Planning, Design, Access and Heritage Statement

Site address:

136 St. Werburgh's Road,
Chorlton-cum-Hardy,
Manchester M21 8UQ

Compiled by:

Ben Maguire, architectural consultant,
on behalf of:
Alistair Fordom and Alison Leese, owners.

The Listing:

The building is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest
The property was listed on 21st October 1989 under English Heritage Legacy ID: 457623. The listing makes no reference to the treatment of boundaries of the building curtilage.

The Statement:

The builidng is comprised of a two storey main part with a simple rectangular plan, close eaves and pitched roof with brick gable ends topped by brick chimney stacks at each end. It was originally built for use as a farm house and dates from the late 18th Century.
This continued to be the case for around 200 years and so was the centre of a working farm up to the mid 1980s. Together with the adjoining outbuildings and various parcels of surrounding land it was known as 'Park Brow Farm' and was under the ownership of the Bailey Family.
The farmhouse, outbuildings, and surrounding land were disposed of in the mid 1980s with the farmhouse being converted into an office and the associated land used for housing development. The existing barn adjacent to the building is also Grade II listed and was later converted into 3 houses.



VIEW ALONG ST. WERBURGH'S ROAD BOUNDARY

Substantial parts of the original external fabric of the building (the farmhouse) remain in original condition. These include external walls constructed in English Bond (five stretcher courses to each header course) and Flemish Bond (alternating stretcher and header bonds within each course) with traditional gable ends and chimney stacks. Window openings, apart from the two bow windows to the principal elevation being widened by one brick each side, all appear original in size. It is unclear whether the theme of small paned, sub-divided, multiple glazing bar, casement windows generally is original and indeed if the actual windows themselves are though they might well be an expression of a more rustic local vernacular at this date versus the usaul large paned sliding sash type found more typically in town.

The two large ground floor bow windows are clearly later insertions in widened openings which again indicates that the small pane window style might or might not be the original iteration.

A significant alteration is that the original front door-way with brick arch over mid-way along the principal elevation has been bricked in, presumably on the building's conversion to offices in the 1980s. (The owner's intention is to re- instate this as the building's principal entrance with traditional timber panelled door and glazed fan light over.) This lost entrance has been replaced by a small entrance porch on the opposite side accessed by a gate from the public pavement presumably undertaken in the late 1980s on the building's conversion to office use.



VIEW OF PRINCIPAL ELEVATION TOWARD ORIGINAL ARCHED FRONT DOOR-WAY

Other later 20th Century alterations include a significant extension to the rear gable elevation, 5m wide and 8.4m wide. This has an entrance door and small external lobby with two large windows each side. A feature high arched eaves window and small circular windows each side to the principal elevation. Slated hipped roof onto the main gable. Internally it reads as one large open room. It is the owner's intention to continue with this in commercial/ educational use as a teaching class-room for sewing garments and associated skills.



VIEW OF SINGLE STOREY REAR EXTENSION TOWARDS PRINCIPAL ELEVATION

Accessibility:

The building is situated on a very level plot. The existing access from the adjacent pavement along St. Werburgh's Road is generally level with only very small changes in surface materials and levels that can easily be addressed by remedial measures such as localised screeds and thresholds. The existing entrances both have slightly ramped approaches that fall well within the parameters of DDA legislation and Part M of the building regualtions requirements. The ground floor of the building is also level with no issues providing full acccess to both the proposed residential and commercial aspects of the building. At present there is only access to the first floor by means of the existing staircase but the first floor is intended purely for reisdential use.

There is vehicular access to the main courtyard from an existing dropped kerb and decorative double steel gates. As part of the r-furbishment of this court-yard the intention is to create four number clearly marked parking spaces with one of htem being accessible. Also six number secure bicycle parking stands. The new and re-furbished masonry block paving will be laid level and have colour and texture changes to aid with navigation around the site. It is intended to have lighting, either wall and floor mounted or free- standing around this area to assist with visibilty. All subject to agreement with the Planning and Conservation Officers.

