section 4: design proposals

4.1 Proposal Precedent study: Concept and Materiality

Following feedback received during the pre-application process and subsequent discussions with the Local Planning Authority, it became clear that a revised design approach was required. In response, the proposals were revisited and a new architectural concept and material palette were developed, seeking to better reflect the site's context whilst addressing the comments raised through the consultation process. In addition to this, the design team was supported with the appointment of a Heritage Consultant see section 1.16.

1. Thin-Edge Gables
A contemporary interpretation of local architectural forms, using strong gabled volumes and thin-edge roof profiles to create a simple, elegant and timeless appearance.

2. Thin Frame Windows
Use of thin framed glazing to maximise natural light and strengthen the connection between internal and external spaces, creating a bright and open atmosphere.

3. Material Juxtaposition
Combining warm brickwork, natural slate and dark-framed glazing to create visual interest and highlight texture, giving the building a refined, layered aesthetic.

4. Deep Recessed Windows – The use of deep recessed window reveals provides depth and shadow while maintaining privacy and reinforcing the solidity of the façade.

5. Layered Façade Composition – A carefully balanced arrangement of framed openings, recessed elements and subtle changes in depth creates a cohesive and well-proportioned elevation.

6. Connection to Landscape – Large framed views, integrated planting and features such as a sunken garden strengthen the relationship between the home and its landscape setting.

7. Sustainable Design Elements – The incorporation of sustainable design elements, durable materials and a fabric-first approach promotes longevity, energy efficiency and biodiversity.

8. Architectural Detail – Careful attention to architectural detailing, including expressed brickwork, elegant roof edges and refined junctions, ensures the building feels crafted and enduring.

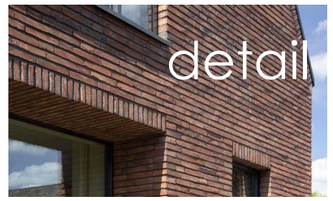








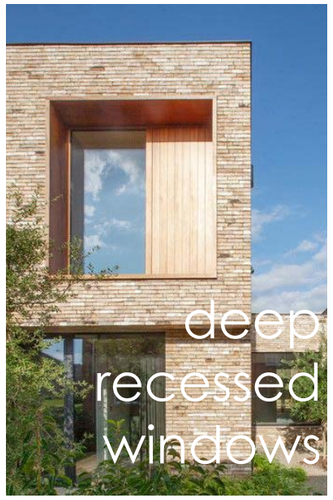












Precedent images



Imperial bricks- urban weathered



Timber posts



Dark grey PPC aluminium elements



Green roof

4.2 Planning Statement

Please make reference to the Planning Statement prepared by Steven Abbott Ltd- 'SA PS 26 08 26 2 Mcr Rd Chorlton'.

Conclusions:

'... the proposals are in accordance with the development plan and the recently published version of the NPPF – the starting points for decision making'

'This project is not speculative but one over which great care has been taken to deliver a contemporary, sustainable dwelling into a conservation area. Its high quality and appropriateness should be applauded as it will preserve and enhance the conservation area'

'...the redevelopment of buildings in conservation areas is not unusual subject to an approach established over decades by case law'

'Despite the fact that the structural integrity of the existing derelict house is not a material consideration in policy terms for decision makers, the Applicants commissioned specialist conservation engineers to assess the feasibility of repairing the building. They have also gone to the expense of instructing quantity surveyors to establish the cost of wholesale rebuilding. This body of work shows that the only sensible option is its replacement.'

'In terms of the overall planning balance there are compelling reasons why planning permission should be granted expeditiously'.

See Planning Statement for full conclusion.


