nick moss architects

SEPTEMBER 2026

DESIGN AND ACCESS STATEMENT - ISSUE P1

OAKLEY GARDENS

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Current photo on the main entrance

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Old photo

INTRODUCTION



Existing aerial photo

Application
Nick Moss Architects has been commissioned by Greyslow Limited to prepare and submit a detailed planning application for 188 Wilmslow Road, Fallowfield.

The application includes the demolition of the existing twentieth-century buildings on the site, the construction of new residential dwellings around the site perimeter, the extension and refurbishment of the existing villa, together with associated landscaping works.

This Design and Access Statement outlines the site's context and its relationship to the surrounding area, while also explaining the design concept and how the proposals have developed.

Site
The site is situated in Fallowfield, directly west of the University of Manchester Fallowfield Campus. It lies approximately 2km south of the main University of Manchester campus, 3km south of the Manchester Metropolitan University campus, and 4km south of Manchester City Centre.

At present, the site comprises the former headquarters of the Union of Shop, Distributive and Allied Workers (USDAW) along with associated surface parking.

At its centre stands a villa dating from the 1840s. Over the course of the twentieth century, several extensions were added, linking back to the original villa, which remains visible from Langley Road to the south. The core ambition of the proposal is to restore the historic villa to its former prominence and re-establish it as the focal point of the development.

SITE



Existing aerial photo

Location

The site is located just off Wilmslow Road, the principal arterial route running through Rusholme and Fallowfield. It is bounded by Platt Fields Park to the north and west, Langley Road to the south, and Wilmslow Road to the east.

The location benefits from excellent public transport connections, positioned along a main bus corridor providing direct access to the universities and Manchester City Centre. A range of shops, bars, and supermarkets are also within easy walking distance.

The site lies immediately north of the centre of Fallowfield and approximately 5km south of the city centre. It is around 1.5km south of the main campus of the University of Manchester, the Manchester Metropolitan University Oxford Road campus, Manchester Royal Infirmary, and the Corridor Manchester.
The site also benefits from immediate access to extensive green space, with Platt Fields Park on the vicinity.

In addition, it is in close proximity to the University of Manchester Fallowfield Campus, a predominantly residential campus. Alongside nearby student accommodation, the campus includes administrative offices, facilities management services, and a student union, all within a two-minute walk of the site.

SITE



Land use

SITE

Surroundings
The surrounding area comprises a diverse mix of small- to medium-scale houses and apartment buildings, alongside taller residential towers and a number of historic structures. The context is further defined by generous green spaces and established tree-lined boundaries.

Architecturally, the area displays a varied palette of materials and colours. Historic buildings are predominantly constructed in red brick, while more recent developments typically feature red or brown tones, with some use of buff brick. The accompanying colour block diagram illustrates the prevailing tonal character of the surrounding townscape.

The wider context is characterised by a varied residential townscape, comprising modest terraced and semi-detached houses, mid-rise apartment blocks, taller residential towers, and a selection of historic buildings. The area benefits from significant green infrastructure, including expansive open spaces and mature tree belts that contribute positively to its character.

The surrounding built form presents a broad mix of materials and tonal qualities. Traditional buildings are largely defined by red brickwork, while more contemporary developments adopt complementary red and brown hues.

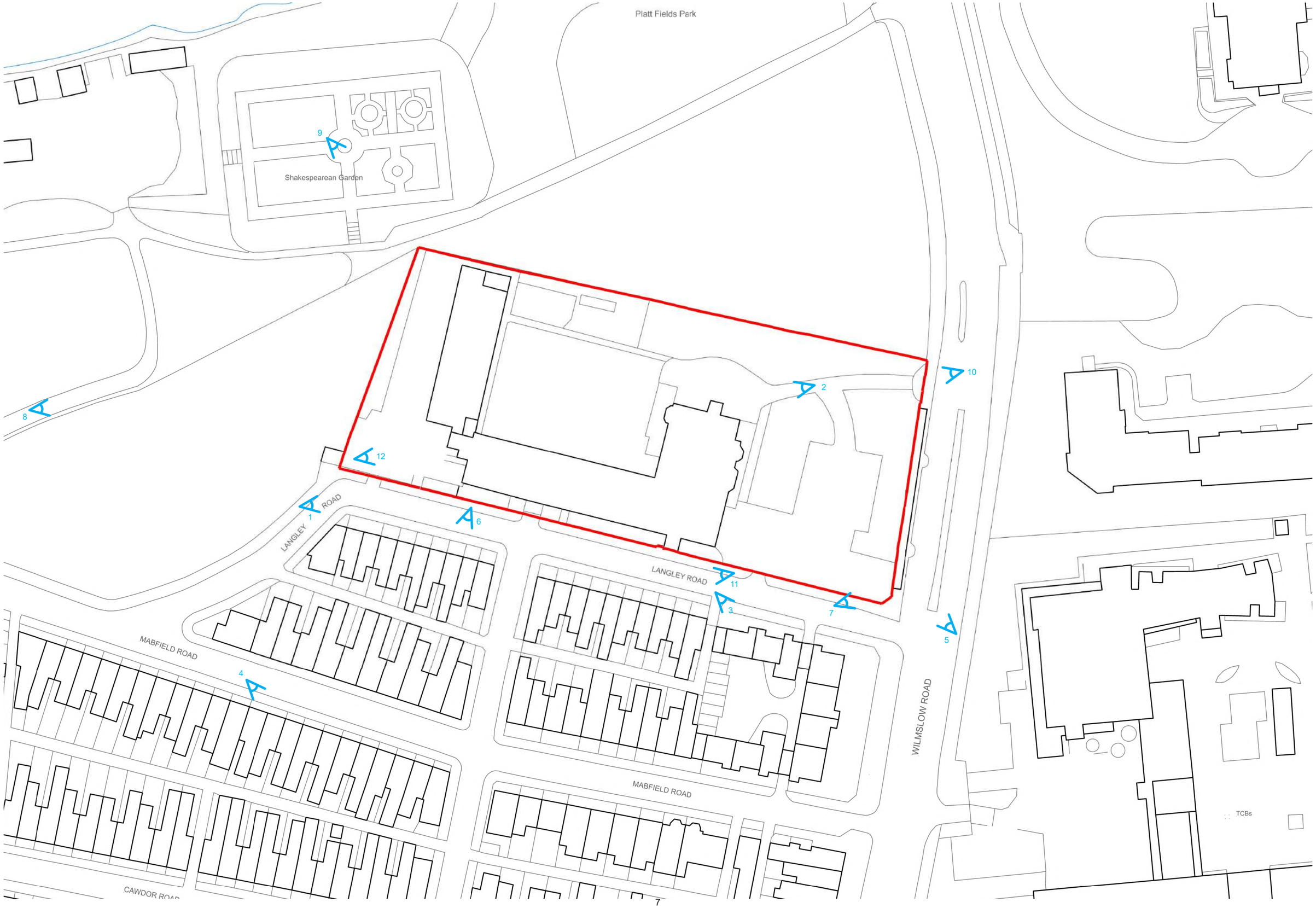
A traditional material palette is the dominant architectural language within the area. We will ensure the new development responds sensitively to the character and scale of the neighbouring residential properties.



The original Oakley Villa sign



Existing view from Langley Road


Platt Fields Park
Shakespearean Garden
9
8
12
1
6
2
10
11
3
7
5
4
LANGLEY ROAD
LANGLEY ROAD
MABFIELD ROAD
MABFIELD ROAD
CAWDOR ROAD
WILMSLOW ROAD
TCBs

CONTEXT



01



02



03



04



05



06

CONTEXT



07



08



09



10



11

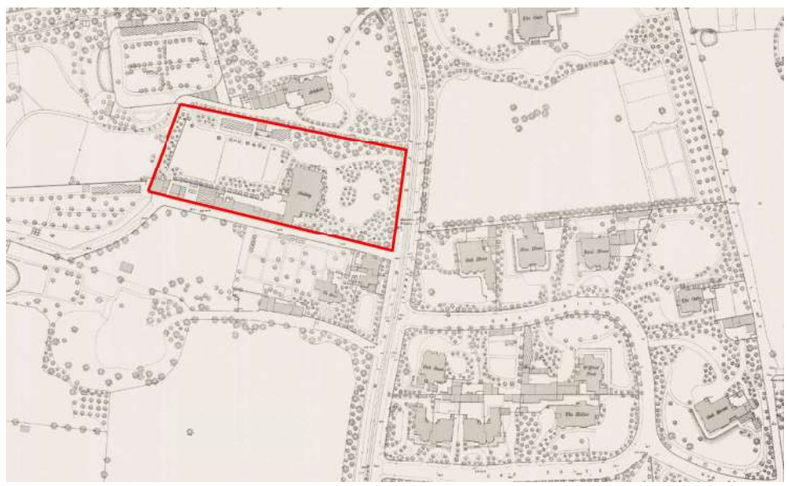


12

HISTORY

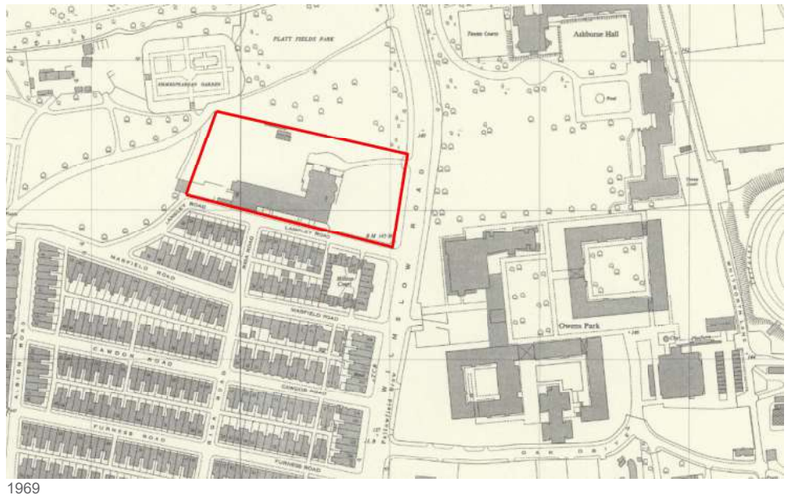


1848


1891



1935



1969

The original Villa, known as Oakley, was built in c1837 and formed a large, detached building in the Gothic revival style, which was located within its own extensive grounds. It was built along with three other mansions on the easterly side of Fallowfield Brow,

Oakley remained as a single residential dwelling until 1903, when the estate became a private residential /golf club.

