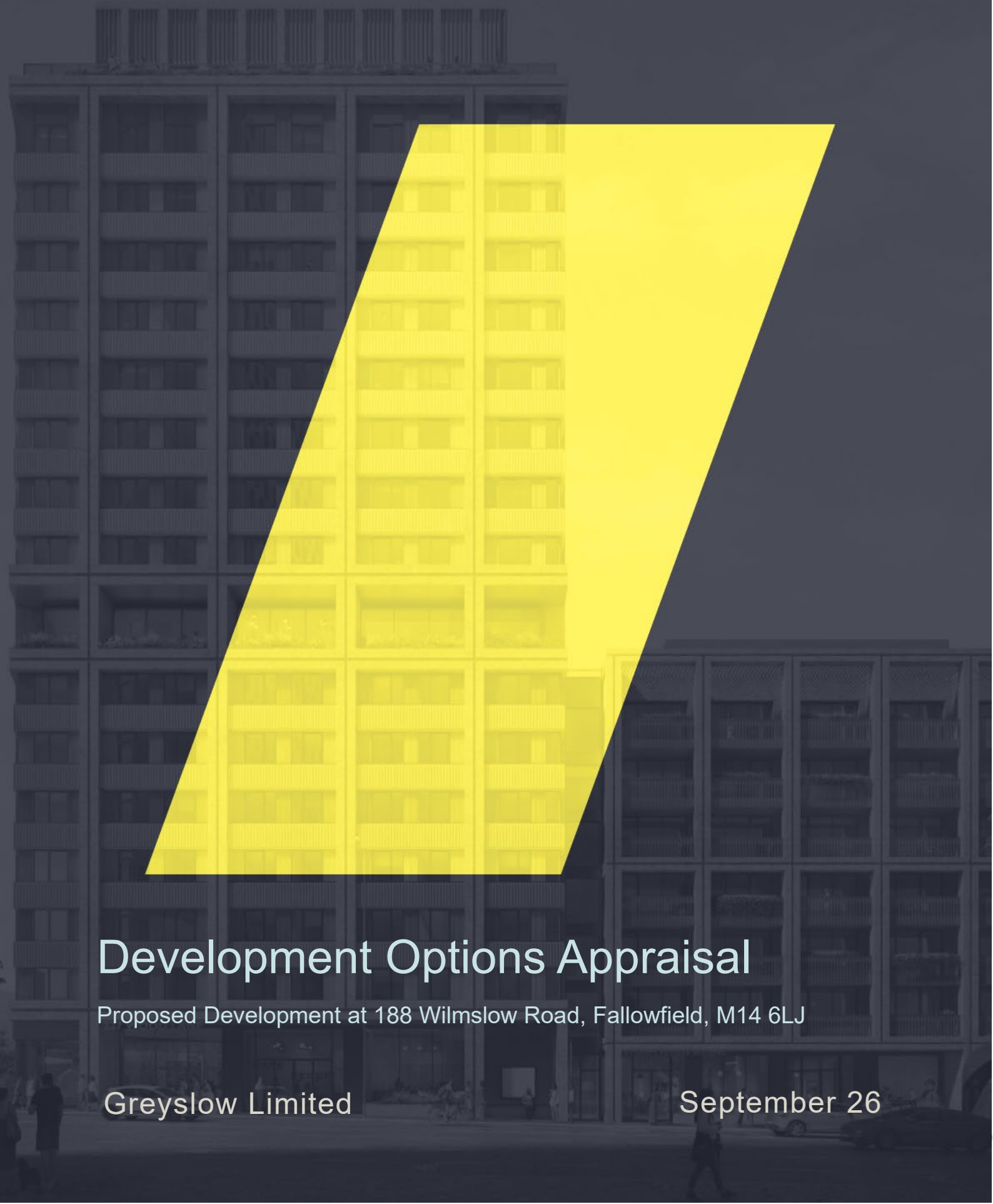
AshtonHale



Development Options Appraisal

Proposed Development at 188 Wilmslow Road, Fallowfield, M14 6LJ

Greyslow Limited

September 26

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Appendix 1

Document Details

Report title: Development Options Appraisal

Prepared by:

Status: Final

For and on behalf of AshtonHale Limited

1 Introduction

1.1 This Development Options Appraisal has been prepared by AshtonHale Ltd ("AshtonHale") for Greyslow Limited ("the Applicant") in support of a full planning application submitted to Manchester City Council ("MCC") for residential development at Oakley, 188 Wilmslow Road, Fallowfield, Manchester ("the Site").

1.2 The full description of development as stated on the application form is:

> "*Partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works."*

1.3 Full details of the proposed development are provided in the submitted Design and Access Statement and on the planning application drawings prepared by Nick Moss architects. A summary of the scheme proposals is also provided within the Planning Statement and Section 5 of this document.

Purpose of the Development Options Appraisal

1.4 The purpose of this Development Options Appraisal is to present and explore the development options considered by the Applicant in formulating its preferred scheme, which is the subject of this planning application.

1.5 The document will include an assessment of the various options tested during the pre-application design process to formulate the final proposals and ensure a deliverable scheme on the site with respect to retention and refurbishment of Oakley House - a non-designated heritage asset. This document also provides a summary of the main urban design considerations which have informed the final massing, scale and design once a preferred option was established.

1.6 This document should be read in conjunction with the following reports that also form part of the planning application and provide more detailed assessments of the issues summarised in this document:

- Design and Access Statement;
- Planning Statement; and
- Heritage Statement

Report Structure

1.7 The Development Options Appraisal is structured as follows:

- **Chapter 2** – analyses the existing site and its constraints;

- **Chapter 3** – provides an overview of the development options;
- **Chapter 4** – provides an overview of the financial implications of options;
- **Chapter 5** – provides an overview of the proposed scheme submitted as part of this planning application; and
- **Chapter 6** – summarises the report findings and conclusions of the options appraisal.

2 Existing Site Appraisal

2.1 This chapter provides a description of the site and its surroundings. For further detail (and to avoid repetition), please also refer to the submitted Design and Access Statement ("DAS") which has been prepared by Nick Moss Architects.

The Site and Surrounding Context

2.2 The extent of the application site edged red is shown at Figure 1 below.



Figure 1: Existing Site Layout (application boundary in red)

2.3 The application boundary extends to a total of 0.8ha and is bounded by Wilmslow Road to the east; residential development to the south; and, Platt Fields Park to the west and north.

2.4 The site comprises an early 19th century villa (''Oakley Villa''), along with three large office extensions, constructed to accommodate the former use if the site as the former Union of Shop, Distributive and Allied Workers (''USDAW'') Central Office.

2.5 The site acted as USDAW's head office from the 1920's until 2020, when USDAW moved headquarters from Wilmslow Road to offices at the Voyager Building, 2, Furness Quay, Salford Quays. The piecemeal development and extensions of the site throughout the Villa's history resulted in an unsuitable internal configuration for modern office use for USDAW.

