CAMBRIAN HOUSE, 60 WOOD ROAD, WHALLEY RANGE, M16 8BL.

‘Part retrospective planning application for the erection of a single storey bin store following the demolition of existing structure.’

Heritage Statement

(in support of a Full Planning Application PLA-2026-000071)



Ibelin Architecture

May 2026

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1. Introduction

This Heritage Statement has been compiled by Ibelin Architecture on behalf of Mr. Anthony Espiga-ventura, owner of Cambrian House, 60 Wood Road, Whalley Range, M16 8BL.

The Statement is in support of Full Planning application PLA-2026-000071 for the '*Part retrospective planning application for the erection of a single storey bin store following the demolition of existing structure.*'

This is not a stand-alone document and must be read in conjunction with the submitted drawings listed below –

2502 001 P Existing Site Location A4

2502 002 P Existing Site Plan A2

2502 003 P Existing Plans and Elevations A1

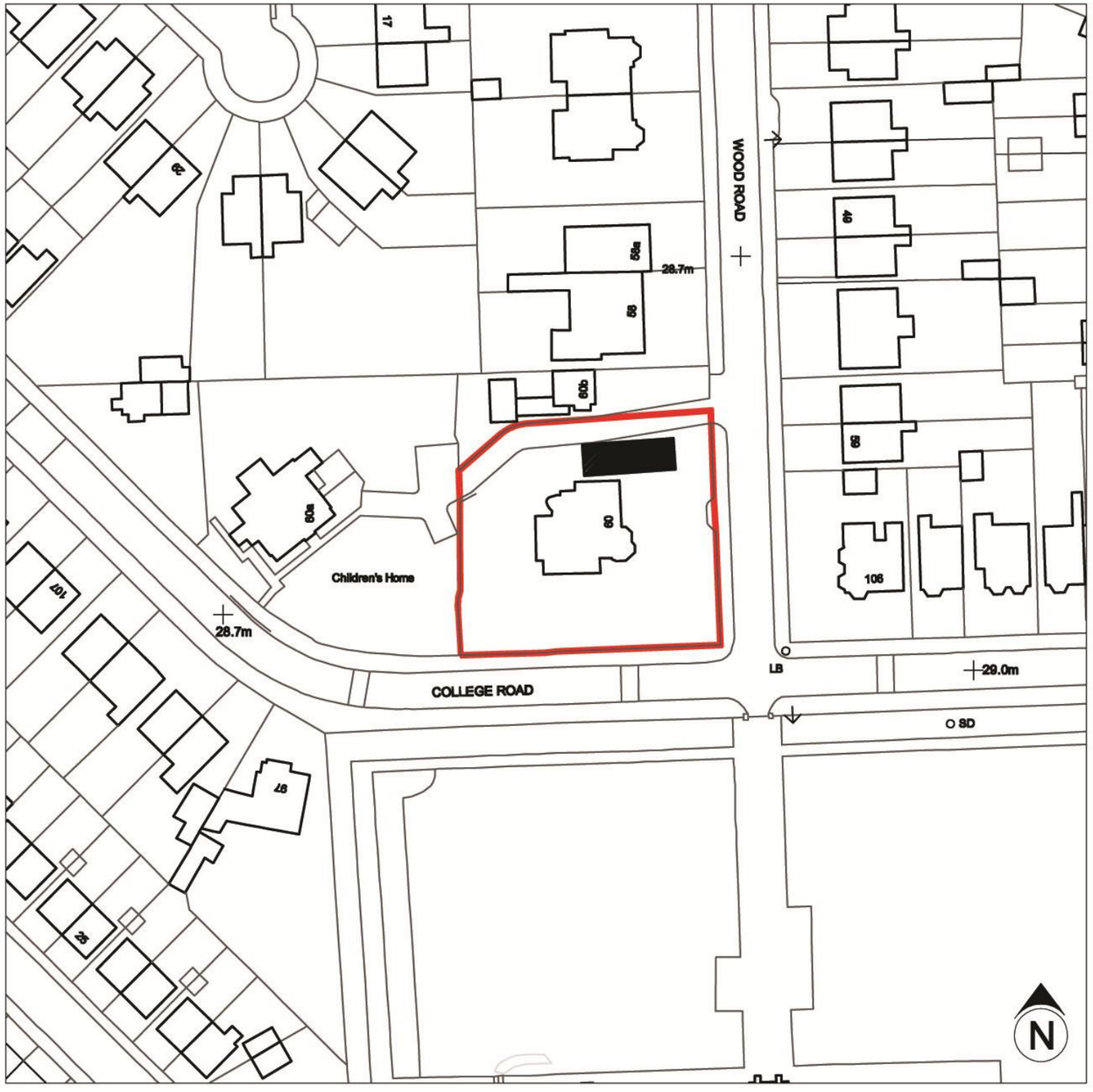
2502 004 P2 Proposed Site Plan A2

2502 005 P2 Proposed Plans A2

2502 006 P2 Proposed Elevations A1

2502 007 P2 Proposed Elevations with Green Screening A1

The application has been prepared following extensive pre-application discussions with Senior Planner David Lawless, and the Conservation Officer (via David Lawless) at Manchester City Council. The application proposal has been amended / refined in form, design, and size in response to the pre-application advice received. Development Compliance Officer, Adam Roche was also kept fully informed throughout the pre-application discussions to ensure compliance with his letter dated 18th November 2025, reference ENF/16148/25.