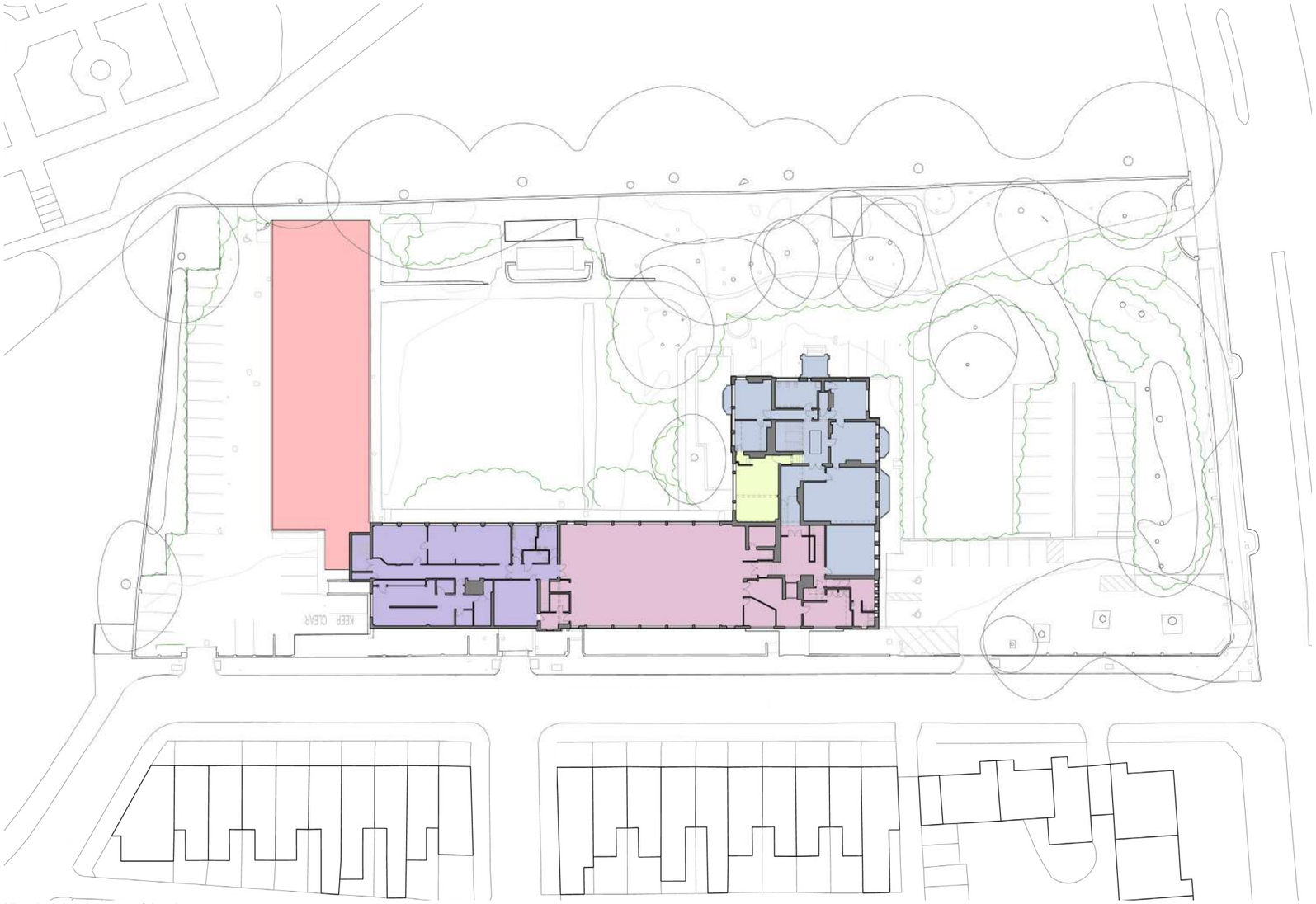
At the same time, Wilmslow Road was widened to facilitate additional trams, circa 20 feet of the front garden was given over to the public road and the east boundary wall was moved back. Resulting in a smaller front garden space.

In 1920 the estate was purchased by U.S.D.A.W for use as their headquarters and offices, and remains in this use until 5 years ago.

Additions and alterations to the Site have include the construction of a large extension along the southern boundary in 1937, a further extension adjacent to the 1937 block in the c1950s, and a third extension to the west of the Site in the late-1970s/early-1980s.

Internally, the original house retains a high number of original Gothic revival features, fixtures and fittings, located primarily to the ground floor level. Later, c1880s decorations in the Aesthetic Movement style can be found within two ground floor reception rooms and the main staircase and based on stylistic grounds could be the work of local architect George Faulkner Armitage.

HISTORY



Historical development of the site

- c 1837
- 1837 / 1937
- 1937
- 1950s
- 1978-81



c.1900 - View from Wilmslow Road

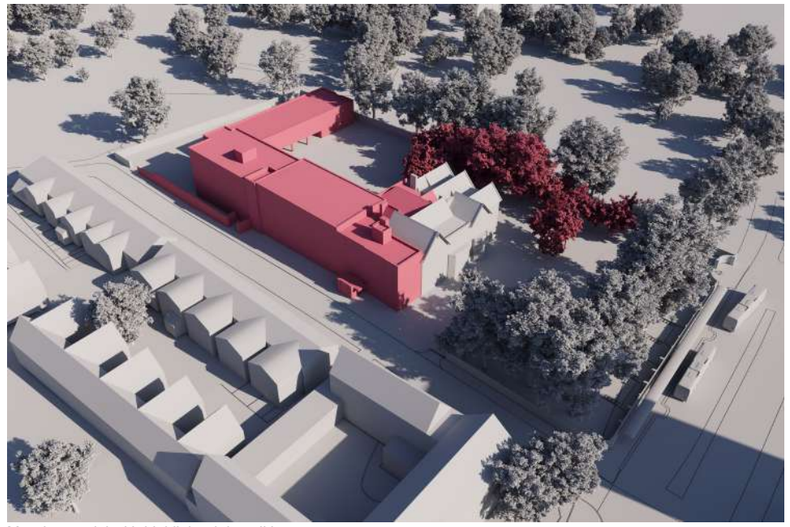


c.1900 - View from Wilmslow Road - original entrance

STRATEGY

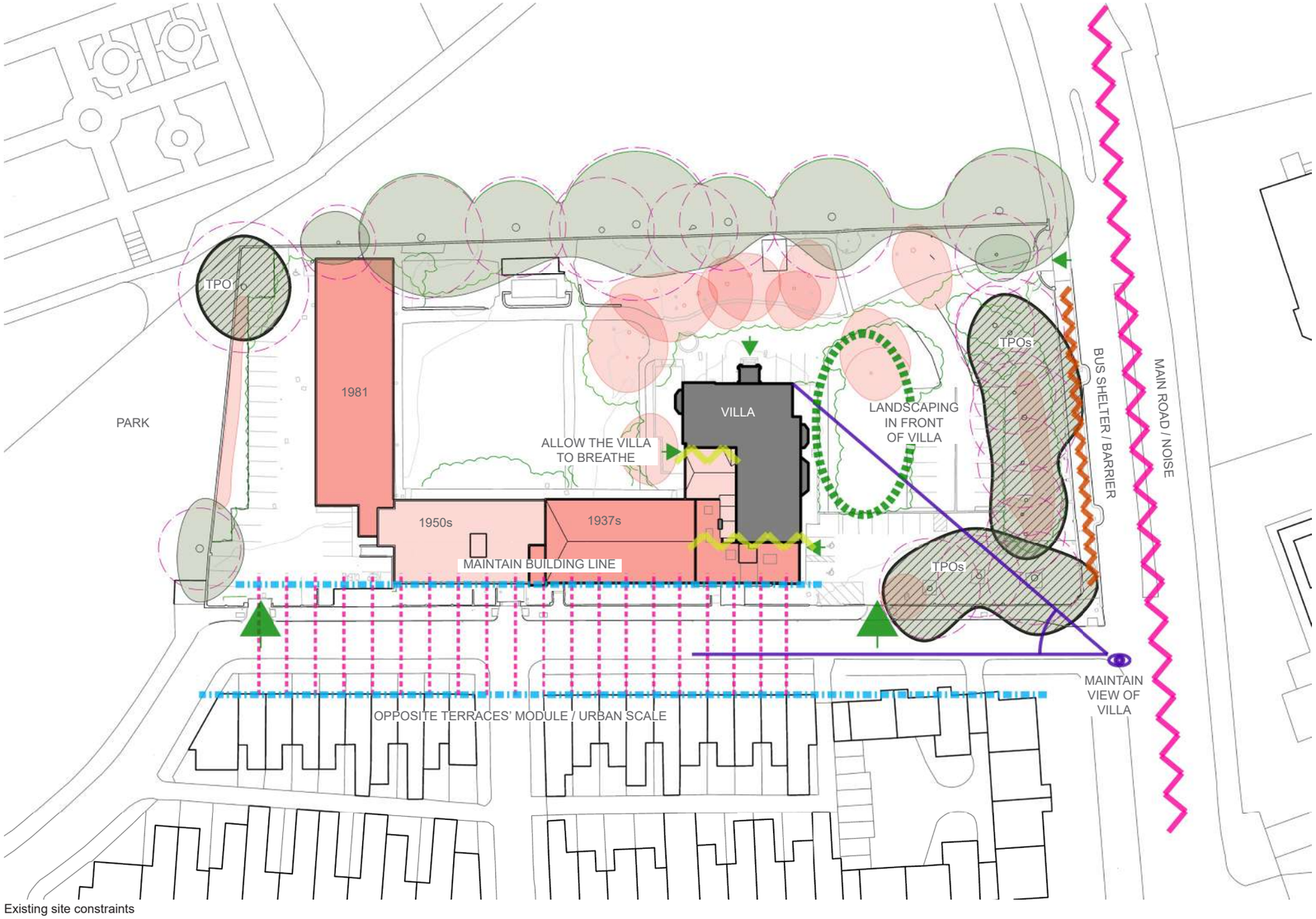


Although not listed, the original Villa still retains prominent frontages and valued historic features that we wish to celebrate and retain. To do this, we propose to demolish the later, twentieth century additions that have been awkwardly annexed to the Villa. This will allow ‘breathing space’ and give the impression that the Villa is once again a standalone element.