Steven Abbott Limited

PLANNING STATEMENT

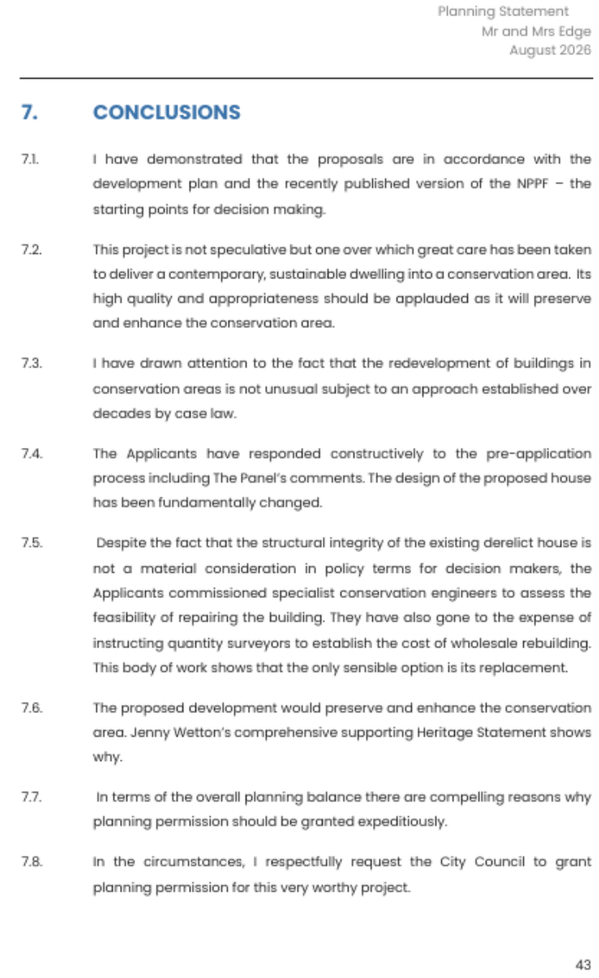
Proposed Redevelopment of Disused and Derelict House with a New Dwelling and Related Infrastructure

Oban House, 2 Manchester Road, Chorlton-cum-Hardy, Manchester, M21 9JG

Mr and Mrs Edge

August 2026

Cover of Draft Planning statement



7. CONCLUSIONS

7.1. I have demonstrated that the proposals are in accordance with the development plan and the recently published version of the NPPF – the starting points for decision making.

7.2. This project is not speculative but one over which great care has been taken to deliver a contemporary, sustainable dwelling into a conservation area. Its high quality and appropriateness should be applauded as it will preserve and enhance the conservation area.

7.3. I have drawn attention to the fact that the redevelopment of buildings in conservation areas is not unusual subject to an approach established over decades by case law.

7.4. The Applicants have responded constructively to the pre-application process including The Panel's comments. The design of the proposed house has been fundamentally changed.

7.5. Despite the fact that the structural integrity of the existing derelict house is not a material consideration in policy terms for decision makers, the Applicants commissioned specialist conservation engineers to assess the feasibility of repairing the building. They have also gone to the expense of instructing quantity surveyors to establish the cost of wholesale rebuilding. This body of work shows that the only sensible option is its replacement.

7.6. The proposed development would preserve and enhance the conservation area. Jenny Wetton's comprehensive supporting Heritage Statement shows why.

7.7. In terms of the overall planning balance there are compelling reasons why planning permission should be granted expeditiously.

7.8. In the circumstances, I respectfully request the City Council to grant planning permission for this very worthy project.