2.6 The site at present accommodates 53 car parking spaces.

2.7 Residential development surrounding the site within Fallowfield largely comprises two storey terraced development, set back from the pavement and associated development associated with the University of Manchester's main accommodation complex, the Fallowfield Campus. The Campus houses approximately 3,000 students and is home to a number of UoM's health, welfare and pastoral care facilities

2.8 The setting of the Fallowfield suburb is largely defined by Platt Fields Park, a large (c. 70 hectare) public park which is home to Platt Hall, a Grade II* listed 18th century textile merchant's house. The park is formed of different garden types, including community and educational gardens, sports courts, and a BMX track.

Site History

2.9 The historical development of the site is discussed in detail within the Heritage Assessment prepared by Levrant and submitted in support of the application, however, a summary of the historic development is set out below:

- The villa located at the site, known as Oakley, was built in c. 1877 by an unknown architect, and formed a large, detached building in the Gothic revival style, which was located within its own extensive grounds. - Oakley remained as a single residential dwelling until 1903, when the estate became a private residential /golf club. In 1920 the estate was purchased by U.S.D.A.W for use as their headquarters.

- 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.

- The original grounds of the house have been consumed within the adjacent Platt Fields recreational park, but the formal, high status, domestic garden setting of the house still exists to the east of the site onto Wilmslow Road.

- 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.

The Existing Buildings

2.10 Within the Site today is a collection of buildings shown on Figure 2 below.

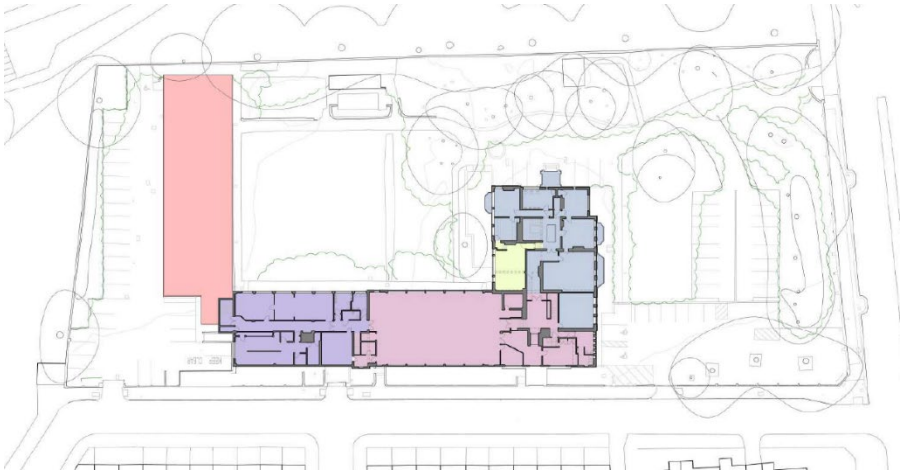


***Figure 2**: Existing Buildings*

2.11 The existing buildings can be summarised as follows:

- Oakley Villa
- 1937 extension block
- 1950s extension block
- 1970s/ early 1980s extension block.

2.12 As outlined within this application, the site most recently accommodated the USDAW headquarters. USDAW purchased the site in 1920, and constructed the three extension blocks to accommodate USDAW's growing need for space throughout its operation at the location.

Heritage Context

2.13 The site does not contain any statutory designated listed buildings and is not located within a conservation area.

2.14 Although the site is not located within a conservation area, it is recognised as a non-designated heritage asset. While historic alterations to the original fabric of Oakley have partly eroded its architectural interest over time, the villa continues to retain a degree of heritage significance and therefore merits consideration in planning decisions. The conservation of the site as a heritage asset is an objective of the NPPF and a material planning consideration in determining the planning application.

2.15 Having regard to the extent of alteration, the absence of attribution to a named architect, and the villa's relatively atypical status as an early-to-mid nineteenth-century residential villa, it is considered that the building would not meet the criteria for statutory listing. However, it is of local architectural and historic interest. The site derives medium architectural and artistic interest from its surviving high-quality

internal decorative schemes, principally at ground floor level, while the exterior of the building is considered to be of low architectural interest.

2.16 In terms of the site's special interest and significance, the twentieth-century extensions to the villa are not considered to possess heritage interest. Nevertheless, elements of the villa's historic setting remain, including the gate piers, garden and boundary walls, driveways, paths and gardens.

2.17 Platt Fields park provides an extended setting to the site however, the wider park setting does not contribute to the significance of the villa.

Constraints to Development

2.18 The alterations and extensions carried out over the site's history have resulted in an internal layout that no longer meets the requirements of contemporary office accommodation, as demonstrated by the relocation of the USDAW headquarters. As such, this application has been submitted to seek new use for the site and work with the site's existing constraints to deliver sustainable residential development.

2.19 This application's proposals are fundamentally shaped by the presence of Oakley Villa, which is to be reinstated to a position of its former glory and restored as the historic heart of the development. Although the building is not listed, the original Villa still retains prominent features and frontages that the Applicant wishes to celebrate and retain. In order to achieve this, the Applicant has sought to demolish the later 20th century additions which have been awkwardly annexed to the historic structure. This demolition will allow the Villa to be once again read as a largely standalone elements within its setting and reinforcing its historic status.

2.20 A further significant constraint is the presence of numerous existing trees both within and immediately adjacent to the site. These trees, including several subject to Tree Preservation Orders (''TPOs''), form an essential component of the site's character and play a vital role in successful placemaking. The retention and protection of the trees surrounding the site has therefore been a primary consideration throughout the design process. The layout of new homes has been carefully arranged to avoid encroachment into root protection areas, ensuring the long term health and viability of the retained trees.

2.21 Maintaining key views of the Villa has also been identified as an important constraint influencing the site layout- in particular, the view of the Villa from the corner of Langley Road and Wilmslow Road. While views along much of the eastern boundary are currently obscured by the bus shelter, the Villa is revealed at this road junction, reinforcing its presence within the local townscape. The proposed development seeks to preserve and enhance this visual relationship, ensuring that the Villa continues to be appreciated as a landmark building set within its landscape context.

2.22 Development along Langley Road is constrained by the need to respond sensitively to the established building line and urban grain. The proposed buildings will broadly follow the existing building line set by the current office building and will adopt similar module/ house widths/ proportions to the terrace homes opposite.

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

The Opportunity and Vision

2.24 The site occupies a highly prominent position on Wilmslow Road, one of Manchester's primary arterial routes and a key gateway into the city centre. Located immediately to the north of Fallowfield, a vibrant and well-established area of south Manchester, the site sits approximately three miles from Manchester City Centre and benefits from excellent connectivity, public transport links, and access to local amenities.

2.25 Following the relocation of the USDAW headquarters to alternative premises, the site has remained vacant for approximately five years, having been deemed no longer suitable for contemporary office requirements. This prolonged period of inactivity has resulted in an underutilised and visually prominent site, presenting a clear opportunity for regeneration.

2.26 The Applicant has a strong aspiration to see the site returned to active use in a manner that respects and celebrates its historic past. The proposed redevelopment seeks to deliver residential development while enhancing the architectural and townscape quality of Wilmslow Road.

2.27 The overarching vision is to give the site a new lease of life by transforming it into a vibrant, high-quality residential development that responds thoughtfully to its context. This includes respecting the scale and character of the surrounding built environment, safeguarding key heritage assets, and creating a welcoming and attractive place to live.