Massing model with highlighted demolition

STRATEGY



Existing site constraints

The proposal starts with reinstating the existing Villa to its former glory and making it the heart of the development. Although not listed, the original Villa still retains prominent frontages and valued historic features that we wish to celebrate and retain. To do this, we propose to demolish the later, twentieth century additions that have been awkwardly annexed to the Villa. This will allow ‘breathing space’ and give the impression that the Villa is once again a standalone element.

The second main constraint is the location of the many existing trees both within and nearby the site. The trees, including several that have tree preservation orders (TPOs), are an essential element of successful place making and will be treated with care, retaining all the trees surrounding the site. New homes will be located to carefully avoid damaging any roots. In the centre of the site, a number of smaller trees will be removed to allow for the new homes. These trees will be replaced with 15 to 20 new trees in other parts of the site.

We are keen to ensure we maintain the view of the Villa from the corner of Langley Road/Wilmslow Road. A view that is blocked along most of the eastern boundary by the extraordinary long bus shelter but reveals itself at the road junction. This will allow the Villa to retain its setting within its landscape.

The development along Langley Road will follow a similar building line of the current office building and work to a similar module / house widths / proportions of the terrace homes opposite, to create a contextual harmony.

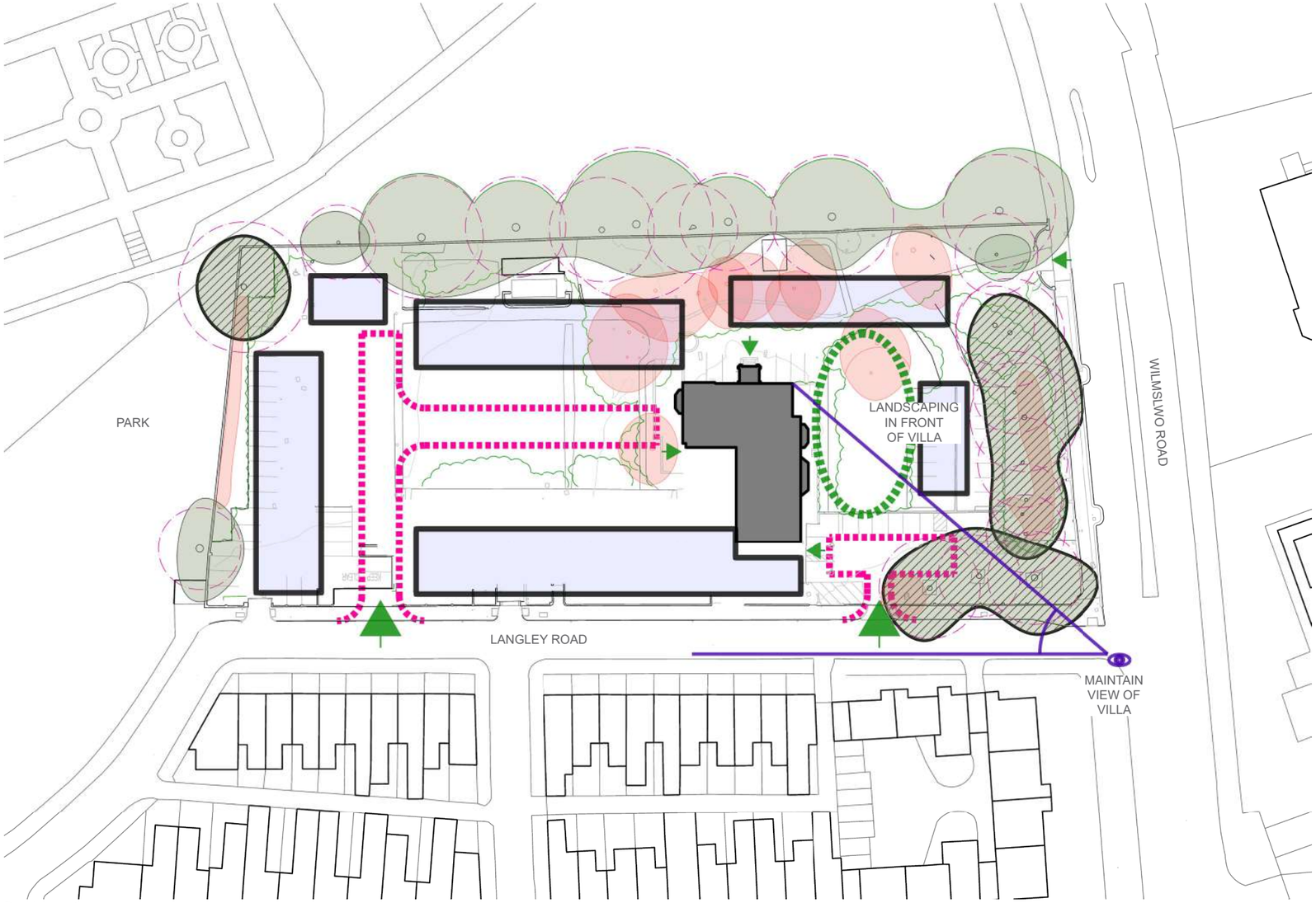
Reinstatement of historic secondary entrances to the Villa will allow for a break in massing and reduce impact on the existing fabric.

STRATEGY

The existing pedestrian and vehicle access points will be roughly maintained in their current positions, allowing easy access to both Langley Road and Wilmslow Road.

A new access road into the heart of the site will serve the interior homes and allow for individual driveways and turning areas.

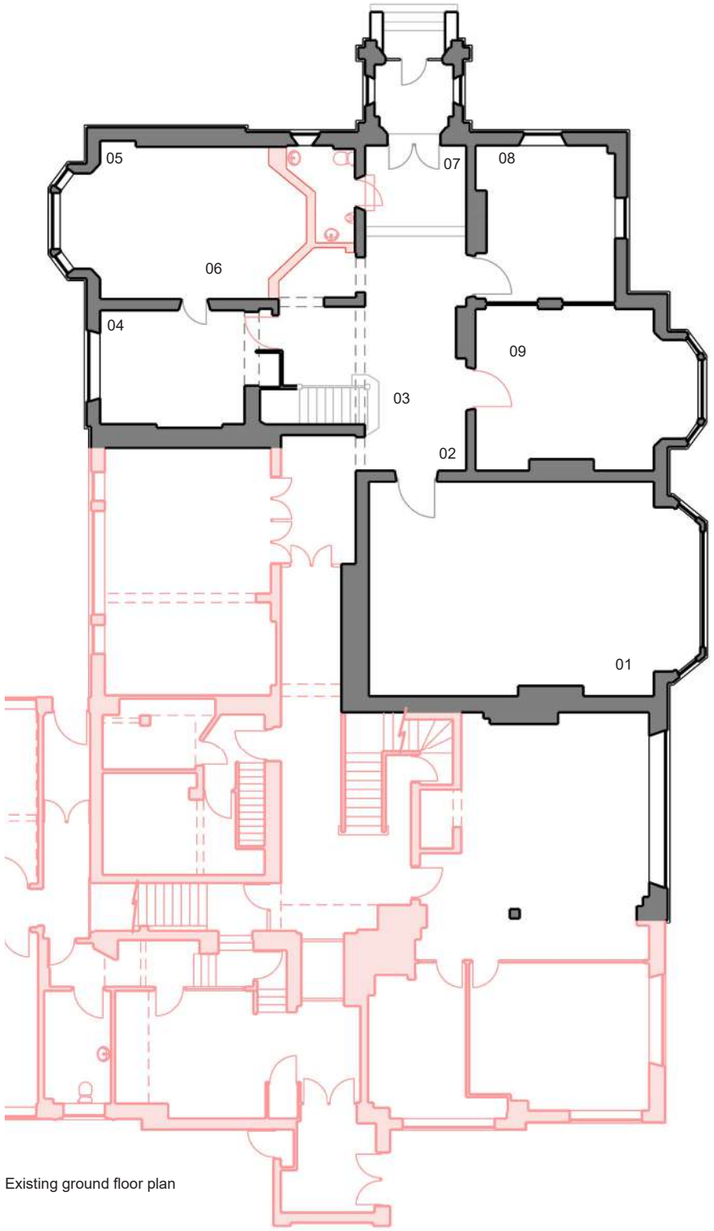
To maintain and enhance a positive setting of the Villa, we propose to maintain a large area of soft landscaping in front of the heritage asset. We can do this by minimising car parking and improve the current arrangement.



Development zones


Current view from the corner of Langley Road and Wilmslow Road

VILLA - EXISTING GROUND FLOOR



Existing ground floor plan



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02



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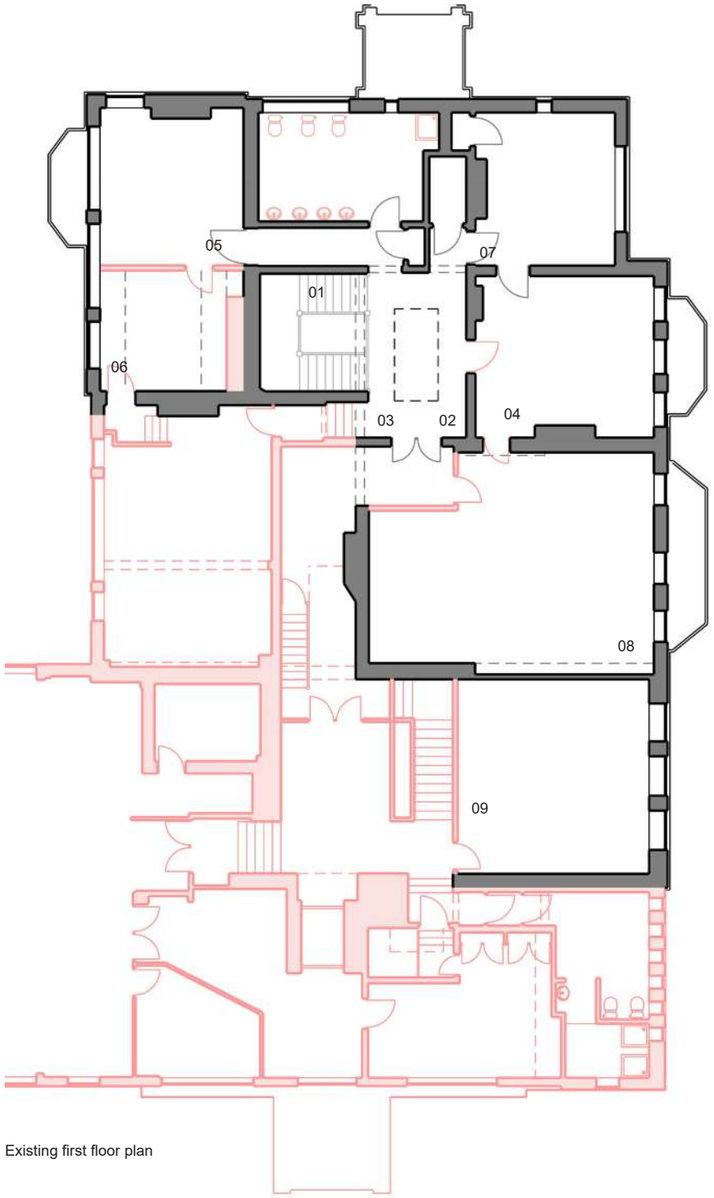


