WIGHTON ARCHITECTS

Ref: Admin/CL/321_01/LA.01
15th December 2025

Glaughton House, No 119 Palatine Road, Manchester, M20 3YA
Proposed internal remodel & refurbishment.

DESIGN AND ACCESS STATEMENT INC HERITAGE STATEMENT

The planning application to which this statement relates looks to remodel and refurbish the interior layout on the ground floor and basement of an existing block of apartments. The previously converted building currently contains 4no duplex apartments occupying the ground floor and basement with 2no apartments to the first floor and 1no apartment to the second floor. The applicant (owner) is looking to return to live within the building to be close to family who also occupy one of the apartments. The intention is to combine the 4no apartments into 2no larger apartments, one for the applicant (owner) and one for her sone and family. The proposed application looks to therefore reduce the number of apartments within the building from 7no (4no 2 beds, 2no 1 beds and 1no 3 bed apt) into to 5no apartments (1no 2 bed, 2no 1 bed and 3no 3 beds). Whilst the proposed changes reduce the overall number of apartments the change results in a higher mix of 3 bed family apartments.

Figure 1: No 119 Palatine Road

The main pedestrian and vehicular access are found along the western boundary of the property, on Palatine Road, with the detached house sitting centrally within the site. Off road parking for approximately eight cars is provided to the front of the building with a modest private garden to the rear. The property was extended in mid-2003, which saw a three-storey flat roof extension constructed to the rear.

This document looks to show how the proposals meet with the relevant local and national planning policies and guidance and is to be read alongside the proposed plans submitted by Wighton Architects.

Context

The site is located close to the centre of West Didsbury which in turn is located to the South of Manchester. The surrounding area consists of detached dwellings set on either side of Palatine Road, each designed in their own unique style with The Northern Lawn Tennis Club found to the South / East (rear) of the site.

The site is situated within the northern corner of Blackburn Park Conservation Area. No 119 Palatine Road is neither a listed building or noted as a positive building and the site does not fall within land designated as Green Belt.

Figure 2: Site location

Figure 3: Google Earth 2022

Existing property

The property was built in the early 1900's as a private residence before being converted into a Synagogue for the congression known as the West Didsbury New Synagogue in 1917. Following the congressions amalgamation with the Withington Synagogue, they moved out of the property onto a purpose-built site on Queens Road (now Queenston Road) circa 1929. No 119 Palatine Road was subsequently converted back into a residential property. The building and its site have been modified over the years both internally and externally through a number of planning applications.

The property is approached from the west, off Palatine Road, with the front of the house overlooking the private parking area. Access off Palatine Road is via an existing gateway framed by mature trees to each side. A modest private garden is found to the rear.

The modern addition to the rear consists of a flat roof extension creating accommodation to the basement, ground and first floors. The extension spans the entire width of the building, projecting out from the side walls of the house into the garden. No 119 is built in brick, buff in colour to the front and in red to the sides and rear reflecting materials typically found in the area.