2.28 The scheme aims to deliver a sustainable residential led development that provides clear community value for Fallowfield residents. By redeveloping a vacant site, the proposal will support local vitality, enhance the streetscape, and contribute to the creation of a cohesive neighbourhood.

3 Development Options Appraisal

3.1 In reaching the current scheme subject to this planning application, the Applicant and its design team have considered a number of different options for the redevelopment of this important site to realise its potential ranging from retention of the existing building on site and conversion to residential under Permitted Development Rights to the demolition of modern extensions to Oakley Villa, its sensitive conversion to residential, and the provision of new townhouses to the west and east of the villa.

3.2 The main aim has always been to find appropriate and viable uses for the existing building, Oakley Villa, before considering any demolition or redevelopment. In terms of potential uses, early discussions with planning officers at Manchester City Council (‘’MCC”) confirmed that residential use on the site was appropriate in accordance with the planning policy framework, and no further options were asked to be assessed either during the pre-application stage or as part of this Development Options Appraisal.

3.3 A number of options were considered for this residential development proposal. These started with a thorough assessment of the heritage value of the existing buildings and the ability to retain as much of the existing built fabric as possible. The options considered were:

- Option 1 – Full Office to Residential Conversion of Existing Buildings
- Option 2 – Residential Conversion of Oakley Villa and Langley Road Extensions plus Limited Demolition and 14 New Townhouses
- Option 3 – Residential Conversion of Oakley Villa and 1930’s Extension plus Demolition and 25 New Townhouses
- Option 4 – Residential Conversion of Oakley Villa, Demolition of All Extensions, and 33 New Townhouses to the West Only
- Option 5 – Residential Conversion of Oakley Villa and 45 New Townhouses to the West and East

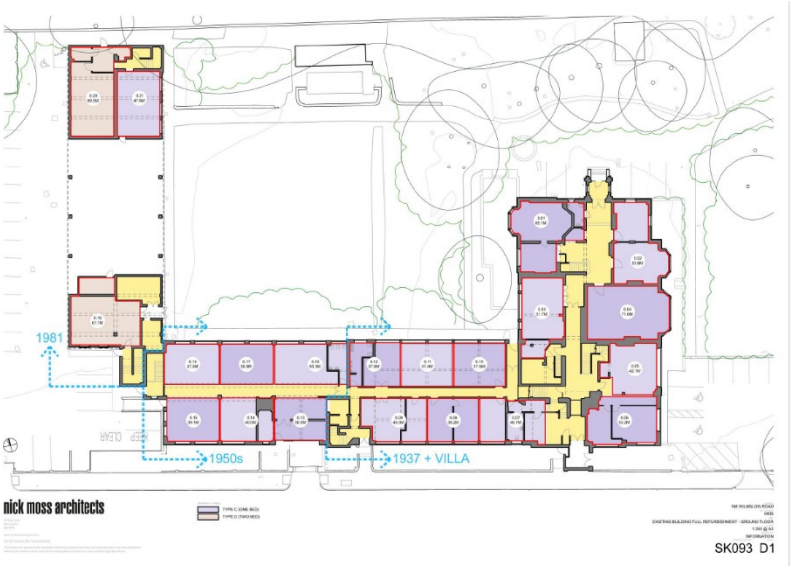
3.4 The above options are summarised and evaluation in the following pages of this document.

Option 1: Full Office to Residential Conversion of Existing Buildings

Introduction

3.5 This option focuses on converting the existing office accommodation to a residential use under Permitted Development Rights. All existing buildings will be retained with residential apartments set out over ground, first and second floors. No significant external improvements are proposed to the existing buildings.

3.6 A plan of this option is provided below:



Overview

3.7 Option 1 seeks to convert the entirety of the current buildings on site into residential apartments under Permitted Development Rights.

3.8 The benefits of this option are that Oakley Villa will be retained and converted to residential use, although the later extensions will remain and be converted into small apartments only under Permitted Development Rights.

Quantum of Development

3.9 The quantum of development that would be delivered by this option would be 60 dwellings, comprising the following mix;

- 1 bedroom apartments: 54
- 2 bedroom apartments: 6

Heritage Considerations

3.10 This option represents the most conservative approach in heritage terms as it retains all existing built fabric on the site, including Oakley Villa and its later extensions. Whilst the retention of the Villa would ensure the continued presence of

the non-designated heritage asset, the approach fails to address the negative impact of the later twentieth-century extensions which currently dominate and obscure the original building. As a result, the architectural significance and legibility of Oakley Villa would remain compromised. The continued presence of these unsympathetic additions would limit opportunities to enhance the setting of the heritage asset or reinstate a more appropriate relationship between the Villa and its surrounding grounds.

Development / Viability Constraints

3.11 This option is subject to a number of development and/or viability constraints including:

- The scale and form of a number of the existing buildings does not lend itself to conversion.
- A number of the building present significant structural challenges and do not obviously lend themselves to conversion / re-use.
- Costs to repair these buildings before any re-development could take place would be significant and further increase the viability gap.
- It would only be possible to create small floorplates within the buildings, which are unlikely to meet modern day standards and requirements, will be inefficient, and adversely affects viability.
- Reliance on apartment accommodation only, with no opportunity to introduce family housing.
- Overall development not viable.

Summary

Pros:

- Provision of residential accommodation
- Retention of Oakley Villa

Cons:

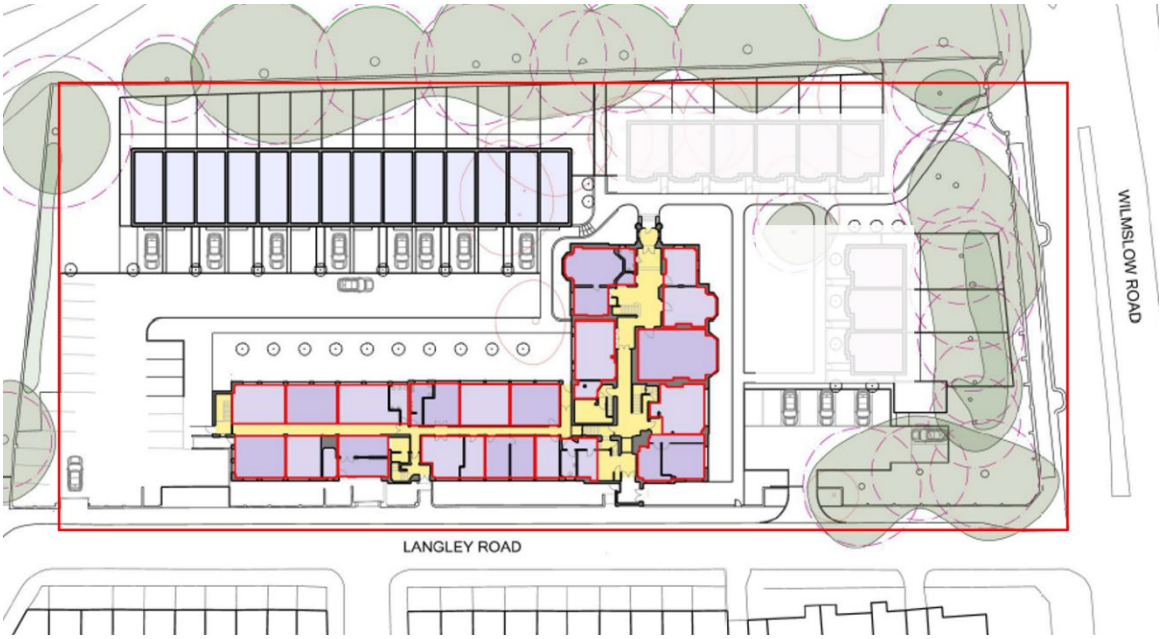
- Retention of later extensions that undermine the setting of Oakley Villa.
- No improvements to the setting of Oakley Villa or improvements to Langley Road street frontage.
- Provision of 100% apartments and no family housing.