09

Existing fabric

Proposed demolition

VILLA - EXISTING UPPER FLOOR



Existing first floor plan



01



02



03



04



05



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08



09

Existing fabric

Proposed demolition

DESIGN DEVELOPMENT



Option 01
Office to residential conversion
All buildings retained



Option 02
Office to residential conversion
1970's wing demolished
+14no. townhouses



Option 03
Office to residential conversion
1970's & 1950's wings demolished
+25no. townhouses



Option 04
Villa retained
1970's & 1950's wings demolished
+34no. townhouses
No houses to the front



Option 05
Just the Villa retained
+34no. townhouses
+9no houses to the front

CONSULTATION









Consultation photos

The following changes have been made after receiving feedback from the public consultation and two council pre-application meetings:

- The northwest pair of semi detached units have been redesigned to face the turning head and give greater distance to the adjacent tree with a TPO.
- The western terrace has moved away from the western boundary.
- The apartments' / eastern houses' parking has been reduced in size to increase the area of soft landscaping, especially in front on the Villa.
- There are now only 3no. homes along Wilmslow Road (instead of 4no.).
- There are 6no. houses positioned in the northeast corner.
- The houses have moved away from the trees' root protection areas.
- Lower rooflines have been utilised on homes adjacent trees to increase sunlight to the rear gardens.
- Additional bin stores have been added to the south eastern corner to serve the adjacent houses and apartments.



Early layout

PROPOSALS

Villa + Extension	Cycle spaces	One bed apt (NIA - m²)	Two bed apt (NIA - m²)	Floor GIA (GIA - m²)	Occupancy	Minimum Area (m²)	NSS Compliant
Basement Floor	**20**			**233.9**			
Ground Floor				**391.3**			
0.01			66.4		1 b / 2 p	50.0	YES
0.02		57.5			1 b / 2 p	50.0	YES
0.03			67.8		2 b / 3 p	61.0	YES
0.04		59.5			1 b / 2 p	50.0	YES
0.05		41.6			1 b / 1 p	39.0	YES
First Floor				**61.1**			
1.01		41.6			1 b / 1 p	39.0	YES
Second Floor				**361.4**			
2.01			75.4		2 b / 4 p	70.0	YES
2.02		57.0			1 b / 2 p	50.0	YES
2.03			66.2		2 b / 3 p	61.0	YES
2.04		59.7			1 b / 2 p	50.0	YES
2.05		41.6			1 b / 1 p	39.0	YES
		358.5	*275.8*	*1047.7*			

Total NIA (m²)	**634.3**
Total GIA (m²)	**1047.7**

Total One Bedroom Apartments	**7**
Total Two Bedroom Apartments	**4**
TOTAL	**11**

Houses	three bed	four bed	NIA (m²)	Total NIA (m²)			
Type A (West and Northern Edge)		19	111.5	2118.5	4 b / 5 p	103.0	YES
Type B (East by Villa)	9		102.3	920.7	3 b / 5 p	99.0	YES
Type C (Langley Road)	12		100.3	1203.6	3 b / 4 p	90.0	YES
Type D (North West Corner)		2	112.2	224.4	4 b / 5 p	103.0	YES
	21	*21*		*4467.2*			

Total NIA (m²)	**4467.2**

Total 3 Bed Houses	**21**
Total 4 Bed Houses	**21**
TOTAL HOUSES	**42**

OVERALL TOTAL	**53**

Use / Amount
The proposals are for new housing and the change of use and conversion of the former offices to residential use to form:

21 no. three bed townhouses
21 no. four bed townhouses
7 no. one bedroom apartments
4 no. two bedroom apartments

Total – 53 no. new homes

All proposed areas, including the apartments, are compliant with Nationally Described Space Standards.

The mix of apartments has been determined by the arrangement of the existing building and existing window positions and viability. There is less flexibility to adjust the mix than there would in a new-build apartment however the proposed mix of predominantly one bedroom apartments is deemed to be suitable for the urban location.

PROPOSALS



Proposed site plan

- Type A
- Type B
- Type C
- Type D
- Type Z
- Type Y

Layout

The proposed layout has been developed in response to the existing site constraints and opportunities, with particular regard given to the retention of mature boundary trees, including those within Platt Fields Park, and the need to preserve an appropriate setting for the Villa.

The setting of the Villa and key views towards it have informed the placement of the new development. While the Villa was historically visible from Wilmslow Road, views are now largely restricted by mature protected trees and the existing bus shelter. As such, views from Wilmslow Road are no longer a defining element of the site's character.

The proposed four bedroom townhouses along Langley Road broadly follow the footprint and building line of the existing structure but are deliberately visually separated from the historic Villa. This approach allows the Villa to be read as a standalone building within the development and has been a central organising principle of the site layout.

To the west of the Villa, new dwellings are arranged around the site perimeter and accessed from a point close to the existing vehicular access on Langley Road. This leads to a new street running parallel to Langley Road, with the Villa forming the focal point and visual termination of the cul-de-sac.

To the east of the Villa, the new dwellings are positioned to retain the existing view from the junction of Langley Road and Wilmslow Road, framing the proposed ornamental lawn and forming a 'U'-shaped courtyard that reinforces the building's setting.

Parking is excluded from the front of the Villa, allowing a generous open lawn to be reinstated at the principal elevation, in keeping with the building's original landscape setting.

The eastern edges of the site are occupied by smaller three-bedroom homes. This arrangement allows for lower ridge heights and carefully considered roof pitches, optimising daylight penetration into the rear gardens and enhancing the quality of private outdoor spaces

Most dwellings are provided with private driveways, with limited shared parking located elsewhere within the site. Given the site's highly sustainable location, no parking is allocated to the apartments. This approach allows for enhanced soft landscaping and an improved setting for the Villa.

Although views into the site from Wilmslow Road are limited, particularly when the trees are in leaf, the three dwellings facing the road are designed with dual frontages to ensure a high-quality architectural response on all visible elevations.

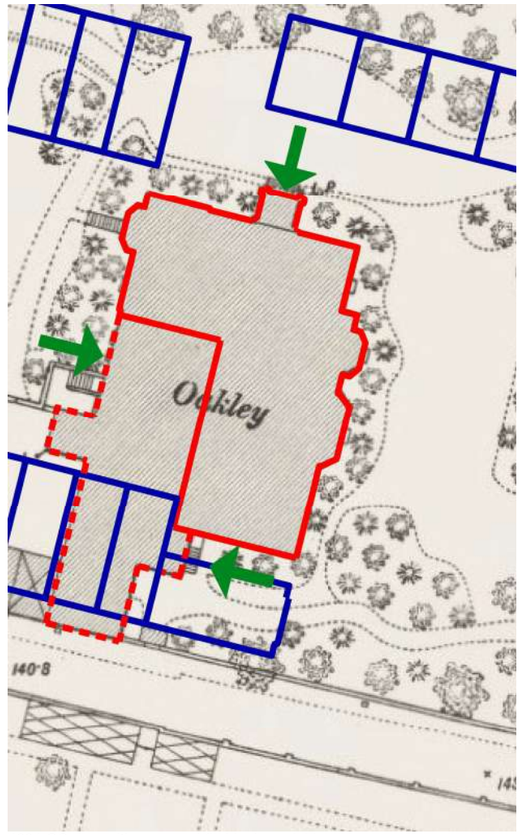
The original entrance from Wilmslow Road will be retained and repurposed as a private gated pedestrian access.

PROPOSALS



Proposed CGI

Secondary entrances
The Villa historically featured an additional single-storey wing extending from its southern gable toward Langley Road. This wing accommodated a secondary servant entrance along with associated service spaces. The proposal seeks locate reinstates entrances in these original positions.