Conclusions of Draft Planning statement

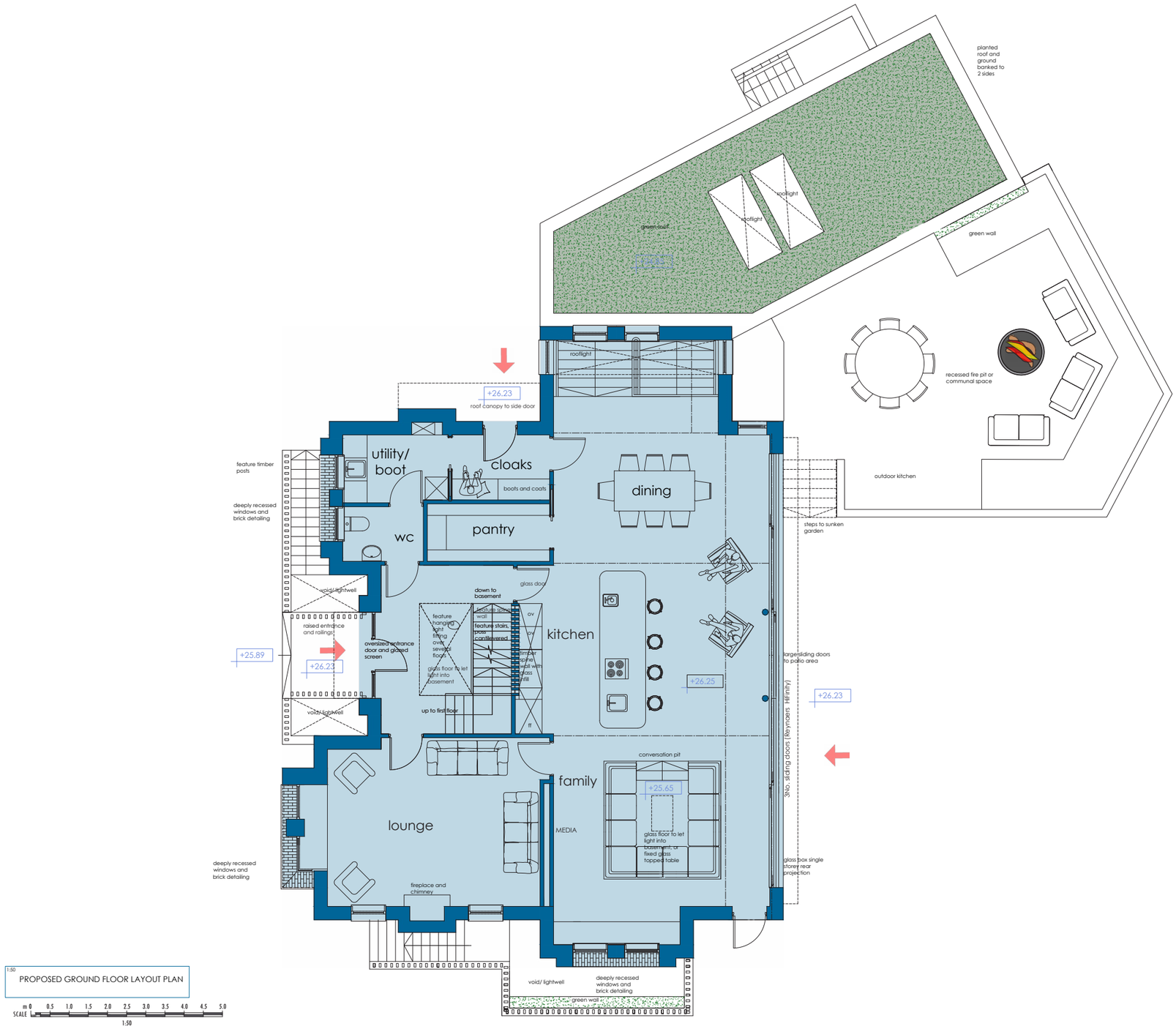
4.3.1 Site Plan

In response to comments received from the Conservation Panel, previous correspondence with the Local Planning Authority, and ongoing consultation with the wider design team, including the heritage consultant, structural engineer, ecologist and landscape architect, the proposals have evolved significantly throughout the design process. The current scheme has been carefully informed by the findings of these consultations and seeks to address the key issues raised, including the building's siting and orientation, its relationship with the corner plot, the extent of the footprint, the retention of the site's landscaped setting and the need for a design that responds positively to the character and significance of the Conservation Area. The resulting proposal represents a more considered, coherent and contextually responsive design approach than earlier iterations.



Site Plan (NTS)

4.3.2 Floor Plans



Ground Floor Plan (NTS)

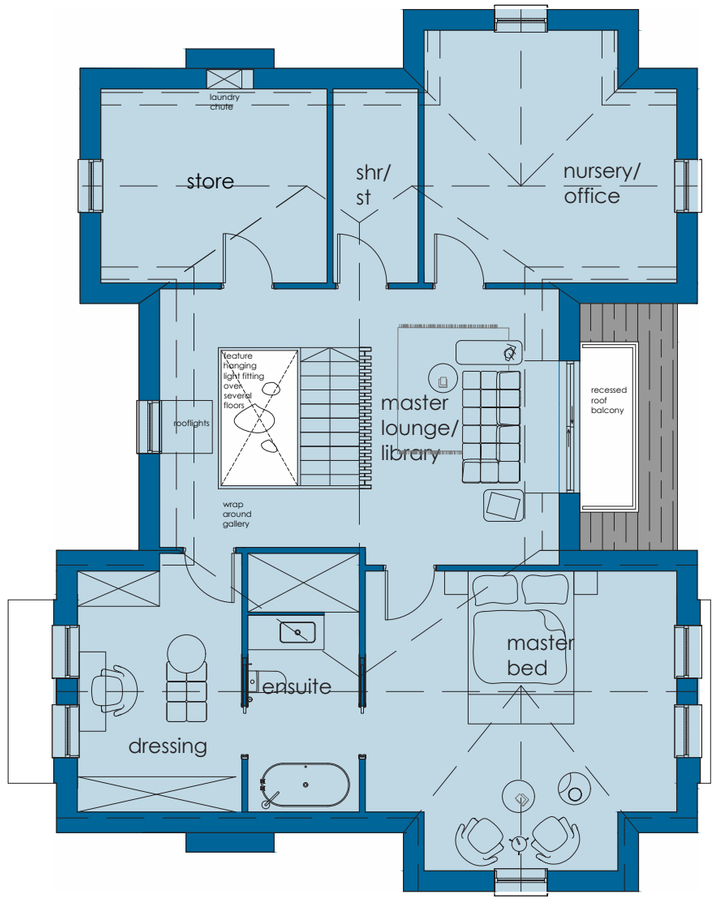
4.3.3 Floor Plans



Proposed Basement Floor Plan (NTS)