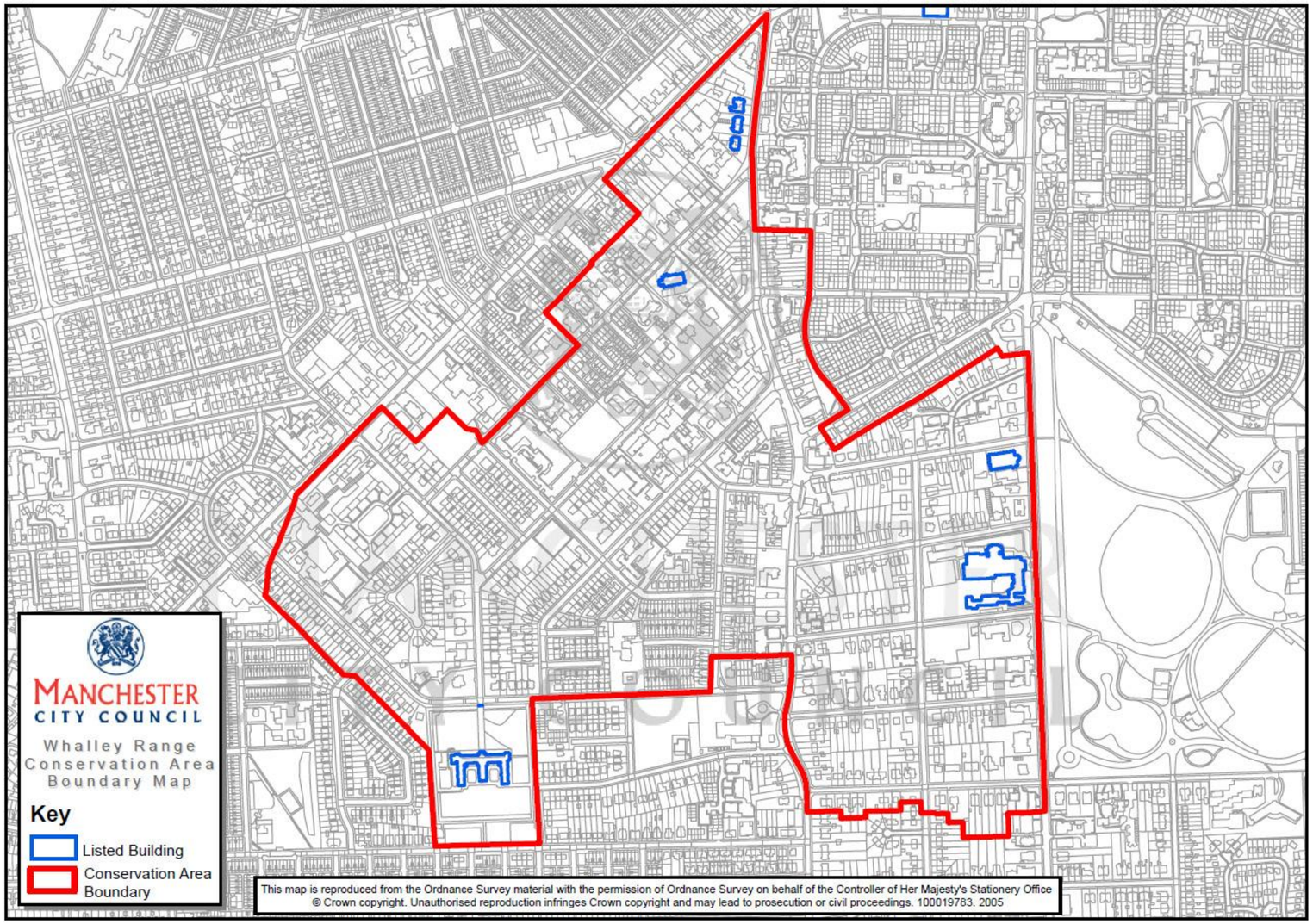


2. The Whalley Range Conservation Area

Whalley Range is a diverse area of South Manchester made up of 6,500 households, over 1000 children living in low-income families, and over 2,500 people living in single households.

The area has the most ethnically diverse community in Manchester with over 4,000 Asian origin residents, over 2,000 Afro-Caribbean origin residents, and long-standing communities from Europe who arrived in the 1940s.

The buildings within the area are mainly residential but diverse in style, and size. The housing stock within the Whalley Range Conservation Area exemplifies this. Whalley Range was designated a Conservation Area in October 1991 and is regarded as one of Manchester's first suburbs. The Map on the right shows it's extents.



The area was first developed in 1836 when Samuel Brooks bought Jackson's Moss, that comprised of clay pits and peat bogs. These were drained and villas built for up-and-coming entrepreneurs of the Industrial Revolution who wanted to live away from the congestion of the city centre. Roads were laid out and building plots were sold with conditions to ensure the vision of Samuel Brooks was maintained.

Much of the terrace housing (found outside the boundaries of the conservation area but part of Whalley Range) was built by Welsh labourers at the end of the 19th century to house the workers who built Manley Hall.

Many of the original large houses with trees-lined streets remain. However, many of these properties have been converted into Houses of Multiple Occupation, and Residential Homes.

In the 1980s many of these large houses fell into disrepair and were demolished. These plots were redeveloped into blocks of flats and small private estates. This has created a mix of housing types that caters for a variety of family types and sizes. The designation of the conservation area was put in place by Manchester City Council to prevent further erosion of the historic built environment within the area.

Cambrian House, 60 Wood Road, is located within the southern boundaries of Whalley Range Conservation Area. It sits on a corner plot at the intersection of College Road and Wood Road. The former Lancashire Independent College is located on the adjacent side of College Road. Built between 1840-43 and is one of the major listed buildings within the conservation area.

(sources: Whalley Range Community Forum and Manchester Council websites)



Example of the original Victorian House being demolished & plot redeveloped into flats.