1891 OS map with proposed (in blue) overlaid

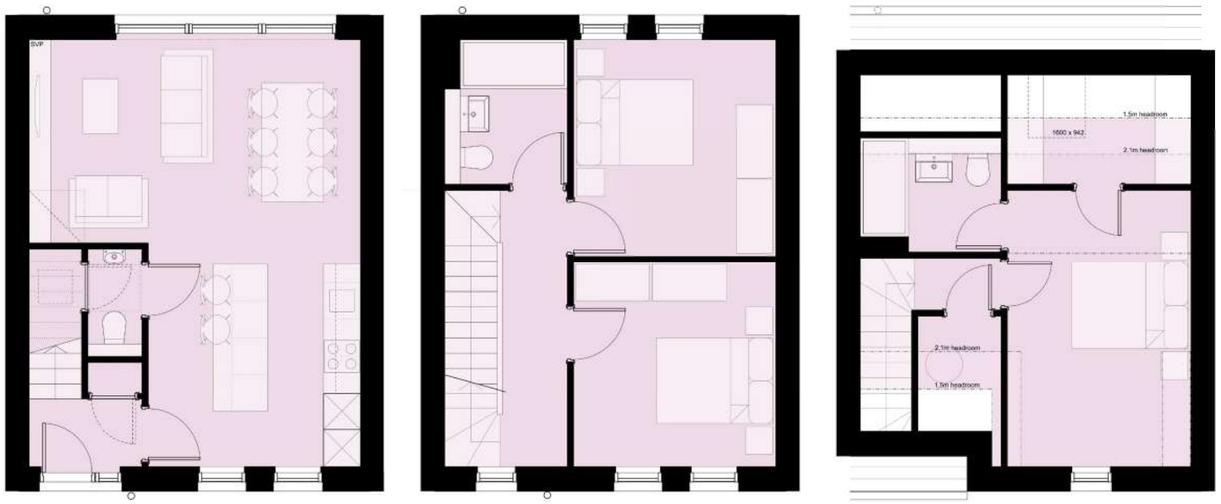
PROPOSALS





House Type A
4 bed
Area = 111.5m^2

PROPOSALS

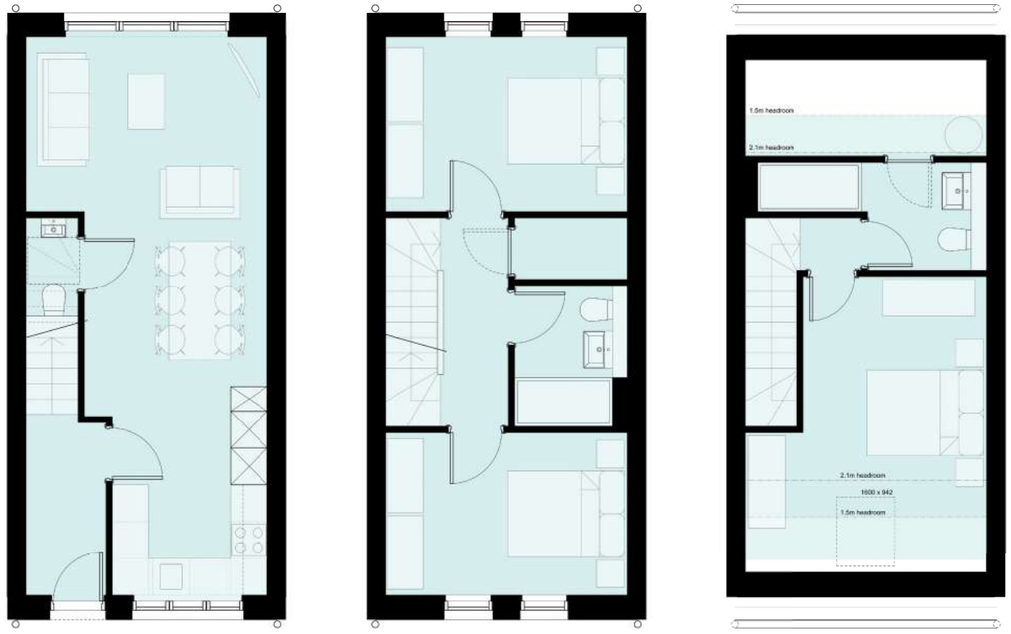






House Type B
3 bed
Area = 102.3m²

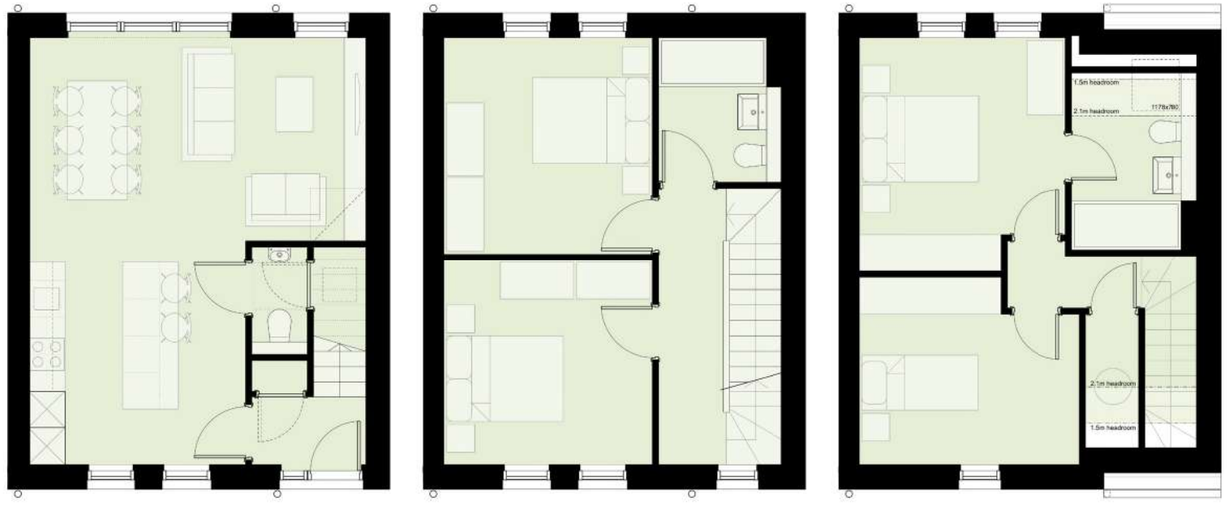
PROPOSALS





House Type C
3 bed
Area = 100.3m^2

PROPOSALS







House Type D
4 bed
Area = 112.2m²

PROPOSALS



Proposed CGI

The Villa
The overarching aim of the scheme is to restore the existing villa to its original prominence and position it as the centrepiece of the development.

To achieve this, the first phase involves removing the twentieth-century additions that have gradually been appended to the villa and have diminished its architectural integrity. Their removal will re-establish the villa as a distinct, standalone structure and allow its original character to be fully appreciated.

The intention is to preserve, refurbish, and celebrate the villa's original internal features.

The refurbishment of the Villa will seek to retain all the internal elements of architectural value, including;

- The existing grand stair /carved balustrades
- Decorative ceiling details,
- Ornate internal stained-glass windows
- Historic skirtings/covings
- Timber panelling
- Fireplaces.

The circulation and apartments' layout have been carefully considered to minimise the removal of the existing building fabric and maintain the original building concept.

A new secondary access, positioned where the original servant entrance was located, will allow for a physical break between the existing Villa and new build corner. The additional circulation will reduce demolition of the existing fabric and allow for the efficient conversion of the Villa.

The Villa will receive new heritage windows to replace the modern plastic replacements (see next page).

PROPOSALS



PROPOSED MAIN ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



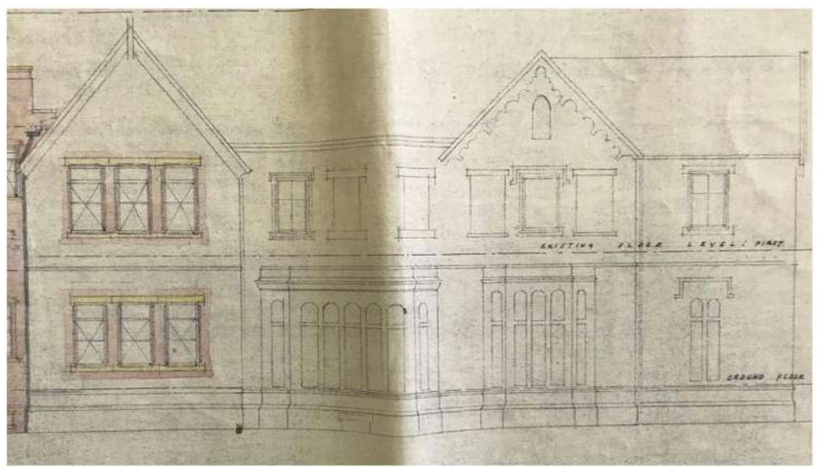
EXISTING MAIN ELEVATION



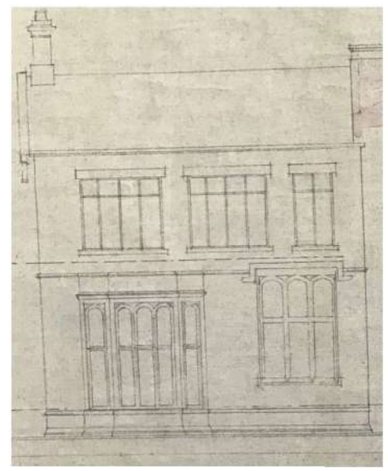
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



HISTORIC ELEVATION



HISTORIC ELEVATION

VILLA - GROUND FLOOR RETAINED FEATURES



Proposed ground floor plan



01



02



03



04



05



06



07



08

Existing fabric

Proposed demolition

Type Z (one bed)

Type Y (two bed)

VILLA - GROUND FLOOR RETAINED FEATURES



Ornamental moulded plasterwork



Timber bossed ceilings



Heritage light fittings



Ornamental moulded plasterwork

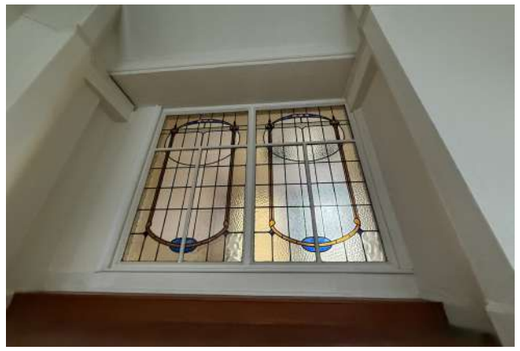


Timber panelling

VILLA - UPPER FLOOR RETAINED FEATURES



Proposed first floor plan



01



02



03



04



05



06

Existing fabric

Proposed demolition

Type Z (one bed)

Type Y (two bed)

PROPOSALS



Scale / Appearance
The new homes along Langley Road are designed to reflect the module and width of the terraced houses opposite. This considered alignment establishes a sense of harmony and continuity along the street, allowing each side to subtly reference and reinforce the other.

The clear definition of the front street facing entrance doors and the vertical proportions of the windows further echo the architectural language of the existing terrace, strengthening the overall cohesion and rhythm of Langley Road.

PROPOSALS



Scale / Appearance
The junction between the new terraces and the existing Villa is articulated by a trio of apartments, carefully positioned to mark and mediate the corner condition. Apartments, rather than townhouses, are located here to successfully ‘turn the corner,’ as they do not rely on a rear aspect and can address both frontages more naturally.

The apartments are proportioned to sit comfortably alongside the Villa, with three storeys aligning sensitively to the Villa’s two. The new second floor aligns with the Villa’s first floor level, creating a considered datum that ties the buildings together. Triple windows subtly echo the Villa’s fenestration, reinforcing this visual relationship. Lower ridge and eaves levels ensure the new development is subservient to the Villa.

A recessed entrance and circulation core create a deliberate separation between the new build and the Villa, providing the heritage asset with valuable breathing space and ensuring its prominence. The Villa’s bay windows and characteristic vertical window proportions are referenced in the new design. Slender brick piers reference the existing stone mullions.

Replacement windows are proposed for the Villa to restore it closer to its original design intent, while also enhancing thermal performance and improving acoustic properties.

PROPOSALS

The new homes across the site stagger down towards the west to work with the existing topography and allow for level thresholds at the front entrances. The eaves height will be much lower than the current building to be more in keeping with the scale of the opposite two storey terraced houses.





PROPOSALS



Proposed CGI from Langley Road

Scale / Appearance
A traditional palette of materials is proposed for the new build, detailed in a contemporary way.

Between the first and second floor windows, recessed soldier courses provide a ribbed texture that reflects the geometric Art Deco detailing of the Langley Road extension.