Option 2: Residential Conversion of Oakley Villa and Langley Road Extensions plus Limited Demolition and 14 New Townhouses

Introduction

3.12 This option focuses on converting Oakley Villa and the 1930's and 1950's extensions into residential apartments, the demolition of the 1980's extension, and the creation of 14 new townhouse to the west of the Villa.

3.13 A plan of this option is provided below:



Overview

3.14 This option proposes to convert Oakley Villa to residential apartments, which will be retained and restored for historic and architectural interest. The 1930s and 1950s extensions will be converted into residential apartments, with the introduction of 14 new family townhouses to the northern boundary of the site.

3.15 The benefits of this option are that Oakley Villa will be retained and converted to residential use, although some of the later extensions will remain and be converted into apartments. Some new townhouses are provided to the west of the Villa, although the overall scheme remains unviable.

Quantum of Development

3.16 The quantum of development that would be delivered by this option would be 63 dwellings, comprising the following mix;

- 1 bedroom apartments: 45
- 2 bedroom apartments: 4

- 3 bedroom townhouses: 14

Heritage Considerations

3.17 This option retains Oakley Villa and converts it to residential use, which would help secure the long-term future of the non-designated heritage asset. However, the continued retention and conversion of the 1930s and 1950s extensions means that a significant amount of unsympathetic built form would remain attached to or immediately adjacent to the Villa. These additions detract from the architectural character of the original building and limit opportunities to enhance its setting. While the introduction of new townhouses to the west begins to reintroduce a residential context, the overall arrangement would still leave the Villa visually dominated by later additions.

Development / Viability Constraints

3.18 This option is subject to a number of development and/or viability constraints including:

- Retention and conversion of large areas of secondary extensions that are inefficient and costly to adapt to residential use.
- Limited development quantum, with only 14 new houses introduced to support the wider scheme.
- A development mix still heavily weighted towards apartments within constrained building layouts.
- Overall development not viable.

Summary

Pros:

- Provision of residential accommodation
- Retention of Oakley Villa
- 14 new build townhouses providing family accommodation
- No development to the east of the Villa.

Cons:

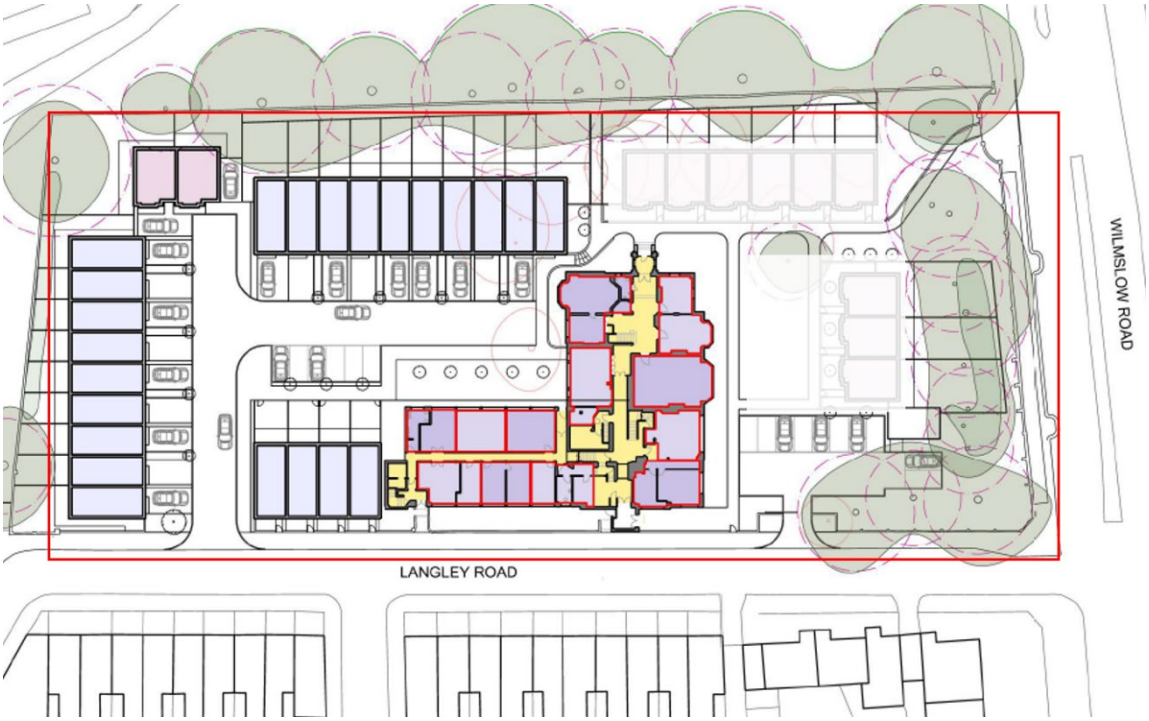
- Retention of majority of modern extensions that undermine the setting of Oakley Villa.
- Minimal improvements to the setting of Oakley Villa or improvements to Langley Road street frontage.
- Majority provision of apartments.
- No landscaping or permeability improvements to the east of the Villa.

Option 3: Residential Conversion of Oakley Villa and 1930's Extension plus Demolition and 25 New Townhouses

Introduction

3.19 This option focuses on converting Oakley Villa and the 1930's extension into residential apartments, the demolition of the 1970's and 1950's extensions, and the creation of 25 new townhouse to the west of the Villa.

3.20 A plan of this option is provided below:



Overview

3.21 This option proposes to convert Oakley Villa to residential apartments, which will be retained and restored for historic and architectural interest. The 1930s extension will be also be converted into residential apartments, with the demolition of the 1950's and 1980's extensions and introduction of 25 new family townhouses to the west of the Villa.

3.22 The benefits of this option are that Oakley Villa will be retained and converted to residential use, although the later 1930's extension – and its awkward abutting of the NDHA - will remain and be converted into apartments. Some new townhouses are provided to the west of the Villa, creating new residential parking, gardens and amenity, although the overall scheme remains unviable.