Proposed First Floor Plan (NTS)

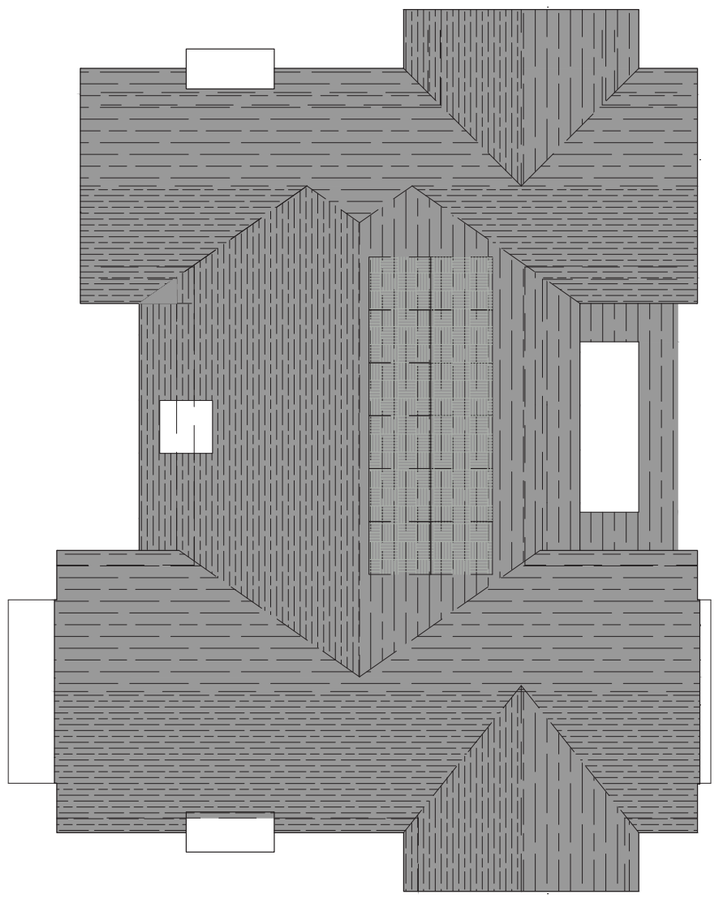
4.3.4 Attic and Roof Plan



1:50
PROPOSED SECOND FLOOR LAYOUT PLAN

m 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0
SCALE 1:50

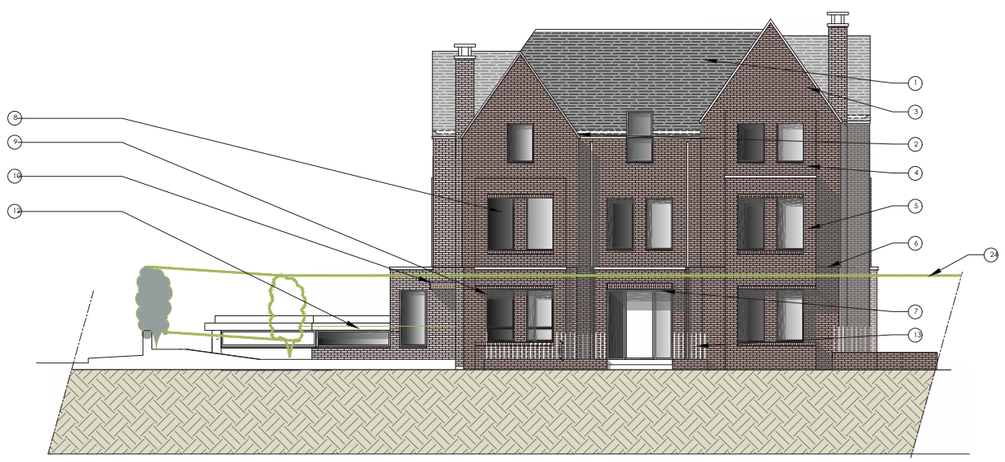
Proposed Second Floor Plan (NTS)