Precedent of ribbed soldier course brickwork

PROPOSALS



Aerial photo (current)



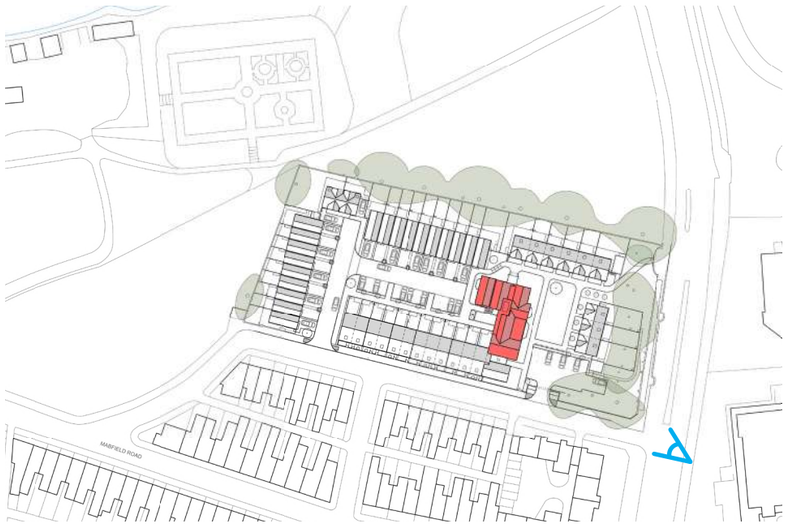
Aerial photo (CGI)

PROPOSALS



View from pavement opposite Langley Road - All of the Villa can be seen

View from Wilmslow Road (southeast)
The view of the Villa from Wilmslow Road to the southeast of the site is predominantly screened by existing mature trees and the extensive bus shelter that occupies much of the eastern boundary.

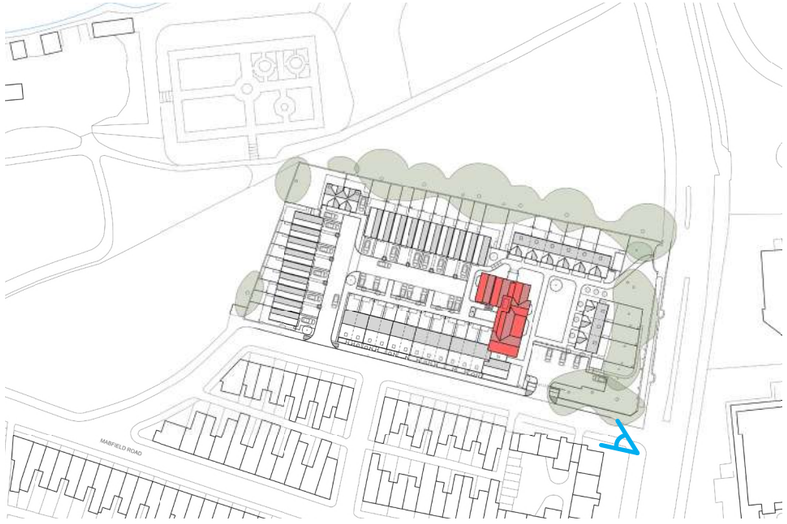


PROPOSALS



View from Langley Road / Wilmslow Road Junction - Villa fully visible

View from Langley Road / Wilmslow Road junction
The view from the end of Langley Road captures the full extent of the Villa along with the rhythmic progression of townhouses stepping down the street. The three houses fronting Wilmslow Road are designed with dual frontages to engage the main road, though they remain largely screened from direct view due to the existing trees and bus shelter.

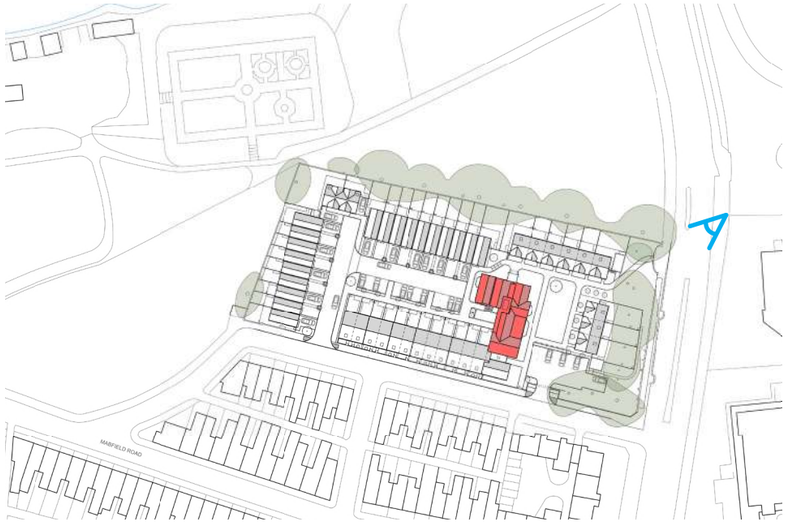


PROPOSALS



View from Wilmslow Road - looking at the original entrance

View from Wilmslow Road (northeast)
From the northeastern corner of Wilmslow Road, views into the site are largely restricted. Existing trees and the bus shelter significantly limit visibility, concealing the Villa from sight. The original entrance is retained to form a new gated pedestrian entrance.

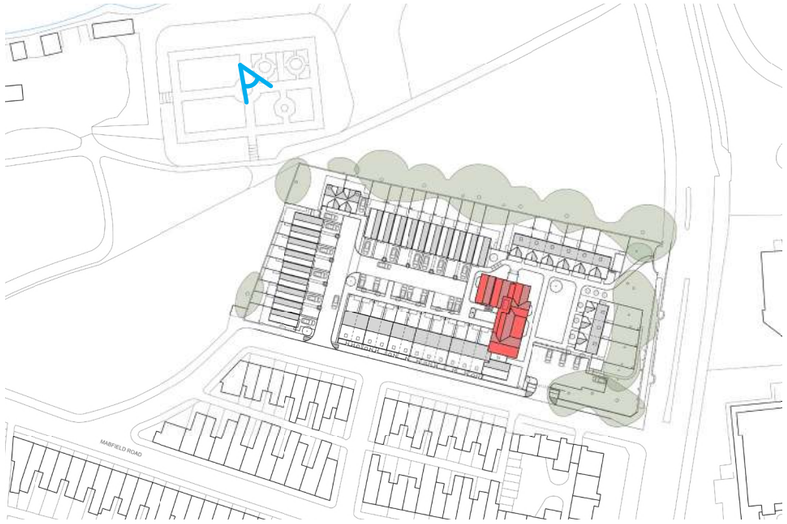


PROPOSALS



View from the Shakespearean Gardens

View from Shakespearean Gardens
From the sunken Shakespearean Gardens, the view captures the meeting point of two building masses, anchored by a prominent mature tree that defines the corner, while the existing brick boundary wall integrates comfortably with the setting.

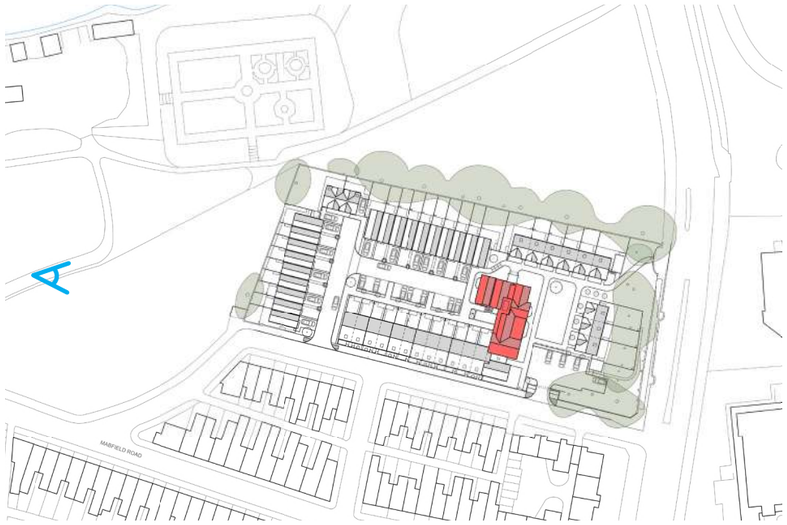


PROPOSALS



View from Platt Fields Park

View from Platt Field's Park (west)
From Platt Field's Park, the western elevation reveals the gable frontages and a varied, engaging roofscape, much of which is partially screened by existing trees. The scale of the houses relates comfortably to both the surrounding trees and neighbouring homes.



PROPOSALS



Tree to be retained

Tree to be removed

Existing tree line cut back

RPA

Landscape
The scheme prioritises the retention of existing trees and transforms hardstanding into areas of soft planting, significantly enhancing the site's green character.

The development is sited to avoid impact on tree root protection areas.