Example of smaller Victorian Semi-Detached house types on Wood Road

3. Property History

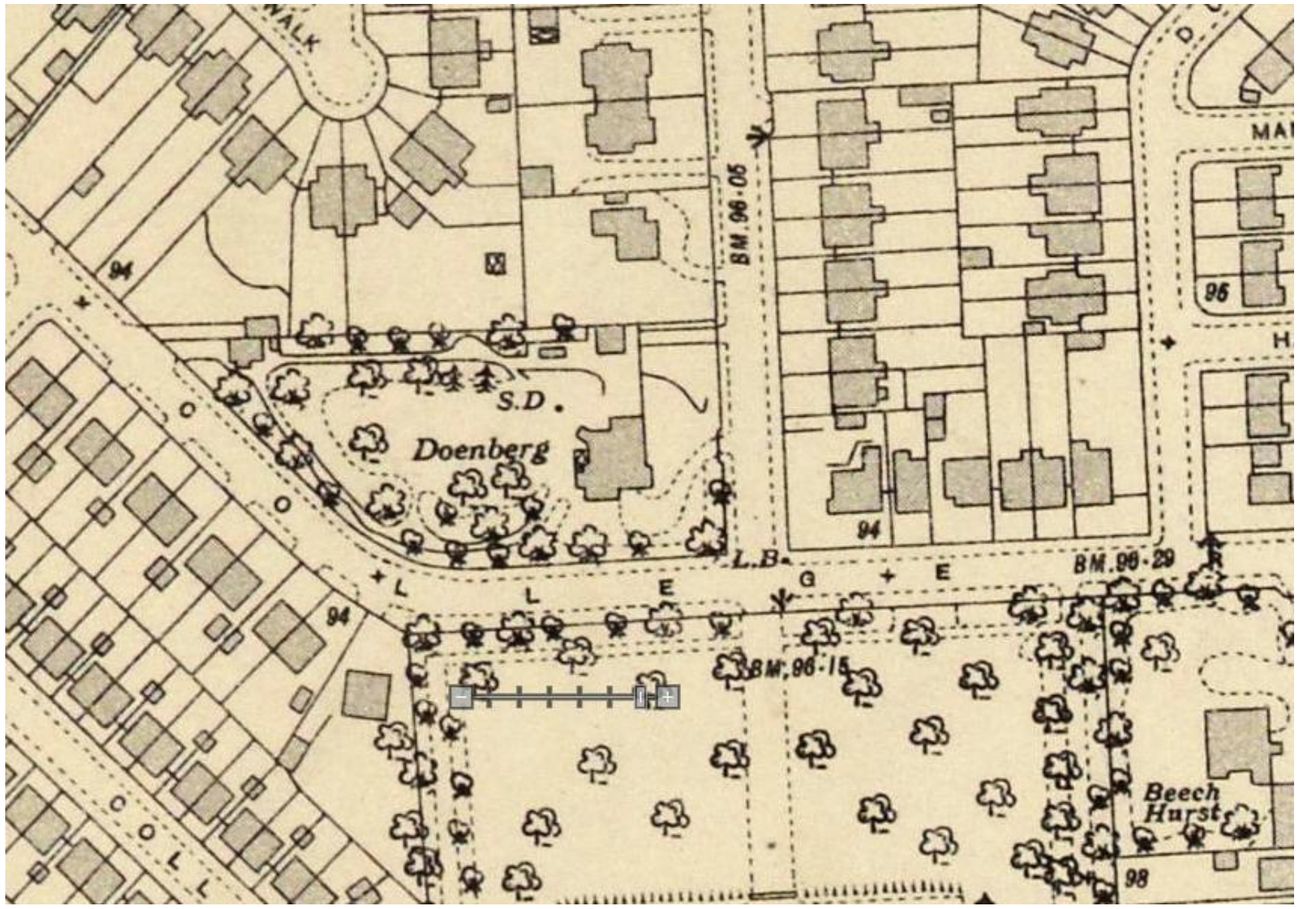
In 1897 Robert Rohleder bought an empty field on which Cambrian House is sited. He appointed Architect, Mr. Horsfield to design the house. The new house was completed in 1899 and stands in 1.5 acres of land. The house was known as Doenberg and not Cambrian House at this period. Doenberg refers to Robert Rohleder's birthplace near Elberfield, Germany.

Robert Rohleder is quoted in the Manchester Evening News (1935) *saying, " It was just a field when I bought the land, and the house was built to my design. During the years I have spent thousands of pounds on it. Particularly every tree was planted by me and I have weeded the lawn myself for over 30 years. In summertime the shrubs and trees totally enclose the acre and a half of the land and not a roof or a chimney can be seen from the lawn."*

The house remained in the ownership of the Rohleder family until 1935, when it was sold to the Ecclesiastical Commissioners as a home for the then Dean of Manchester.

During the Second World War the property was used as a fire depot.

After the war the property was sold to the Manchester Corporation. It was renamed 'Cambrian House' (after a children's home with the same name and owned by the Corporation was demolished). It was officially opened as a children's home on 28th March 1951 by Marina, HRH The Duchess of Kent.



1934 OS Map of Doenberg (Later Known as Cambrian House)

On 23rd September 1993 Planning Permission was granted to Mrs. B. Clifford, to convert the existing property into 10 Flats (044063/FO/CENTL1/93).

On 15th February 2019, Mr. Anthony Espiga-ventura was granted a Certificate of Lawful Existing Use – Use of the property as ten self-contained flats (122673/LE/2019).