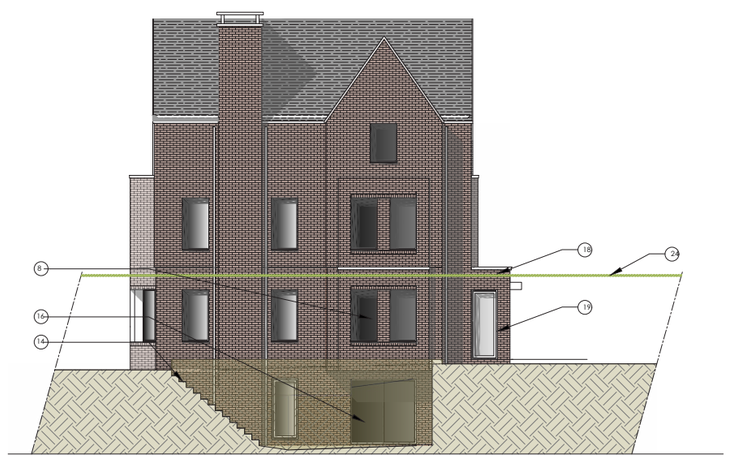
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PROPOSED ROOF PLAN

Proposed Roof Plan (NTS)

4.3.5 Elevations



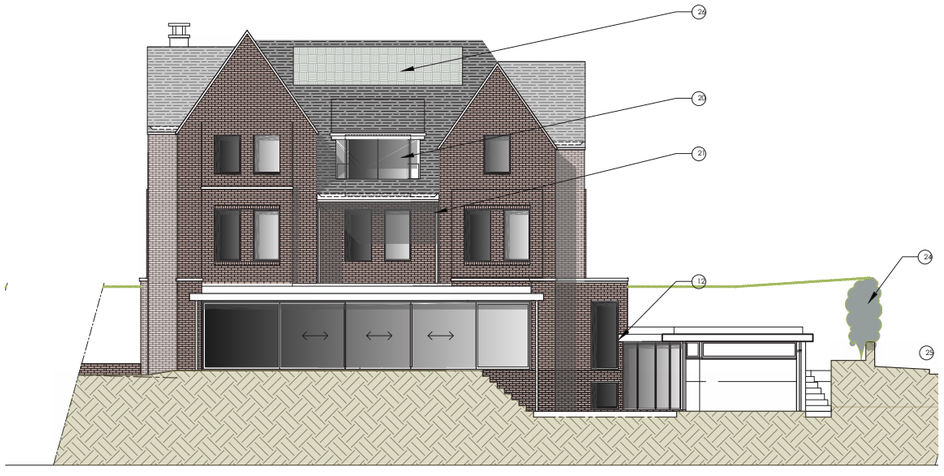
1:100
FRONT (WEST) ELEVATION TO EDGE LANE : A