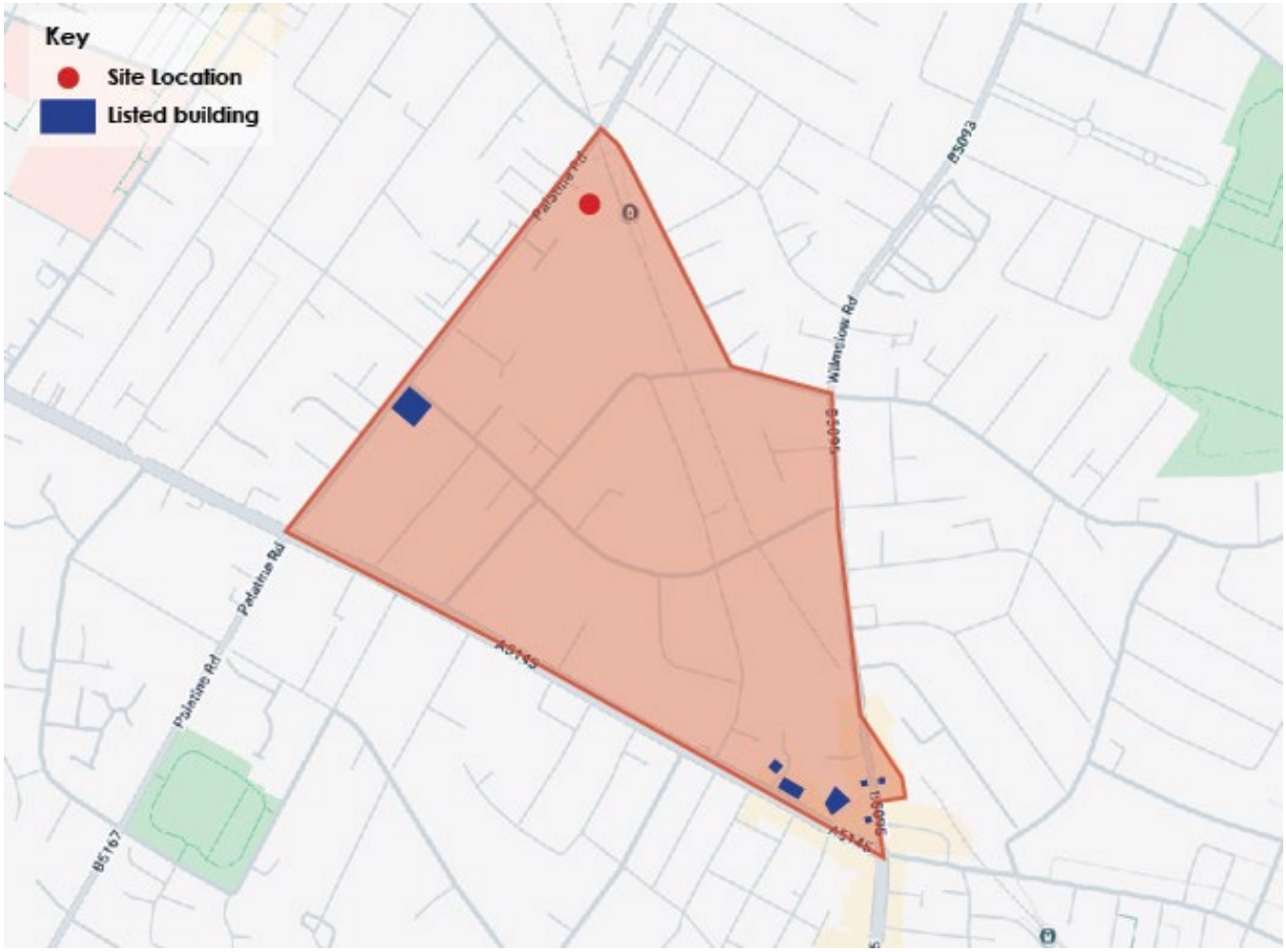

Figure 4: Blackburn Park Conservation Area

Figure 5: View of No 119 from Palatine Road

Planning History

- Change of use of 1st floor flat into two self-contained flats to create a total of 4 self-contained flats – Change of use – Reference number 041352 – **Approved** 8th June 1992
- Notification of intent to carry out works to trees in a Conservation area - Lop the top of trees to reduce weight – Works to Trees – Reference number 054375/TCA/SOUTH1/98 – **Approved** 7th July 1998
- Change of use and rear 3 storey flat roof extension to create 7 flats with associated car parking following demolition of existing rear outrigger – Change of use and Conservation area consent – Application numbers 067756/FO/SOUTH2/03 / 067757/CC/SOUTH2/03 – **Approved** 17th June 2003
- Notice of intent to carry out works to trees within Blackburn Park Conservation Area - Removal of various trees as detailed in plan – Works to trees – reference number 068803/TCA/2003/S2 – **Approved** 12th August 2003
- Works to tree - T1 (Poplar) - Reduce crown by 5 metres., T2 - House Chestnut - Reduce crown by 2.5 metres – Works to trees – Reference number 121907/TCA/2018 – **Approved** 17th December 2018
- Works to tree - proposed felling of T1 Eucalyptus in front garden and replant – Works to trees – Reference number 134784/TCA/2022 – **Approved** 14th September 2022

Proposals

The scheme proposes to combine four 2 bed apartments into two 2 bed apartments. It is proposed that the access will remain from the front entrance on the ground floor, with the stairs down into the basement rationalised in each flat. The proposal looks to build entirely within the existing footprint of the property with no changes to the external elevations. This proposal looks to provide improved living accommodation suitable for the applicant (owner) and their child's family through the creation of larger apartments.

Internally the changes proposed look to rationalise the existing layout which has been adapted over the years and improve the accommodation provision creating a more balanced mix.

Access, Highways and Parking

The current site has multiple existing parking spaces located within its boundary. All are accessed off Palatine Road. There will be no changes to the existing parking provisions.

Ecology and Trees

An application has been submitted and is pending determination for works to two adjacent trees. The works proposed within this application are not dependant or have no bearing on the current tree application. Other existing trees on site are be retained.

Sustainability

Building Elements & materials: Any suitable materials are to be retained on site for re-use where possible and required. Any contaminated material is to be removed by specialist contractors. The alterations to apartments will be constructed to meet or exceed current Building Regulations and comply with the Local Authority's energy efficiency requirements. New materials are to be sourced locally with work undertaken by local craftsmen and builders where possible.

Waste and Recycling

There will be no change to the current recycling and waste arrangement on the site.

HERITAGE

The building whilst in a conservation area is not noted as a locally important heritage asset or a listed building. The proposals also do not affect the externals of the building and therefore have no impact on the conservation area.

Conclusion

The proposal seeks to improve the quality and mix of apartments within the existing property. The proposals are sustainable, contextual, and well considered and is felt to satisfy national and local planning policies and is seen as a positive addition to the local area. The proposals looks to reconfigure existing apartments to create larger more family friendly accommodation in an extremely sustainable location. The loss of 2no apartments within the local vicinity, which is well supplied with an existing mix of accommodation is not seen as having a significant impact on the overall housing stock and it is hoped that the local authority is able to support the proposals.