The property has been used as ten self-contained flats to this date.

The building, or the grounds are not Listed.

4. Property Design







The property was built to the design specification of Robert Rohleder and his Architect, Mr. Horsfield. This accounts for the property's blend of architectural styles. The house has a distinct Scottish Baronial 19th century Gothic Revival style. The building has characteristic architectural elements of a medieval castle that was the hight of fashion in this 1890s – a tall building with several storeys and steep roofs, tall ornate chimneys, window bays mimicking towered turrets with conical hat roofs, dressed sandstone block walls, and decorative stone window architraves and cills. The building also has elements of the Mock Tudor style, where all the upper storeys to have highly decorated black and white Tudor panelling, and clay tile cladding. A stone plaque on the chimney shows the owners initials and date of completion.

The external walls comprise of chamfered dressed sandstone roughly finished, in varying sizes to an approximate height of 1.2m, followed by red brickwork in a smooth finish. The walls of upper storeys are a combination of black timber and white plaster decorative panelling, or 'club' style smooth red clay tile cladding (some elevations have alternate bands of regular tiles and 'club' tiles).

The roof materials consist of red clay tiles and topped with decorative double hole crested clay ridge tiles. The conical roofs are topped off with leaded ball top finials.

The windows are traditional timber frames in either a black or white painted finish, and with large glazed panels.

It is documented in the Manchester Evening News (1935) that the interior of the house was highly decorated, and a massive chandelier hung in the entrance hall. Robert Rohleder is reported the house was also '*the first to have electricity in the district and the cable had to be brought from Brooks Bar. It was a tiny cable in those days, and no one seemed to know much about electricity, so I had to learn to look after things myself. Incidentally this house was the first to go to the Chorlton Telephone Exchange. We were given No.2. What happened to No.1, I don't know.*'

The plot is demarcated by a stone wall that runs along the southern and eastern boundaries of the site. Mature trees that are contemporaneous with the house block views of the building and the grounds. The northern boundary is made up of vertical timber panels. The ground in front of the house is used for resident's car parking. This is also where the resident's refuse & recycling bins are located. There is no designated Bin Store within the site and has resulted in bins being untidily left on the northern side of the car parking area.

5. Proposed Bin Store Design, Impact, and Mitigation



As previously mentioned, the original house has been converted into 10no. self-contained flats. To meet the refuse & recycling requirements each flat will need 4 x 240L bins, making a total of 40 bins on site. The applicant takes responsibility to ensure that tenants are putting their rubbish in the correct recycling bins, and he manages which bins are emptied collection day. Having larger commercial bins would be too cumbersome for him to handle, and he would not be able to sort out the recycled waste safely. As a result, the applicant had started to build a single storey timber framed structure with five bays and a flat roof, to accommodate a total of 40 x 240L bins. The structure measured 16.94m in length, 5.80m in width, and 2.48m in height (Please refer to drawing 2502 003 P Existing Plans and Elevations A1). It was located on the north side of the plot between the side elevation of the existing building and the northern boundary fencing (Please see drawing 2502 002 P Existing Site Plan A2).

The structure had been partially constructed when work was stopped by Manchester City Council, following an enforcement letter (Reference ENF/16148/25). Works were stopped because:-

1. The structure was too far forward of the principal elevation of the existing building.
2. The existing building had been converted into flats and therefore lost it's Permitted Development Rights normally awarded to 'dwellinghouse' as set out in Article 2 of The Town and Country Planning Act (General Permitted Development - England).
3. No permission had been granted for the works and were deemed as unauthorised.

The applicant was instructed to either demolish the structure and return the land to it's original state or, submit a retrospective planning application. The applicant opted to submit a retrospective planning application and appointed Ibelin Architecture to act on his behalf.

