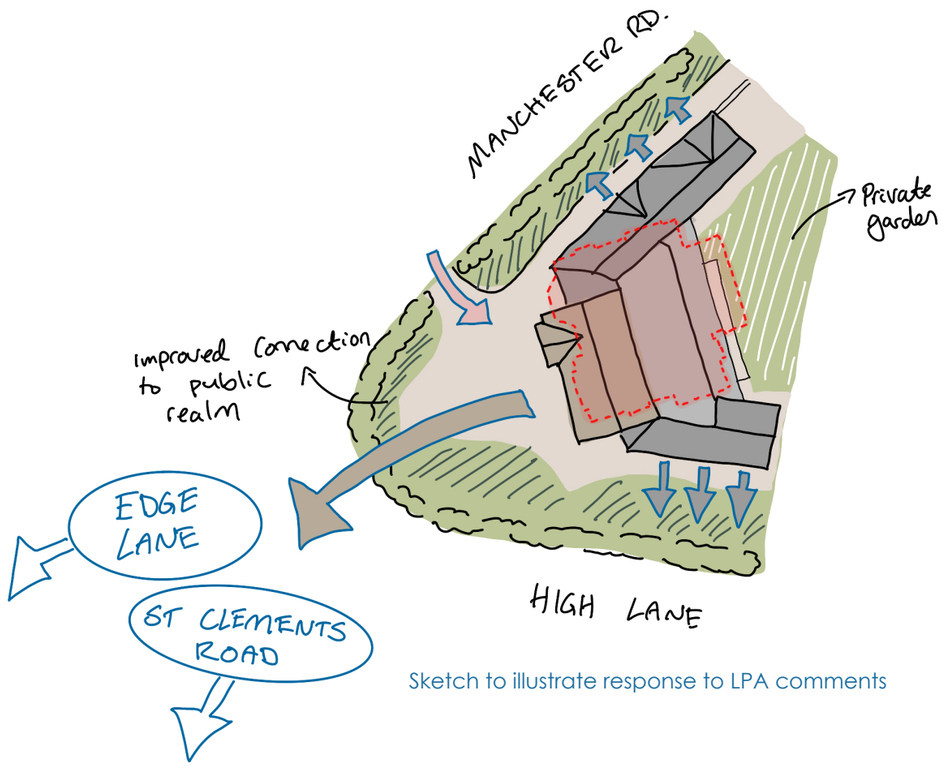
section 3: design development

3.1 Design Development- Site Plan

In response to the pre-application comments, an earlier iteration of the scheme explored opportunities to strengthen the site's relationship with the surrounding public realm and improve connections between Manchester Road, High Lane and Edge Lane. The design sought to create a more legible site layout, supported by an enhanced landscape framework and improved pedestrian connectivity.

This iteration formed an important stage in the design process and helped inform the subsequent evolution of the proposals in response to ongoing discussions and design review.