Proposed works:

The proposed works involve the re-instatement of the building into a single dwelling.

The existing staircase, entrance porch and hallway and landings would be preserved along with all external window opening and original intenal features where present though it seems clear that much of this, skirtings, cornices dados etc. was removed and/ or replaced in the 1980s conversion to offices

Proposals do include external alterations to the fabric, principally replacing existing windows and restoring the original front door as the main entrance to the proposed dwelling. This would be subject to approval of designs and methodology statement provided by the manufacturer and installers by Manchester's Conservation and Planning Officers.
Otherwise it is intended to refurbish and restore the original form and/ or use of the building including cleaning and re-painting externally as required, again subject to approval by the Conservation and Planning officers.



VIEW ALONG SIDE OF BUILDING FROM ST. WERBURGH'S ROAD SHOWING GATED ACCESS AND LATER ENTRENCE PORCH ADDITION BEYOND

The last recorded use of the property was as a fitness training, gym and associated treatments business named ' Little Box Gym' that also included an external work- out exercise area in the South Court-yard. We believe that the proposed re-instatement of the main building into a single residence along with the retention of the rear extension in commercial / educational use as a teaching room for sewing skills would be a significant amenity gain for both the building itself and the local area. A large part of the proposal is to apply for permission to restore and re-new where necessary the St. Werburgh's Road boundary to match that on the Northern side, so with salvaged brick pillars , low walls with soldier course copings and inset black painted steel railings between, all at 1.5m height. The main entrance double gates and dropped kerb are to be retained as the vehicle access to the on-site court-yard parking. The court-yard is to be restored to largely mid grey block paving with soft landscaping to the rear. There will be on-site parking for four cars, three standard and one disabled space, and secure cycle parking for upto six bicycles.
These would be available for visitor's and client's use for both residential and teaching purposes.

It is safe to say that residents and teaching clients will make use of local public transport links that include St. Werburghs Road Metrolink stop located approx. 300m, 5 mins. walk away. Chorlton Village centre amenites and high frequency bus routes are also noe more than 10 to 15 mins. walk away.

Provision for bin storage, both general waste and re-cyclables, is indicated on the proposed site plan.

Appendix 1: Photographs of the interior



VIEW OF THE SINGLE- ROOMED REAR EXTENSION



VIEW OF THE STAIR CASE FROM THE LANDING



VIEW OF GROUND FLOOR ROOM IN THE MAIN HOUSE SHOWING AN ARCH TO THE GABLE



VIEW OF TYPICAL DOOR-WAY IN THE MAIN HOUSE

Appendix 2: Statement on the nature of the business proposed for 136 St Werburgh's Road.

Small classes for groups of 6-8 people, on average.
Pre booked classes only with no walk-in visitors and only one class per day and often with staggered arrival.
Typically, 3 to 4 classes per week to be delivered.
Typical week - one/ two weekday evenings 6- 8.30pm, full Saturday 10am- 4.30pm and occasional Sunday 10am- 1pm. Occasional weekdays 10am- 5pm.
There would be periods in the year where no business activity would take place such as school holidays.

No deliveries related to the business would take place.
No waste material is created.
No signage on the building or premises.
The nature of the activity (sewing and craft work) is quiet and low-impact, generating minimal noise or disturbance. There will be no machinery or processes that would be audible outside of the teaching space.
The area in the building given over to business activity would represent approximately 17% of the total floorspace.

The property is well served with public transport links such as the nearby St Werburgh's Road Tramstop and a Bee Network bicycle station, in easy reach. Parking for up to 4 cars (we will encourage all learners to walk to the property or to cycle and use public transport)

We view the lessons delivered and the activity as a whole, as a community asset, bringing together diverse learners and providing the opportunity to develop and enhance specific skills and also to develop communication and confidence.