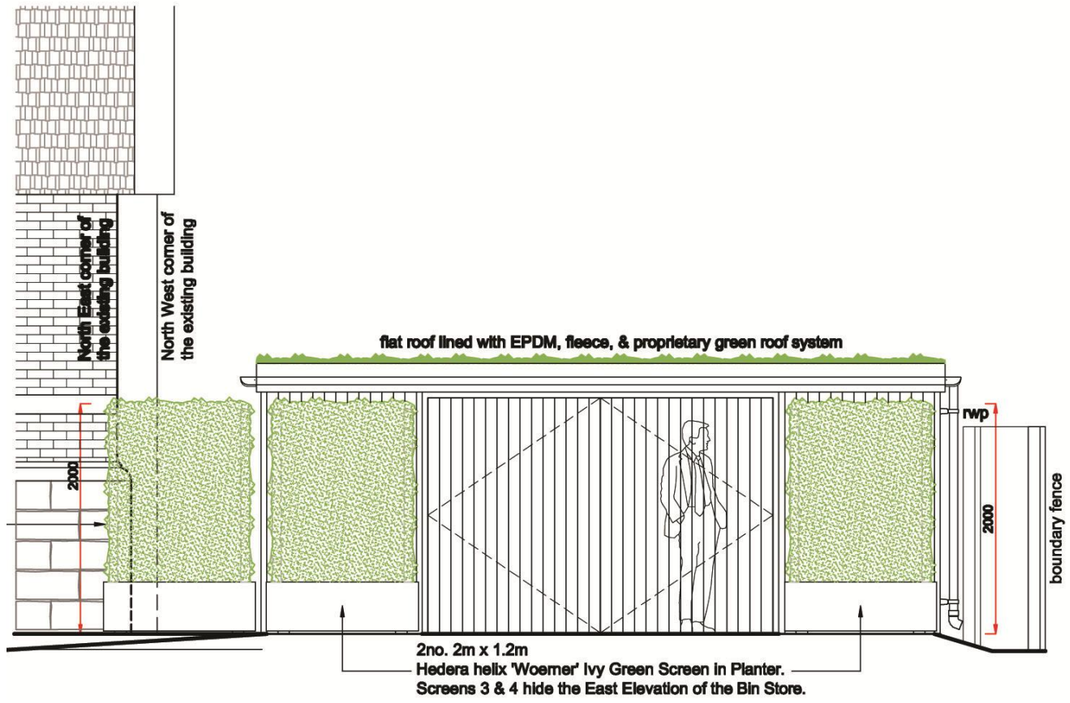
Ibelin Architecture has been extensive pre-application discussions with Senior Planner David Lawless, and the Conservation Officer (via David Lawless) at Manchester City Council. The application proposal has been refined in form, design, size, and materials used in response to the pre-application advice received. The proposal has tried to mitigate any impact it may have on the existing building and it's surroundings. The Development Compliance Officer, Adam Roche was also kept fully informed throughout the pre-application discussions.

The Proposed Bin Store has been altered in the following ways to mitigate the visual harm on the site and property:-