Quantum of Development

3.23 The quantum of development that would be delivered by this option would be 56 new dwellings, comprising a mix of;

- 1 bedroom apartments: 27
- 2 bedroom apartments: 4
- 3 bedroom townhouses: 2
- 3 bedroom townhouses: 10
- 4 bedroom townhouses: 13

Heritage Considerations

3.24 This option represents an improvement from a heritage perspective through the demolition of the later 1950s and 1980s extensions, which currently detract from the character and setting of Oakley Villa. Their removal would begin to reveal the architectural form of the Villa and improve its visual prominence within the site however, the retention of the 1930s extension would continue to compromise the legibility of the original building.

Development / Viability Constraints

3.25 This option is subject to a number of development and/or viability constraints including:

- The need to retain and convert the 1930s extension, which presents structural and layout challenges for residential conversion.
- Continued reliance on apartment accommodation within the retained buildings.
- Development limited to the western part of the site, restricting overall development capacity.
- Overall development not viable.

Summary

Pros:

- Provision of residential accommodation
- Retention of Oakley Villa
- Removal of later extensions to better reveal the setting of the non-designated heritage asset
- Provision of 25 new build townhouses providing family accommodation and creation of new residential parking, gardens and amenity to the west of the Villa.
- No development to the east of the Villa.

Cons:

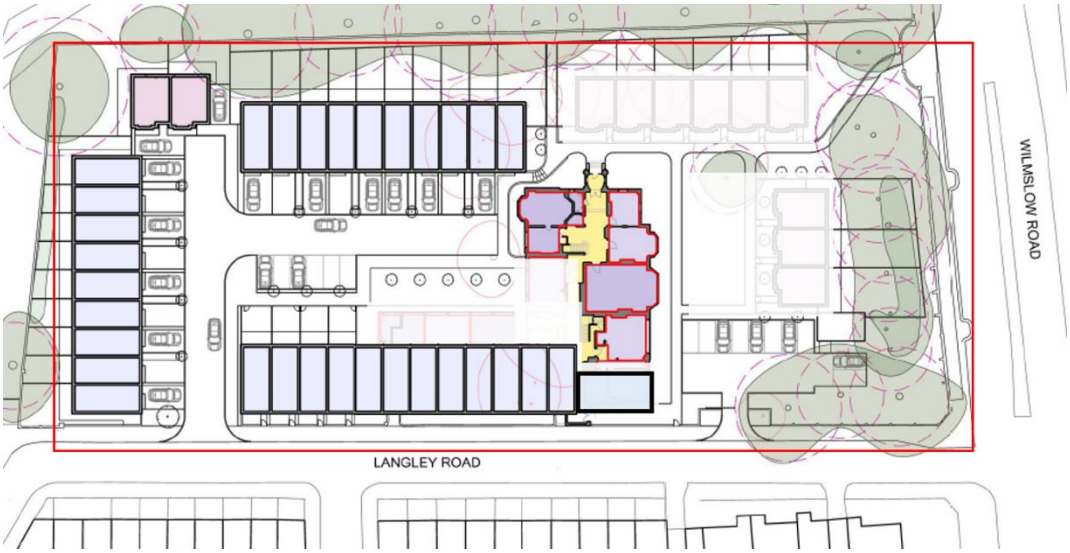
- Retention of some modern extensions that undermine the setting of Oakley Villa.
- Majority provision of apartments.
- No landscaping or permeability improvements to the east of the Villa.
- Not viable.

Option 4: Residential Conversion of Oakley Villa, Demolition of All Extensions, and 33 New Townhouses to the West Only

Introduction

3.26 This option focuses on converting some of the existing office accommodation to a residential use under Permitted Development Rights, as well as the demolition of the 1970's and 1950's extensions and the creation of 33 new townhouse to the west of Oakley Villa.

3.27 A plan of this option is provided below:



Overview

3.28 This option proposes to convert Oakley Villa to residential apartments, which will be retained and restored for historic and architectural interest. All later additions and extensions will now be demolished with the introduction of 33 new family townhouses to the west of the Villa.

3.29 The benefits of this option are that Oakley Villa will be retained and converted to residential use, with unsympathetic extension demolished. New townhouses are provided to the west of the Villa, creating a better setting to the NDHA and new residential parking, gardens and amenity, although the overall scheme still remains unviable.

Quantum of Development

3.30 The quantum of development that would be delivered by this option would be 44 new residential dwellings, comprising a mix of;

- 1 bedroom apartments: 8
- 2 bedroom apartments: 3

- 3 bedroom townhouses: 2
- 3 bedroom townhouses: 10
- 4 bedroom townhouses: 21

Heritage Considerations

3.31 From a heritage perspective, this option provides the most positive outcome in terms of the treatment of Oakley Villa. The demolition of all later twentieth-century extensions would fully reveal the architectural form of the original building and significantly enhance its setting. This would allow the Villa to once again be appreciated as a standalone historic building within landscaped grounds, better reflecting its historic character.

Development / Viability Constraints

3.32 This option is subject to a number of development and/or viability constraints including:

- Costs associated with the demolition of existing extensions and the refurbishment of Oakley Villa.
- As a result, while this option performs well from a heritage perspective, it does not generate sufficient development value to deliver a viable and deliverable scheme.

Summary

Pros:

- Provision of residential accommodation
- Retention of Oakley Villa
- Removal of all later extensions to improve the setting of the non-designated heritage asset
- Provision of 34 new build townhouses providing family accommodation and creation of new residential parking, gardens and amenity to the west of the Villa.
- No development to the east of the Villa.

Cons:

- No landscaping or permeability improvements to the east of the Villa.
- Not viable.

Option 5: Residential Conversion of Oakley Villa and 45 New Townhouses to the West and East

Introduction

3.33 This option focuses on converting some of the existing office accommodation to a residential use under Permitted Development Rights, as well as the demolition of the 1970's and 1950's extensions and the creation of 45 new townhouse to the west and east of Oakley Villa.

3.34 A plan of this option is provided below:



Overview

3.35 This option proposes to convert Oakley Villa to residential apartments, which will be retained and restored for historic and architectural interest. All later additions and extensions will now be demolished with the introduction of 42 new family townhouses to the west and east of the Villa.

3.36 The benefits of this option are that Oakley Villa will be retained and converted to residential use, with unsympathetic extension demolished. New townhouses are provided to the west and of the Villa, creating a better setting to the NDHA and new residential parking, gardens and amenity. To the east of the Villa new townhouses will be sensitively positions around tree roots as well as creating a new formal landscaped garden and reinstating pedestrian access from Wilmslow Road.

3.37 This option is viable and deliverable.

Quantum of Development

3.38 The quantum of development that would be delivered by this option would be 53 new residential dwellings, comprising a mix of:

- 1 bedroom apartments: 7
- 2 bedroom apartments: 4
- 3 bedroom townhouses: 21
- 4 bedroom townhouses: 21

Heritage Considerations

3.39 Option 5 adopts a heritage-led approach by retaining and converting Oakley Villa to residential use, ensuring its long term conservation and bringing the building back into active use following a period of vacancy. Importantly, the proposal removes the later twentieth century extensions that currently surround the villa.. Their demolition enables the original building to once again be read as a distinct and prominent structure within the site.

3.40 New development is carefully arranged to remain subservient to the villa in terms of scale, massing and layout, and creates an improved setting to the east with a new landscaped lawn.