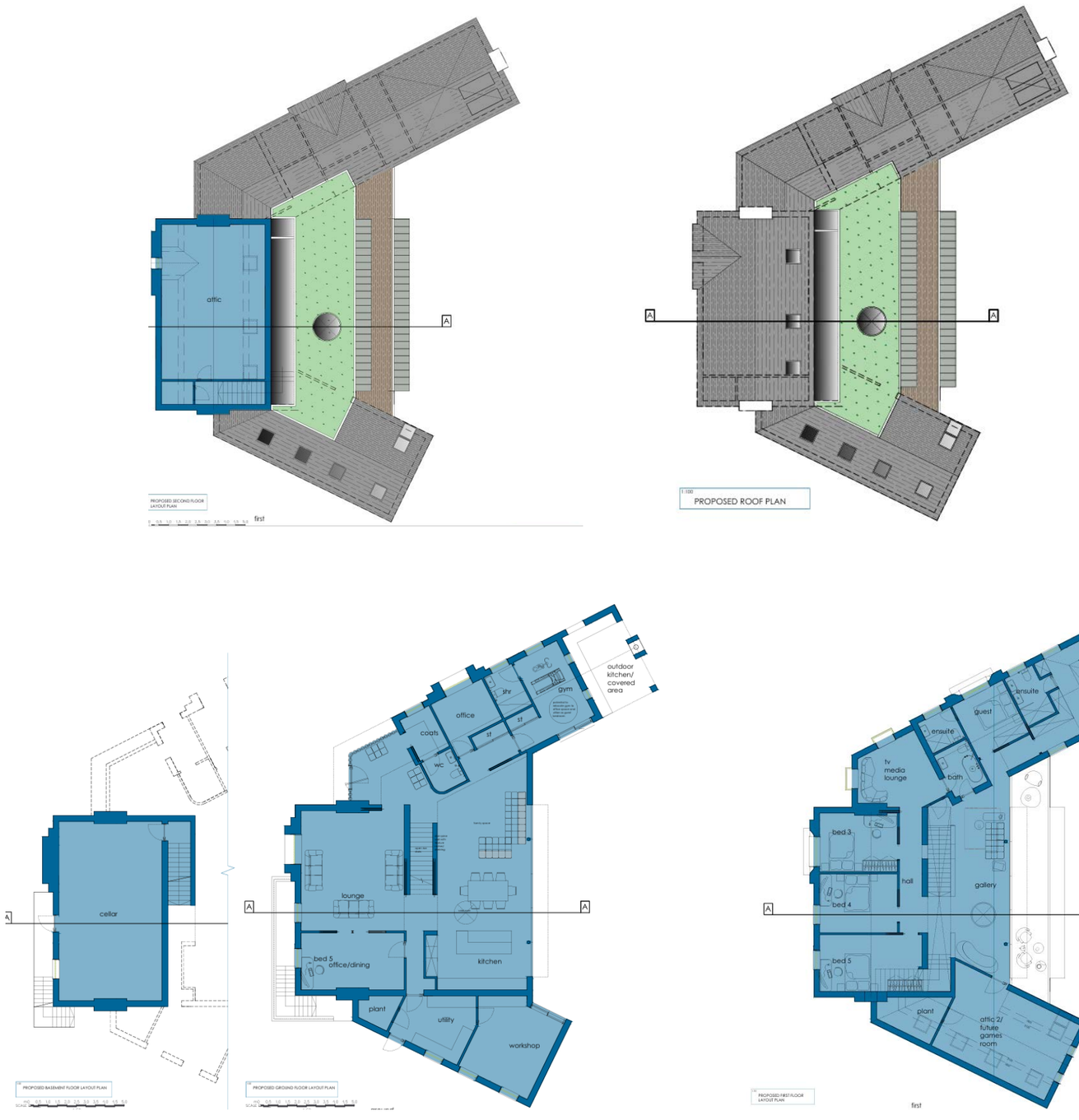


Sketch to illustrate response to LPA comments



Design Development Site Plan (NTS)

3.2 Design Development- Floor Plans



Design Development Floor Plans (NTS)

3.3 Design Development- Elevations



Design Development Elevations with overlay of existing dwelling (NTS)

3.4 Further LPA Response

Interpretation of LPA comments:

- the new dwelling would extend the built footprint on the plot
- reducing the perceived sense of space and landscape setting
- not considered to be sympathetic to the character of the Conservation Area
- Close to existing trees..result in a cramped feel
- lack of clarity, varying window proportions
- rear proposes a mix of forms and materials which lacks legibility
- quantum of floor space appears excessive for the plot
- prefer if the new dwelling did not extend much beyond the existing built footprint

Further to my email below, please see comments in regard to the revised scheme for the replacement dwelling of 2 Manchester Road from our Heritage Team:
The proposed butterfly form of the new dwelling would extend the built footprint on the plot thereby reducing the perceived sense of space and landscape setting of the new dwelling which is not considered to be sympathetic to the character of the conservation area. The overall footprint would also come very close to existing trees that would in our view result in a cramped feel. There is lack of clarity in the architectural design with multiple pitched roofs and varying window proportions which would fail to create an exemplary new building. It is also considered that the central element with small gable feature appears weak and does not address the corner successfully. The proposed brick soldier course and chamfered reveals to some of the window openings add architectural interest to the facades but appear diminished by the other multiple standard domestic openings. The rear proposes a mix of forms and materials which lacks legibility and would require careful detailing at the multiple junctions.

