boot Room and WC.



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