Development / Viability Constraints

3.41 This option is subject to a number of development and/or viability constraints including:

- The requirement to retain and sensitively refurbish Oakley Villa, a non-designated heritage asset, which introduces significant refurbishment and restoration costs that must be offset through an appropriate level of new development
- The need to demolish the later twentieth-century extensions in order to improve the setting and legibility of the historic villa, which results in the loss of existing floorspace and requires replacement development elsewhere on the site.
- The requirement for new development to respond sensitively to the surrounding residential context.
- The costs associated with bringing a long-vacant brownfield site back into active use, including demolition, site preparation and infrastructure works.

Summary

Pros:

- Provision of residential accommodation

- Retention of Oakley Villa
- Removal of all later extensions to improve the setting of the non-designated heritage asset
- Provision of high-quality new build townhouses providing family accommodation and creation of new residential parking, gardens and amenity to the west and east of the Villa.
- New landscaping, formal garden and permeability improvements provided to the east of the Villa.
- Viable and deliverable development.

Cons:

- Some limited heritage impact on the setting of the non-designated heritage asset to east of the Villa. It is considered that the public benefits associated with bringing this site back into residential use, providing family accommodation, and the sensitive refurbishment of the Villa outweigh any heritage harm in the planning balance. This is set out in detail in the Planning Statement.

4 Financial Viability Summary

4.1 A series of Development Appraisals have been prepared by the Applicant, which are submitted to support the planning application and consider the development feasibility options that were considered during the pre-application process and set out in this document.

4.2 Due regard has been given to guidance published by the Registered Institute of Chartered Surveyor (RICS), the National Planning Policy Framework (NPPF), and the Viability Planning Practice Guidance (PPG).

4.3 As detailed elsewhere in this document, the Applicant has considered 5 primary options for the proposed development of the site. These range from retention of the existing building on site and conversion to residential under Permitted Development Rights to the demolition of modern extensions to Oakley Villa, its sensitive conversion to residential, and the provision of new townhouses to the west and east of the villa.. The full detail around the development of the options for the site, and the justification from a design and heritage perspective, is contained elsewhere in the planning application and summarised in Chapter 3 of this document.

4.4 A summary of the floorspace relevant to each option, is provided below:

Option	GIA (sqft)
1	46,401
2	55,225
3	59,088
4	52,087
5	62,185

4.5 Both the NPPF and PPG set out a core planning principle that planning policies should encourage the effective use of land by re-using land that has been previously development (brownfield land). Having regard to adopted policies and guidance, and reflecting up-to-date appraisal assumptions/methodology, the following summary table sets out the viability of the development options considered. The individual Development Appraisal for each option considered are contained Appendix I of this document.

Option	GIA	NSA	1 Bed apts	2 Bed apts	Houses	Total Dwellings	Residual Land Value	Benchmark land Value	Surplus or Deficit	Viable?
1	46,401	30198	54	6	0	60	-£523,838	£3,546,530	-£4,070,368	Unviable
2	55,225	41180	45	4	14	63	-£1,018,842	£3,546,530	-£4,565,372	Unviable
3	59,088	46768	27	4	25	56	-£1,743,027	£3,546,530	-£5,289,557	Unviable
4	52,087	47559	8	3	33	44	£165,527	£3,546,530	-£3,381,003	Unviable
5	54,915	54915	7	4	42	53	£3,097,986	£3,546,530	-£448,544	Viable

4.6 As clearly demonstrated above, only Option 5 is deemed viable and deliverable.

4.7 Option 5 retains and converts Oakley Villa to residential apartments, which will be restored for historic and architectural interest. All later additions and extensions will be demolished with the introduction of 43 new family townhouses to the west and east of the Villa creating an improved setting to the NDHA as well as new residential parking, gardens and amenity. To the east of the Villa new townhouses will be sensitively positions around tree roots as well as creating a new formal landscaped garden and reinstating pedestrian access from Wilmslow Road. Importantly, Option 5 is viable and deliverable.

5 The Application Scheme

5.1 In light of the development options appraisal and viability analysis presented in the proceeding sections, the Applicant in now submitting a detailed planning application for an iteration of the scheme referred to as Option 5.

5.2 The application proposals are described in detail within the accompanying Design and Access Statement and Planning Statement, with a summary set out below.

5.3 The description of development is as follows:

> *"Partial demolition and refurbishment of existing buildings and new build development to provide 53 residential dwellings (Use Class C3), along with associated hard and soft landscaping, access and associated works"*

Selective Demolition

5.4 The vision for the design has been to take a 'heritage-led' approach to the existing Oakley Villa.

5.5 As discussed in detail in early Sections of this Appraisal, a number of development options were explored by the Applicant in formulating its preferred scheme that considered partial or full demolition of buildings, and appropriate forms of new development.

5.6 The proposed development submitted as part of the planning application is an iteration of Option 5, which is summarised below.

Use and Amount

5.7 The application proposes redevelopment of the Site to deliver new residential dwellings and the conversion of the former office use of Oakley Villa to deliver the following;

- 21 no. three bedroom townhouses;
- 21 no. four bedroom townhouses;
- 7 no. one bedroom apartments; and,
- 4 no. two bedroom apartments.

5.8 All proposed areas, including the apartments, will be compliant with Nationally Described Space Standards and the Manchester Residential Quality Guidance. The mix of apartments has been determined by the arrangement of the existing building and existing window positions and viability.

Refurbishment of Oakley Villa

5.9 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.

5.10 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.

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

5.12 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 also receive new heritage windows to replace the modern plastic replacements.



CGI of the Refurbished Oakley Villa

Layout

5.13 The proposed development has been carefully arranged to reinforce the historic villa as the focal point of the site while introducing new residential buildings. The layout responds to the surrounding urban grain, particularly along Langley Road, where new homes are positioned to establish a strong and continuous street frontage that reflects the rhythm of the existing terraces opposite. By concentrating new built form around the edges of the site, the scheme allows the restored villa to sit prominently, reinstating its historic presence within the site.

5.14 The arrangement of buildings also responds to the Site's relationship with surrounding streets and open spaces. The development is structured to maintain clear visual connections to the villa.



Proposed Site Layout

Scale and Massing

5.15 The scale of the proposed development has been carefully considered in relation to both the existing villa and the surrounding residential context. New homes along Langley Road adopt a scale comparable to the two-storey terraced houses opposite, ensuring the development sits comfortably within the established streetscape.

5.16 Massing across the site has also been informed by the existing topography. Buildings step down gradually toward the western edge of the site, allowing level thresholds at entrances while reducing the perceived scale of the development when viewed from surrounding areas. This ensures that the new development remains subservient to the villa while maintaining an appropriate density for the site.



Proposed Elevation 13



Aerial Showing Proposed Massing in Context

Appearance

5.17 The architectural approach for the new buildings draws inspiration from the character and proportions of the surrounding terraces and the historic villa. Along Langley Road, the design reflects the module and width of the existing terraced houses, reinforcing the established rhythm of the street. Vertical window proportions and clearly defined entrance doors further echo the architectural language of the neighbouring properties, creating a cohesive streetscape.