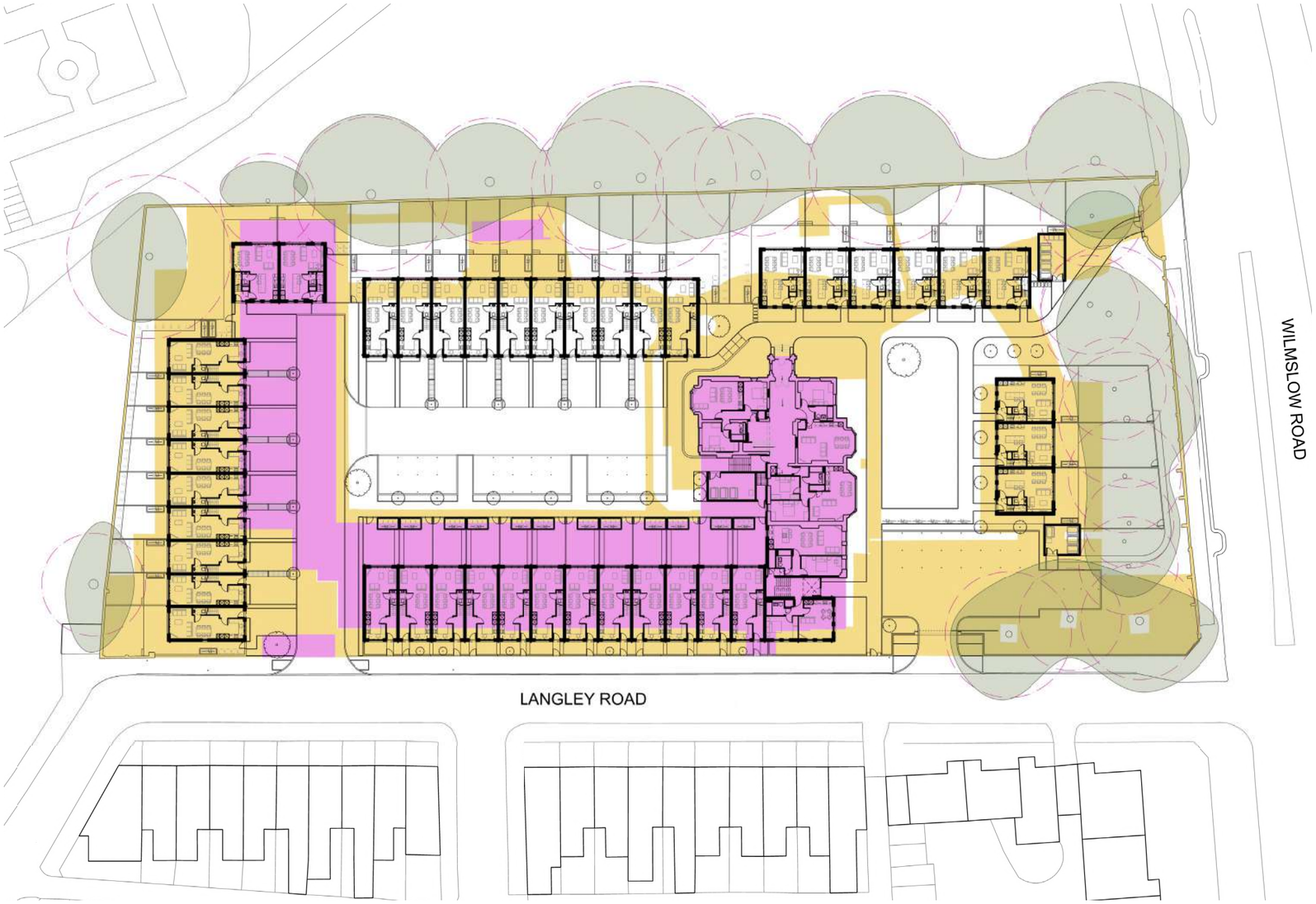
Additional trees will be introduced across the site to compensate for those that are removed.

Lighting
Lighting columns will be carefully coordinated with parking and tree planting to the west of the Villa. To the front of the Villa, the lighting strategy will adopt a softer, more landscape-led approach, using low-level bollard lighting and integrated landscape lighting.

Each dwelling entrance will incorporate a consistent architectural light fitting, providing a coordinated approach across the development and contributing to the character and identity of the scheme.

It is anticipated that the detailed external lighting strategy, including luminaire specification, lighting levels, positioning and measures to minimise light spill, will be secured by planning condition.

PROPOSALS



Existing building

Existing hard landscaping

A detailed analysis of the existing hardstanding and building footprint has been undertaken to ensure that the new development does not adversely affect the surrounding trees, including those protected by Tree Preservation Orders (TPOs) within the site.

Given the sloping topography of the site (predominantly east-to-west and south-to-north), finished ground levels in the rear gardens are generally higher. To protect the roots of existing trees, the following measures will be implemented within Root Protection Areas (RPAs):

- Development is permitted where hardstanding or existing buildings are already present.
- Any infill within RPAs is limited to a maximum of 200mm of material.
- Where rear garden levels need to be raised more than 200mm, lightweight decking will be installed off the ground to avoid impacting tree roots.

PROPOSALS



Proposed hard landscaping

- Tarmac
- Block paver, colour grey
- Patio paving flags
- Decking



Grey block paver

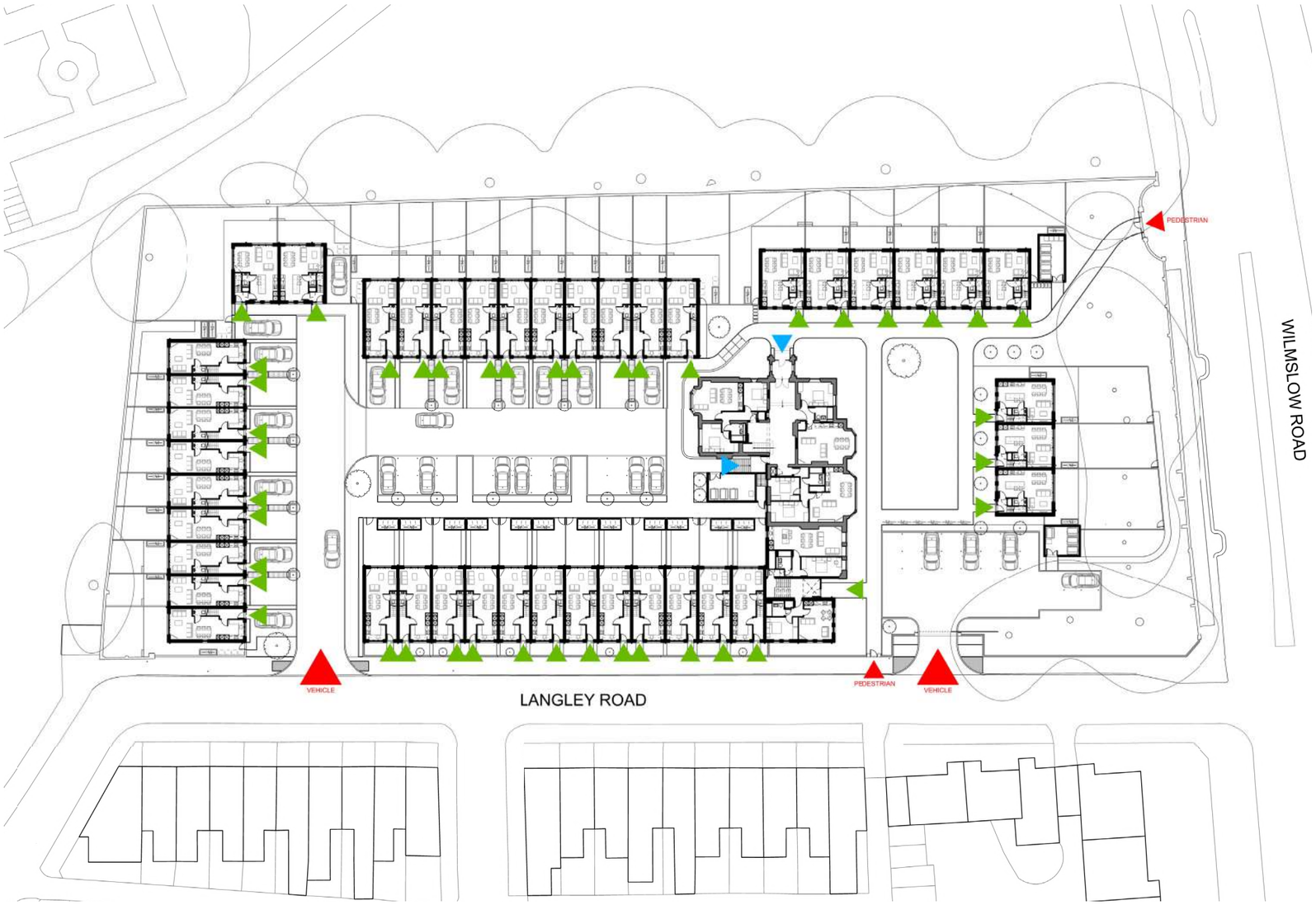


Rear garden bike store



Driveway bin store

ACCESS



Site access

Level access

Stepped access (existing Villa)

Access
The development has been designed to provide safe, convenient, and inclusive access for all users, in accordance with current building regulations and best-practice guidance. Key access features include:

Vehicular Access: The site is served by two vehicular entrances from Langley Road, providing safe and direct access to the new homes. Driveways and private parking spaces are integrated within the site to minimise on-street parking and facilitate efficient vehicle movement.

Pedestrian Access: Pedestrian routes are clearly defined and separated from vehicular movements. A new gated pedestrian entrance from Wilmslow Road provides a secure and direct route into the site, as well as convenient access northwards towards Manchester city centre. Footpaths are designed to meet accessibility standards, including blister paving, and connect to surrounding streets and public transport.

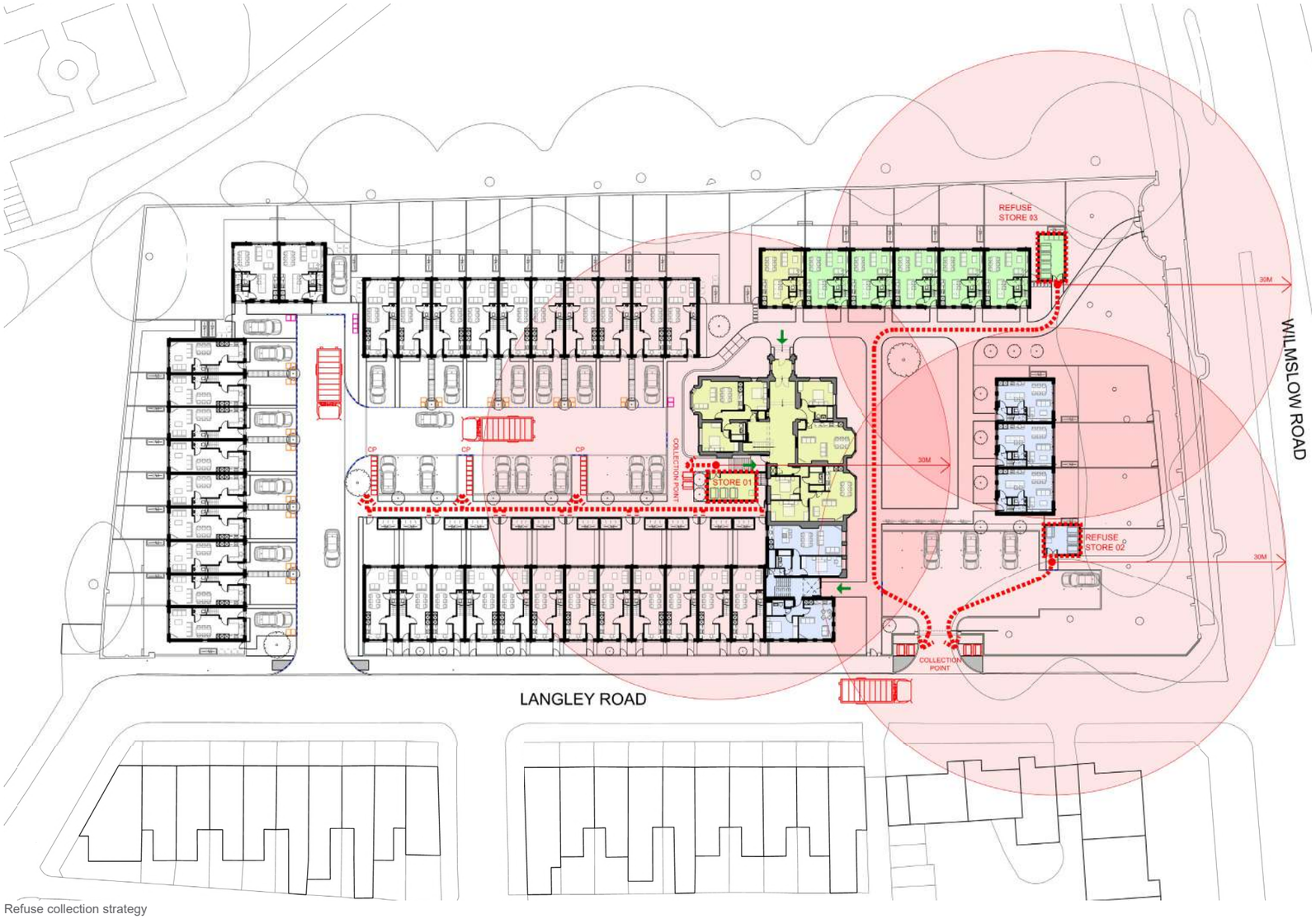
Inclusive Access: All dwellings are designed to be adaptable and accessible, with level thresholds (except the apartments within the existing Villa), wider doorways, and sufficient circulation space to accommodate mobility needs. External paths and communal areas are level or gently graded, ensuring safe access for all users, including those with mobility impairments.