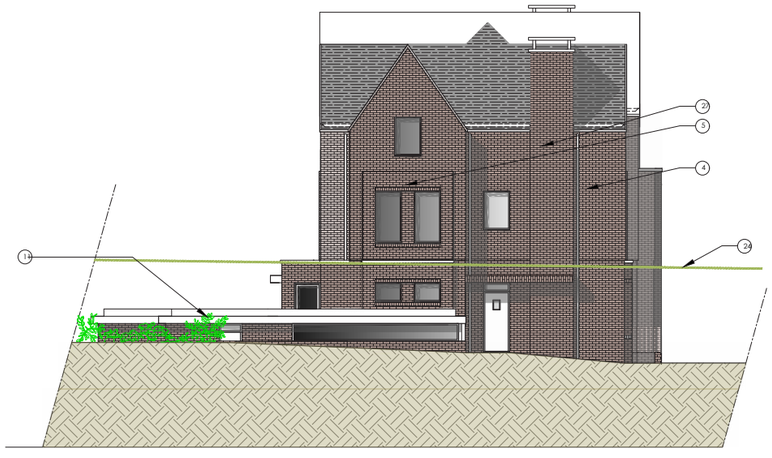
1:100
FRONT (NORTH WEST) ELEVATION TO MANCHESTER ROAD : B

MATERIAL PALLETE

1 - NATURAL SLATE ROOF
2 - HIDDEN RECESSED GUTTER DETAIL WITH THIN METAL EDGE TRIM (TO MATCH WINDOWS)
3 - THIN EDGE GABLE DETAIL
4 - PROJECTING BRICK PANEL IN BRICK TYPE (RECLAIMED FROM EXTG BUILDING IF POSSIBLE AND AVAILABLE AT SCALE. RECLAIMED CHESHIRE BRICK, OR NEW BRICK BY IMPERIAL BRICK CO (URBAN WEATHERED MULTI)
5 - PROJECTING BAY
6 - UPPER STOREY PROJECTING BRICK DETAIL
7 - PROJECTING BAY AROUND ENTRANCE DOOR WITH BRICK DETAIL CANOPY
8 - DEEPLY RECESSED WINDOWS IN THIN FRAME PPC ALU VERTICAL PROPORTIONS (REYNAERS MASTERLINE 8 OR IQ GLASS INVISIO SYSTEM).
9 - PROJECTING BAY WITH CUTAWAY CORNER DETAIL AND DEEPLY RECESSED WINDOWS WITH BRICK SLIP REVEALS, HEAD AND CILL DETAILING
10 - PROJECTING BRICK CANOPY
11 - SEMI RECESSED GARDEN ROOM WITH FLOATING GREEN ROOF. INFILL SECTIONS IN VERTICAL TIMBER POSTS
12 - SEMI RECESSED GARDEN ROOM WITH GREEN ROOF AND PLANTING TO THE REAR
13 - FEATURE TIMBER POST EDGE PROTECTION
14 - STEPS TO LOWER LEVEL
15 - GLAZED DOORS TO BASEMENT WORKSHOP
16 - BAY WINDOW CUTAWAY AS "HANGING BAY" FEATURE AT LOWER LEVEL
17 - LARGE SLIDING MINIMAL FRAME WINDOWS
18 - PLANTED ROOF
19 - EXTENDED ROOF OVERHANG
20 - RECESSED ROOF BALCONY
21 - CAST ALUMINIUM BLACK RAINWATER GOODS
22 - HANDMADE FACING BRICK- SEE EXAMPLE FOR TONE AND COLOUR
23 - CONTINUOUS SIMPLE BRICK PALLETTE (NO CONTRASTING BANDS) BUT WITH BRICK DETAILING AROUND WINDOWS AND RECESSED/ PROJECTING ELEMENTS
24 - BOUNDARY HEDGE HEIGHT (EXISTING) REDUCES VISUAL IMPACT AT GROUND FLOOR
25 - PUBLIC FOOTPATH AND EXTG BOUNDARY REPAIRED
26 - SOLAR PANELS RECESSED INTO SLATE ROOF
27 - CHIMNEY WITH CONTEMPORARY CAP DETAIL



1:100
REAR (EAST) ELEVATION: C (part section)



1:100
INCOMPLETE SIDE (SOUTH) ELEVATION TO HIGH LANE: D

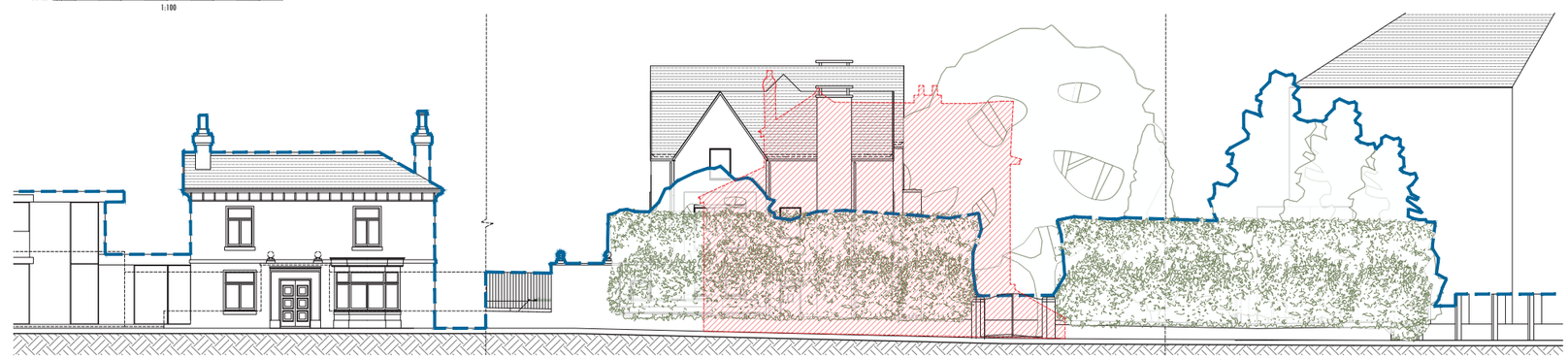
Proposed Elevations (NTS)