5.18 A traditional palette of materials is proposed, interpreted through contemporary detailing to provide a clear distinction between new and historic fabric. The design therefore ensures the development complements the historic setting while retaining its own contemporary identity. The refurbishment of the villa will also include the

replacement of later windows with more appropriate designs that restore aspects of its original architectural character.



CGI from Langley Road

Landscaping

5.19 New planting and soft landscaping will be introduced throughout the development to create an attractive residential environment and strengthen connections with the adjacent green spaces, including Platt Fields Park.

6 Summary and Conclusions

6.1 This Development Options Appraisal has been prepared to present and explore the development options considered by the Applicant in formulating its preferred scheme, which is the subject of this detailed planning application.

6.2 The planning application includes a detailed assessment of the existing buildings on the site, their heritage value, and the various levels of intervention tested during the extensive pre-application design process to formulate ethe final proposals, including vary degrees of full and partial retention of the existing buildings on site. The finding of these detailed assessments are brought together in this report, along with a summary of the financial viability position dictating which/whether particular options considered could viably come forward for development.

6.3 In arriving at the proposed development, the Applicant has considered a number of heritage-led development options relating to the retention of the existing buildings on site and the location and quantum of new office-led development, including:

- **Option 1** – Full Office to Residential Conversion of Existing Buildings
- **Option 2** – Office to Residential Conversion plus Limited Demolition and Townhouses
- **Option 3** – Office to Residential Conversion plus Limited Demolition and Townhouses
- **Option 4** – Conversion of Oakley Villa and New Townhouses to the West
- **Option 5** – Conversion of Oakley Villa, and New Townhouses

6.4 When the financial viability of the above options has been tested, Option 5 represents the only viable proposal, and one that the Applicant is committed to deliver. This option necessitates the demolition of certain existing buildings at the site (20th century extensions) and new build development to make the overall scheme viable. Notably, however, Oakley Villa will be retained, refurbished and re-used. This building provides most historic and architectural significance and the Villa's long-term future would be secured as a result of the proposed development.

6.5 The vision for the proposed development is to give this brownfield site a new lease of life and transform it into a vibrant residential destination, which responds to its urban and historic context.

6.6 The aspiration is for a residential scheme that is rooted in Fallowfield- retaining the most significant heritage elements whilst providing a striking new-build development that will respond to need for residential development in this location.

Appendix I

Financial Appraisal of Development Options

Oakley Gardens - 188 Wilmslow Rd - Option 1

Appraisal Summary				24	build programme - months		
Revenue							
Residential							
	number	average area	total area	£/sqft	value		
1 Bed apartment	54	478	25,812	£390.0	£10,066,680		£186,420
2 Bed apartment	6	731	4,386	£350.0	£1,535,100		£255,850
3 Beds - townhouses	0	1000	-	£355.0	£0		£355,000
3 Beds - townhouses + study	0	1250	-	£365.0	£0		£456,250
4 Bed - townhouses	0	1250	-	£380.0	£0		£475,000
	60		30,198				
					£11,601,780		
Commercial							
Total revenue					**£11,601,780**		
Costs							
		number of plots	price per plot				
Land cost	£ 42,283	60	£ 705				
Stamp duty	-£ 8,386						
Acquisition Legal Fees	£ 211	0.5%					
Site Agency Fees	£ 846	2.0%					
Planning application costs							
Total Land Costs				£34,954			
GIA sqft			46,401				65.1%
Construction rate			£ 175.0	per sqft			
Construction Costs	£ 8,120,175		£ 135,336	Cost per unit			46,401
Abnormals	£ -						
Professional Fees (5-7%)	£ 487,211	6.0%					
S106 Contributions / Cil							
NHBC	£ 120,000	£ 2,000	per dwelling				
Void Costs - pre development							
Contingency	£ 430,369	5.0%	on construction and fees				
Total Construction & Fees				£9,157,755			
Sale Agents fees - resi	£116,018	1.00%					
Residential - Sale Legal fees	£34,805	0.30%	£580	per dwelling			
Total Disposal Fees				£150,823			
Marketing - resi	£29,004	0.25%					
Total Marketing				£29,004			
Funding		70%	of costs borrowed				
All in funding cost - inc arrangement fee & exit	£467,679	8.00%					
Loan arrangement fee		inc above					
Loan exit fee		inc above					
Funding agreement Legal fees	£0						
Total Funding Costs				£467,679			
Total Costs					**£9,840,216**		
Profit					**£1,761,564**		
				POC	18.2%		
				Profit on GDV	15.2%		
	Total Revenue				£11,601,780		
	Total Costs ex Land				£9,805,262		
	Assumed Developer's Profit - 20% on GDV			20%	£2,320,356		
					£12,125,618		
	Residual Land Value				-£523,838		

Oakley Gardens - 188 Wilmslow Rd - Option 2

Appraisal Summary				26	build programme - months		
Revenue							
Residential							
	number	average area	total area	£/sqft	value		
1 Bed apartment	45	478	21,510	£390.0	£8,388,900		£186,420
2 Bed apartment	4	728	2,912	£350.0	£1,019,200		£254,800
3 Beds - townhouses	0	1122	-	£355.0	£0		£398,310
3 Beds - townhouses + study	14	1197	16,758	£365.0	£6,116,670		£436,905
4 Bed - townhouses	0	1250	-	£380.0	£0		£475,000
	63		41,180	£377.0			
					£15,524,770		
Commercial							
Total revenue					**£15,524,770**		
Costs							
		number of plots	price per plot				
Land cost	£ 1	63	£ 0				
Stamp duty	-£ 10,500						
Acquisition Legal Fees	£ 0	0.5%					
Site Agency Fees	£ 0	2.0%					
Planning application costs							
Total Land Costs				-£10,499			
GIA sqft			55,225				74.6%
Construction rate			£ 200.0	per sqft			
Construction Costs	£ 11,045,000		£ 175,317	Cost per unit			38,467
Abnormals	£ 100,000						63%
Professional Fees (5-7%)	£ 662,700	6.0%					
S106 Contributions / Cil							
NHBC	£ 126,000	£ 2,000	per dwelling	£2,700	IR		
Void Costs - pre development							
Contingency	£ 585,385	5.0%	on construction and fees				
Total Construction & Fees				£12,519,085			
Sale Agents fees - resi	£155,248	1.00%					
Residential - Sale Legal fees	£46,574	0.30%	£739	per dwelling			
Total Disposal Fees				£201,822			
Marketing - resi	£38,812	0.25%					
Total Marketing				£38,812			
Funding		70%	of costs borrowed		70 on costs potentially		
All in funding cost - inc arrangement fee & exit	£676,239	8.00%					
Loan arrangement fee		inc above					
Loan exit fee		inc above					
Funding agreement Legal fees	£0						
Total Funding Costs				£676,239			
Total Costs					**£13,428,159**		
Profit					**£2,096,611**		
				POC	15.9%		
				Profit on GDV	13.5%		
	Total Revenue				£15,524,770		
	Total Costs ex Land				£13,438,658		
	Assumed Developer's Profit - 20% on GDV			20%	£3,104,954		
					£16,543,612		
	Residual Land Value				-£1,018,842		