Cycling and Sustainable Transport: Dedicated cycle parking is provided for each dwelling. The site's proximity to public transport and local amenities encourages sustainable and active travel.

Street and Site Layout: The internal street layout is designed with clear sightlines, safe turning areas, and a hierarchy of routes that prioritises pedestrians and cyclists while maintaining safe vehicular access.

These measures ensure the site is safe, accessible, and inclusive for residents, visitors, and service vehicles, while promoting sustainable and active modes of travel.

ACCESS



Refuse collection strategy

Refuse

- Requirements calculated using GD04 Waste Storage and Collection Guidance for New Developments Manchester City Council Version: 7.00.
- Maximum distance of 30m from entrance to bin store.
- All waste container storage areas are situated at ground floor level.
- The locations have been selected to maximise the efficiency of waste collection operations, and each store has been sized to accommodate the required number of bins in accordance with the calculations set out below.
- The site management company will be responsible for rotating the bins within the stores as necessary to ensure that each container remains accessible.
- The stores will also be provided with appropriate ventilation, as well as facilities for washing down, including floor drainage gullies.
- Residents will be responsible for taking their waste to one of the 3no. designated communal refuse areas. The site management company will be responsible for transporting the bins to the designated areas on collection days as shown on the (left) plan.

REFUSE STORE 01 20.2m2

Type of Refuse	Apartments' Requirement	No.	Total (l)	Houses' Requirement	No.	Total (l)	Overall Total (l)	Overall Requirement
General Waste	110	6	660	240	1	240	900	1no. 1100l Bin
Pulpable recycling	55	6	330	240	1	240	570	1no. 1100l Bin
Comingled Recycling	55	6	330	240	1	240	570	1no. 1100l Bin
Organic	10	6	60	240	1	240	300	1no. 240l Bin

REFUSE STORE 02 15.5m2

Type of Refuse	Apartments' Requirement	No.	Total (l)	Houses' Requirement	No.	Total (l)	Overall Total (l)	Overall Requirement
General Waste	110	5	550	240	3	720	1270	1no. 1100l Bin and 1no. 240l Bin
Pulpable recycling	55	5	275	240	3	720	995	1no. 1100l Bin
Comingled Recycling	55	5	275	240	3	720	995	1no. 1100l Bin
Organic	10	5	50	240	3	720	770	1no. 1100l Bin

REFUSE STORE 03 18.5m2

Type of Refuse	Apartments' Requirement	No.	Total (l)	Houses' Requirement	No.	Total (l)	Overall Total (l)	Overall Requirement
General Waste	110	0	0	240	5	1200	1200	1no. 1100l Bin and 1no.240l Bin
Pulpable recycling	55	0	0	240	5	1200	1200	1no. 1100l Bin and 1no.240l Bin
Comingled Recycling	55	0	0	240	5	1200	1200	1no. 1100l Bin and 1no.240l Bin
Organic	10	0	0	240	5	1200	1200	1no. 1100l Bin and 1no.240l Bin

CONCLUSION



Proposed CGI

Oakley Villa is a significant heritage asset within Fallowfield. The proposals for residential conversion of the Villa, alongside carefully designed new housing, will ensure the building's long-term preservation while maintaining a largely neutral impact on its historic character and surrounding context.

DRAWING LIST

Planning Application Drawings

Drawing No.	Title	Scale	
AL(02)001-P1	Existing Block Plan	1:1250	@A3
AL(02)002-P1	Existing Location Plan	1:1000	@A3
AL(02)009-P1	Existing Basement Floor Plan	1:500	@A3
AL(02)010-P1	Existing Ground Floor Plan	1:500	@A3
AL(02)011-P1	Existing First Floor Plan	1:500	@A3
AL(02)012-P1	Existing Second Floor Plan	1:500	@A3
AL(02)013-P1	Existing Third Floor Plan	1:500	@A3
AL(02)014-P1	Existing Roof Plan	1:500	@A3
AL(02)020-P1	Existing Elevation 01	1:200	@A3
AL(02)021-P1	Existing Elevation 02	1:200	@A3
AL(02)022-P1	Existing Elevation 03	1:200	@A3
AL(02)023-P1	Existing Elevation 04	1:200	@A3
AL(02)024-P1	Existing Elevation 05	1:200	@A3
AL(02)025-P1	Existing Elevation 06	1:200	@A3
AL(02)050-P1	Historical Development	1:500	@A3
AL(02)060-P1	Ground Floor Demolition	1:500	@A3
AL(02)062-P1	Second Floor Demolition	1:500	@A3

Drawing No.	Title	Scale	
AL(05)001-P1	Proposed Location Plan	1:1000	@A3
AL(05)009-P1	Proposed Basement Floor Plan	1:500	@A3
AL(05)010-P1	Proposed Ground Floor Plan	1:500	@A3
AL(05)011-P1	Proposed First Floor Plan	1:500	@A3
AL(05)012-P1	Proposed Second Floor Plan	1:500	@A3
AL(05)013-P1	Proposed Roof Plan	1:500	@A3
AL(05)015-P1	Existing and Proposed Levels	1:350	@A3
AL(05)020-P1	Proposed Elevation 01	1:200	@A3
AL(05)021-P1	Proposed Elevation 02	1:200	@A3
AL(05)022-P1	Proposed Elevation 03	1:200	@A3
AL(05)023-P1	Proposed Elevation 04	1:200	@A3
AL(05)024-P1	Proposed Elevation 05	1:200	@A3
AL(05)025-P1	Proposed Elevation 06	1:200	@A3
AL(05)026-P1	Proposed Elevation 07	1:200	@A3
AL(05)027-P1	Proposed Elevation 08	1:200	@A3
AL(05)028-P1	Proposed Elevation 09	1:200	@A3
AL(05)029-P1	Proposed Elevation 10	1:200	@A3
AL(05)030-P1	Proposed Elevation 11	1:200	@A3
AL(05)031-P1	Proposed Elevation 12	1:200	@A3
AL(05)032-P1	Proposed Elevation 13	1:200	@A3
AL(05)040-P1	Proposed Materials 01	1:100	@A3
AL(05)041-P1	Proposed Materials 02	1:100	@A3
AL(05)049-P1	Villa - Proposed Basement Floor Plan	1:100	@A3
AL(05)050-P1	Villa - Proposed Ground Floor Plan	1:100	@A3
AL(05)051-P1	Villa - Proposed First Floor Plan	1:100	@A3
AL(05)052-P1	Villa - Proposed Second Floor Plan	1:100	@A3
AL(05)200-P1	House Type A Proposed Plans	1:50	@A3
AL(05)201-P1	House Type A Proposed Elevations	1:50	@A3
AL(05)202-P1	House Type A Proposed Section	1:50	@A3
AL(05)210-P1	House Type B Proposed Plans	1:50	@A3
AL(05)211-P1	House Type B Proposed Elevations	1:50	@A3
AL(05)212-P1	House Type B Proposed Section	1:50	@A3
AL(05)220-P1	House Type C Proposed Plans	1:50	@A3
AL(05)221-P1	House Type C Proposed Elevations	1:50	@A3
AL(05)222-P1	House Type C Proposed Section	1:50	@A3
AL(05)230-P1	House Type D Proposed Plans	1:50	@A3
AL(05)231-P1	House Type D Proposed Elevations	1:50	@A3
AL(05)232-P1	House Type D Proposed Section	1:50	@A3

Drawing No.	Title	Scale	
AL(05)300-P1	Proposed Sections Key	1:400	@A3
AL(05)310-P1	Proposed Sections 01	1:100	@A3
AL(05)311-P1	Proposed Sections 02	1:100	@A3
AL(05)312-P1	Proposed Sections 03	1:100	@A3
AL(05)313-P1	Proposed Sections 04	1:100	@A3
AL(05)314-P1	Proposed Sections 05	1:100	@A3
AL(05)500-P1	Proposed Landscape	1:400	@A3
AL(05)700-P1	Proposed Tree Retention	1:500	@A3
AL(05)701-P1	Hardstanding Overlay	1:500	@A3
AL(05)800-P1	Proposed Refuse Collections Strategy	1:400	@A3
AL(05)801-P1	Proposed Access	1:400	@A3
AL(05)810-P1	Proposed Highways Dimensions	1:400	@A3
AL(05)900-P1	Proposed CGI 01	NTS	@A3
AL(05)901-P1	Proposed CGI 02	NTS	@A3
AL(05)902-P1	Proposed CGI 03	NTS	@A3
AL(05)903-P1	Proposed CGI 04	NTS	@A3
AL(05)904-P1	Proposed CGI 05	NTS	@A3
AL(05)905-P1	Proposed CGI 06	NTS	@A3
AL(05)906-P1	Proposed CGI 07	NTS	@A3
AL(05)907-P1	Proposed CGI 08	NTS	@A3
AL(05)908-P1	Proposed CGI 09	NTS	@A3