The quantum of floorspace appears excessive for the plot and would prefer if the new dwelling did not extend much beyond the existing built footprint. There may be scope for accommodation in the roof space of the new dwelling or could have a central part third floor to create a strong corner feature. The proposed new dwelling requires refinement and to be less sprawling in order to create a distinctive legible design.

Further discussion will take place in regard to this pre-app via an internal Conservation Panel that will meet on 10 June where we will seek further advice on the scheme. After this process we can come back to you with further comments to further our discussions.

I trust this will be of some assistance.

Kind regards,

This advice is given in good faith and on the basis of the information available. The advice is not binding on the City Council and may be subject to change should further information become available, or the proposal becomes the subject of the statutory planning process.

Heritage team email response

3.5 Heritage Panel

The client and design team attended a meeting of the Conservation Panel on 8 July 2025 to discuss the emerging proposals. As formal minutes of the meeting were not made available, a written summary of the Panel's comments was subsequently provided by the Local Planning Authority via email.

The Panel expressed the view that the existing building made a 'positive contribution' to the Conservation Area and advised that all reasonable options for its retention and repair should be fully explored. In particular, the Panel requested that a conservation-accredited structural engineer undertake a full structural assessment and feasibility study to determine whether retention of the building was achievable. This was subsequently commissioned and is included within Section 1.15 of this statement.

In the event that replacement was demonstrated to be necessary, the Panel recommended that any new building should follow the orientation, siting and corner-defining characteristics of the existing dwelling. The Panel also encouraged a simpler and more compact form, with a reduced footprint and stronger vertical emphasis, building upon the detailed understanding of the surrounding Conservation Area and local context already informing the design.

Further to my email below, please see comments from the Conservation Panel dated 8 July 2025:

The Panel noted the positive contribution that the existing building makes to the conservation area and stated that demolition should be avoided. They were advised of the poor condition of the building and asked for a conservation accredited structural engineer to carry out a full structural assessment and feasibility study, as they should try to retain it and carry out the necessary repairs. The Panel acknowledged that there may be a lot of repair works but advised that elements could be rebuilt if necessary if it would retain the existing building on the site.

Commenting on the design of the new building, the Panel felt that the proposed building should be in the same orientation and approximate position as the existing. They stated that there was no need for it to be shaped with wings to front the two roads and that a simple, more compact, form and layout similar to that of the existing house was the right approach. The Panel noted that the existing building already successfully addressed the corner and there was some good detailing in the front and two side gables facing the street for it to work well in the street scene.

The Panel felt that the proposals were too expansive in their footprint which resulted in a form and layout that sprawls across the site. They would advise that the form and layout was simplified to a single mass to scale back the footprint and define the corner as per the existing, so that the landscaping setting and relationship with the corner remained the same.

It was observed that the proposed design responded poorly to its context. Both the original design and the revised design failed in this regard. The current design appears too complex and lacks coherence, and it unsuccessfully mixes traditional and contemporary elements. It was felt that a fresh approach to the design was needed rather than any tweaks or amendments.

The Panel noted the existing property having a strong vertical emphasis with projecting chimneys and suggested that there would be scope to utilise the roof for accommodation and look at a more restrained plan form and height rather than increasing the footprint with lower elements.

The designers should look at the existing building and surrounding conservation area and context in more detail, and through and detailed analysis of the area use this to inform the design approach

Heritage Panel email response