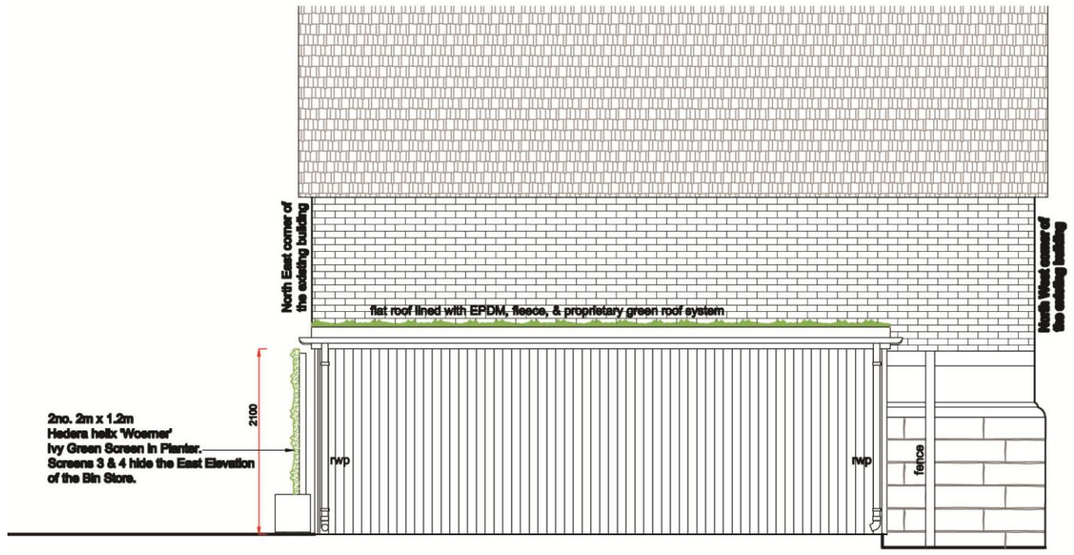
1. The structure has been reduced in length from 16.94m to 6.49m in length. It is now in line with the principal elevation of the existing building .
   (please see drawings 2502 005 P2 Proposed Plans A1 & 2502 006 P2 Proposed Elevations A1)
2. The overall height of the structure has been reduced by 277mm to 2.38m.
   (please see drawing 2502 006 P2 Proposed Elevations A1)
3. The flat roof specification has been changed from a single membrane rubber roof to a proprietary Sedum Tray Green Roof system, providing carbon reduction benefits to the scheme.
   (please see drawings 2502 005 P2 Proposed Plans A1 & 2502 006 P2 Proposed Elevations A1)
4. The vertical timber cladding covering the structure will be retained to help it blend into it's natural environment. The timber cladding will convey the impression of a temporary structure and not dominate or compete with the existing building.
   The first proposal used brick-slip cladding to match the brickwork of the existing building. However, the Conservation Officer was not happy with this. Using materials that are similar to the existing building will make the Bin Store appear a heavy, permanent structure that is too conspicuous and intrusive within the plot.
   The timber cladding will be coated in a Black Protective Wood Stain / Preservative to camouflage the Bin Store and make it less intrusive within the environment of the plot.
   (please see drawing 2502 006 P2 Proposed Elevations A1)
5. 'Green Screening' will be used to further mitigate the visual harm to the site and existing building.
   The majority of the Bin Store is hidden by the existing building and boundary fencing. Mature trees along the front and side boundaries obscure any views of the Bin Store location. Green Screening will be used in areas where the existing building and boundary fences do not hide the Bin Store to reduce it's visibility.

   Proprietary Ivy Green Screens in Trough Planters will be used to hide exposed elevations. The screen dimensions are 2m in height and 1.2m wide. Posts and galvanised wall brackets will keep screens securely in position. Evergreen Hedera Helix 'Woerner' is the chosen species for the project. It forms a classic dark green Ivy with large shiny leaves and prominent white veins. It is particularly hardy. This variety of Ivy is one of the most frost resistant and thrives in partial or full shade, although it can also tolerate full sun. It can be easily maintained with a trim once a year. It does not form clinging stems that have given Ivy a bad reputation.
   (please see drawing 2502 007 P2 Proposed Elevations with Green Screening A1)

All the above was agreed to by David Lawless and the Conservation Officer and advised Ibelin Architecture to submit a Full Planning application.



Proposed East Elevation with Green Screening



Proposed North Elevation. The Bin Store is in line with the Principal Elevation of the Existing Building and hidden by it.

Ibelin Architecture May 2026

6. Conclusion

This Heritage Statement has been prepared by Ibelin Architecture on behalf of Mr. Anthony Espiga-ventura to support a ‘Part retrospective planning application for the erection of a single storey bin store following the demolition of existing structure’, at Cambrian House, 60 Wood Road, Whalley Range, M16 8BL.

No buildings on the site of 60 Wood Road are Listed, but the plot is within the Whalley Range Conservation Area.

The application has been prepared following extensive pre-application discussions with Senior Planner and Conservation Officer at Manchester City Council. The application proposal has been modified in form, design, and size in response to the pre-application advice received. We hope as a result they will be Approved.

It is considered that the proposal is sensibly designed, proportioned and respects the setting and character of the plot. The proposal has been designed to blend into the natural surroundings and not visually compete with the existing Victorian building.

The frontage of Cambrian House is currently unappealing because of the large array of bins that are on show in the front grounds. The street view of the frontage will be much improved because all the 40 x 240L bins will be hidden within the new Bin Store.

The use of Green Screening and the Green Roof will be beneficial to the local wildlife and again help camouflage the Bin Store within it’s setting.

It is considered that the proposal is now a positive contributor to the character, appearance and setting of Cambrian House and the curtilage around it.