Oakley Gardens - 188 Wilmslow Rd - Option 3

Appraisal Summary			24	build programme - months	
Revenue					
Residential					
	number	average area	total area	£/sqft	value
1 Bed apartment	27	496	13,392	£390.0	£5,222,880
2 Bed apartment	4	728	2,912	£350.0	£1,019,200
3 Beds - townhouses	2	1122	2,244	£355.0	£796,620
3 Beds - townhouses + study	10	1197	11,970	£365.0	£4,369,050
4 Bed - townhouses	13	1250	16,250	£380.0	£6,175,000
	56		46,768		
					£17,582,750
Commercial					
Total revenue					**£17,582,750**
Costs					
		number of plots	price per plot		
Land cost	£ 1	56	£ 0		
Stamp duty	-£ 10,500				
Acquisition Legal Fees	£ 0	0.5%			
Site Agency Fees	£ 0	2.0%			
Planning application costs					
Total Land Costs				-£10,499	
GIA sqft			59,088		
Construction rate			£ 220.0	per sqft	
Construction Costs	£ 12,999,360		£ 232,131	Cost per unit	
Abnormals	£ 150,000				
Professional Fees (5-7%)	£ 779,962	6.0%			
S106 Contributions / Cil					
NHBC	£ 140,000	£ 2,500	per dwelling		
Void Costs - pre development					
Contingency	£ 688,966	5.0%	on construction and fees		
Total Construction & Fees				£14,758,288	
Sale Agents fees - resi	£175,828	1.00%			
Residential - Sale Legal fees	£52,748	0.30%	£942	per dwelling	
Total Disposal Fees				£228,576	
Marketing - resi	£43,957	0.25%			
Total Marketing				£43,957	
Funding		70%	of costs borrowed		
All in funding cost - inc arrangement fee & exit	£778,407	8.00%			
Loan arrangement fee		inc above			
Loan exit fee		inc above			
Funding agreement Legal fees	£0				
Total Funding Costs				£778,407	
Total Costs					**£15,798,729**
Profit					**£1,784,021**
				POC	11.5%
				Profit on GDV	10.1%
	Total Revenue				£17,582,750
	Total Costs ex Land				£15,809,227
	Assumed Developer's Profit - 20% on GDV			20%	£3,516,550
					£19,325,777
	Residual Land Value				-£1,743,027

Oakley Gardens - 188 Wilmslow Rd - Option 4

Appraisal Summary			0	build programme - months	
Revenue					
Residential					
	number	average area	total area	£/sqft	value
1 Bed apartment	8	609	4,872	£350.0	£1,705,200
2 Bed apartment	3	741	2,223	£350.0	£778,050
3 Beds - townhouses	2	1122	2,244	£355.0	£796,620
3 Beds - townhouses + study	10	1197	11,970	£365.0	£4,369,050
4 Bed - townhouses	21	1250	26,250	£380.0	£9,975,000
	44		47,559	£370.6	
					£17,623,920
Commercial					
Total revenue					**£17,623,920**
Costs					
		number of plots	price per plot		
Land cost	£ 1	44	£ 0		
Stamp duty	-£ 10,500				
Acquisition Legal Fees	£ 0	0.5%			
Site Agency Fees	£ 0	2.0%			
Planning application costs					
Total Land Costs				-£10,499	
GIA sqft			52,087		
Construction rate			£ 220.0	per sqft	
Construction Costs	£ 11,459,140		£ 260,435	Cost per unit	
Abnormals	£ 300,000				
Professional Fees (5-7%)	£ 572,957	5.0%			
S106 Contributions / Cil					
NHBC	£ 88,000	£ 2,000	per dwelling		
Void Costs - pre development					
Contingency	£ 601,605	5.0%	on construction and fees		
Total Construction & Fees				£13,021,702	
Sale Agents fees - resi	£176,239	1.00%			
Residential - Sale Legal fees	£52,872	0.30%	£1,202	per dwelling	
Total Disposal Fees				£229,111	
Marketing - resi	£44,060	0.25%			
Total Marketing				£44,060	
Funding		70%	of costs borrowed		
All in funding cost - inc arrangement fee & exit	£638,736	8.00%			
Loan arrangement fee		inc above			
Loan exit fee		inc above			
Funding agreement Legal fees	£0				
Total Funding Costs				£638,736	
Total Costs					**£13,923,110**
Profit					**£3,700,810**
				POC	27.0%
				Profit on GDV	21.0%
	Total Revenue				£17,623,920
	Total Costs ex Land				£13,933,609
	Assumed Developer's Profit - 20% on GDV			20%	£3,524,784
					£17,458,393
	Residual Land Value				£165,527

Oakley Gardens - 188 Wilmslow Rd - Option 5

Appraisal Summary			0	build programme - months		
Revenue						
Residential						
	number	average area	total area	£/sqft	value	
1 Bed apartment	7	551	3,858	£360.0	£1,388,880	
2 Bed apartment	4	743	2,972	£340.0	£1,010,480	
Townhouse - Langley Road	12	1080	12,960	£400.0	£5,184,000	
Townhouse - East by Villa	9	1101	9,909	£400.0	£3,963,600	
Townhouses - N & W Edge	19	1200	22,800	£440.0	£10,032,000	
Townhouses - NW Corner	2	1208	2,416	£440.0	£1,063,040	
	53		54,915			
					£22,642,000	
Commercial						
Total revenue					**£22,642,000**	
Costs						
		number of plots	price per plot			
Land cost	£ 1	53	£ 0			
Stamp duty	-£ 10,500					
Acquisition Legal Fees	£ 0	0.5%				
Site Agency Fees	£ 0	2.0%				
Planning application costs						
Total Land Costs				-£10,499		
GIA sqft			59,708			
Construction rate			£ 220.0	per sqft		
Construction Costs	£ 13,135,760		£ 247,845	Cost per unit		
Abnormals	£ 240,000					
Professional Fees (5-7%)	£ 656,788	5.0%				
S106 Contributions / Cil						
NHBC	£ 119,250	£ 2,250	per dwelling			
Void Costs - pre development						
Contingency	£ 413,776	3.0%	on construction and fees			
Total Construction & Fees			£243.95	£14,565,574		
Sale Agents fees - resi	£226,420	1.00%				
Residential - Sale Legal fees	£67,926	0.30%	£1,282	per dwelling		
Total Disposal Fees				£294,346		
Marketing - resi	£56,605	0.25%				
Total Marketing				£56,605		
Funding		70%	of costs borrowed			
All in funding cost - inc arrangement fee & exit	£665,138	8.00%				
Loan arrangement fee		inc above				
Loan exit fee		inc above				
Funding agreement Legal fees	£0					
Total Funding Costs				£665,138		
Total Costs					**£15,571,165**	
Profit					**£7,070,835**	
				POC	46.3%	
				Profit on GDV	31.2%	
	Total Revenue				£22,642,000	
	Total Costs ex Land				£15,581,664	
	Assumed Developer's Profit - 20% on GDV			18%	£3,962,350	
					£19,544,014	
	Residual Land Value				£3,097,986	



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