4.3.6 Street Scene



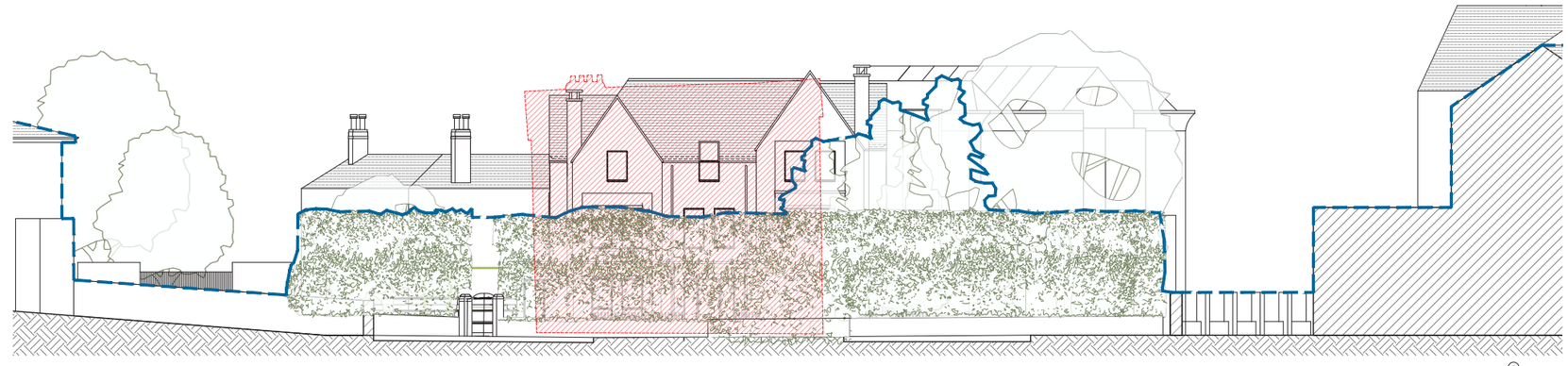
Street Scene Elevation AA 1:100

Elevations cranked at points shown



Street Scene Elevation BB 1:100

Elevations cranked at points shown



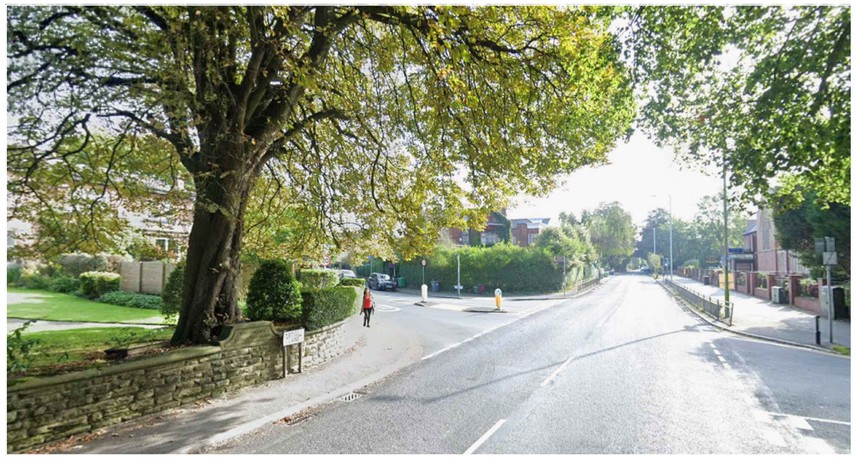
Street Scene Elevation/Section GG 1:100

Proposed Street Scene with overlay of Existing Dwelling (NTS)

4.4 Key Views

Following consultation with the Heritage Consultant, two key views were identified from which the effects of the proposals on the character and appearance of the Conservation Area could be assessed. Existing and proposed visualisations have therefore been prepared to assist in this assessment.

The visualisations demonstrate that the proposed dwelling sits comfortably within its surroundings and preserves the established character of the streetscene. The development retains the site's strong landscaped setting and corner presence whilst introducing a building of appropriate scale, form and appearance. Overall, the proposals are considered to preserve and enhance the character and appearance of the Conservation Area



Existing view of High Street/ Manchester Road junction



Existing view of High Street



Proposed view of High Street/ Manchester Road junction



Proposed view of High Street

4.5 Proposal Renders

Indicative only. CGIs prepared prior to landscape design.



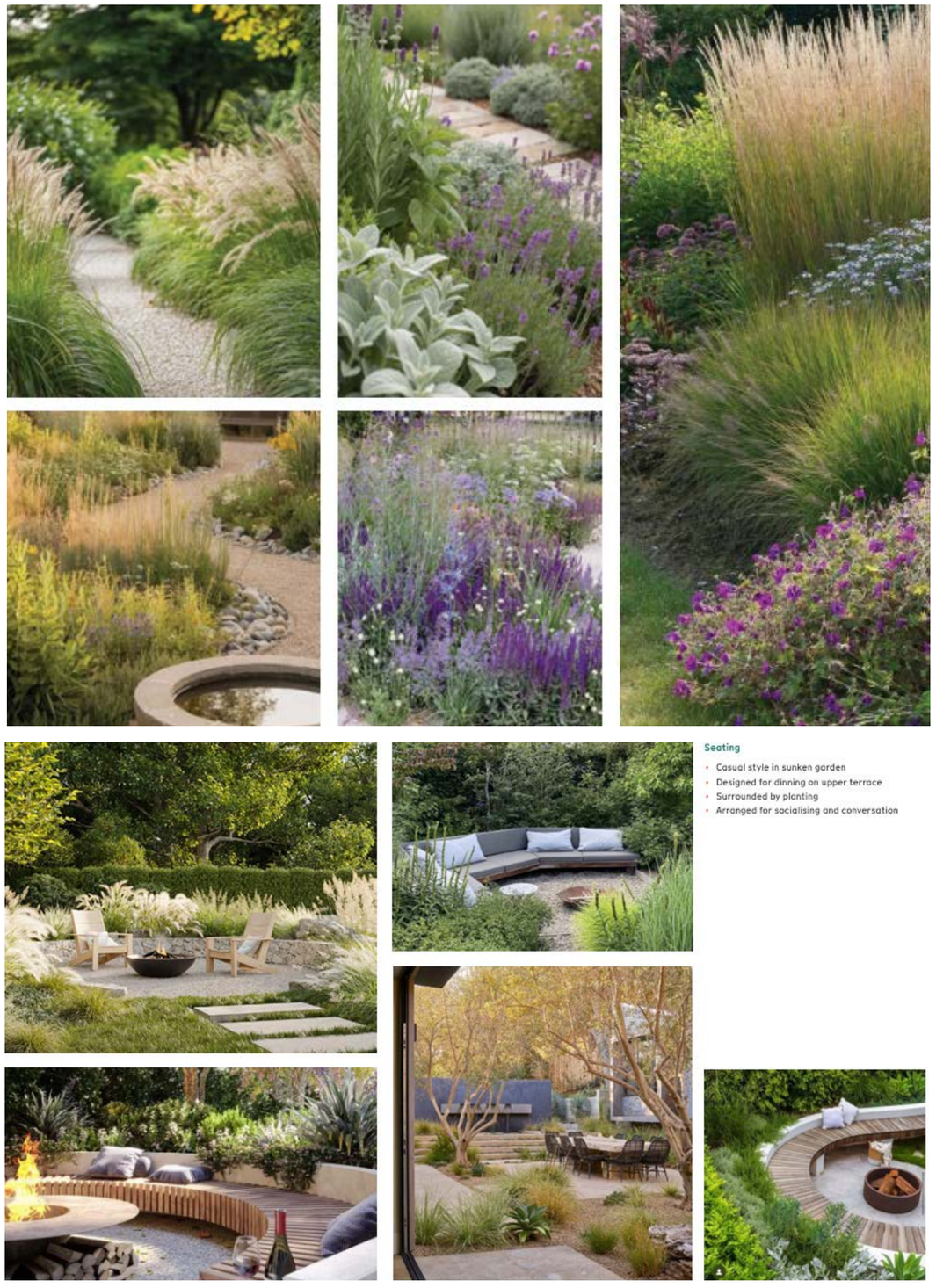
Proposed Front CGI



Proposed Rear CGI

4.6.1 Landscape design precedent imagery

Precedent imagery prepared by the Landscape Architect Layer Studio illustrates the intended character and quality of the proposed external spaces. The images demonstrate a naturalistic landscape approach incorporating informal seating areas, layered planting, high-quality materials and sensitive lighting to create an attractive, biodiverse and functional garden setting which complements the proposed dwelling.



Precedent images provided by Landscape Architect

4.6.2 Landscape design

For further information please refer to Landscape design and access statement: 498-LYR-XX-ZZ-RPT-L-0002-01 DAS and drawing 498-LYR-XX-ZZ-DWG-L-1002 [General Arrangement] Rev 2

The landscape strategy has been developed by the Landscape Architect Layer Studio following a detailed assessment of the site and seeks to retain and enhance the site's verdant character. The proposals incorporate a series of distinct garden spaces for relaxation, dining and recreation, together with extensive planting, biodiversity enhancements and high-quality hard landscaping. Existing access arrangements are retained whilst the landscape design strengthens the site's contribution to the character of the Conservation Area and wider streetscene.



Landscape Architect General Arrangement drawing (NTS)