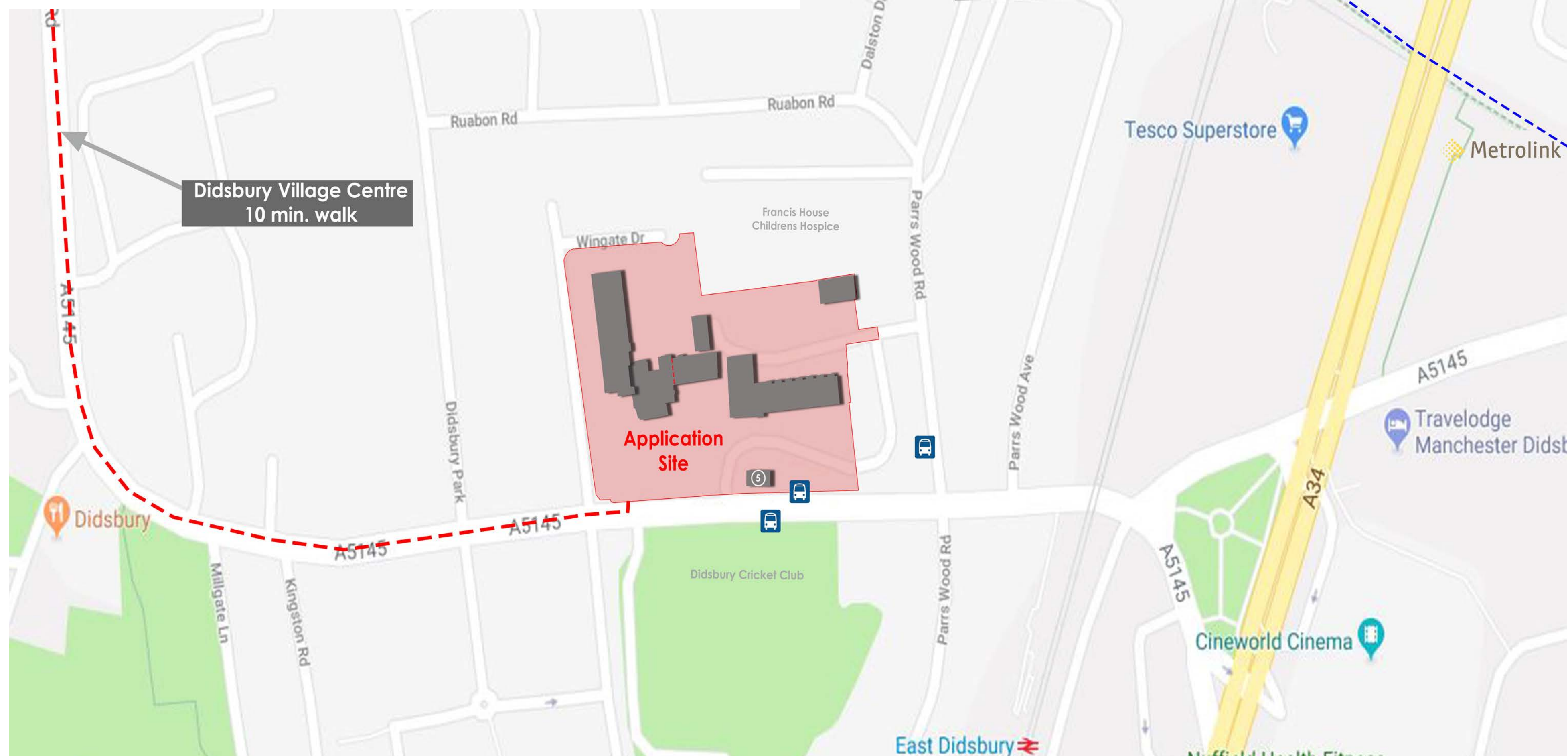


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# WELCOME TO THE EXHIBITION

## LOCATION PLAN



## INTRODUCTION

The purpose of this public exhibition is to present our draft proposals for the redevelopment of 825 Wilmslow Road, in the heart of Didsbury. The proposals include the sensitive conversion of 3 heritage assets into residential accommodation; The Cedars, The Lodge and The Coach House. The existing Parklands office building will also be converted, alongside the delivery of 22 new build family homes. Aspen House, will be demolished to improve the setting of the heritage assets and to deliver a comprehensive redevelopment.

The exhibition has been organised to allow you to view information on the background to the development along with further detail on the draft masterplan, technical issues and to ask us any questions you may have.

We welcome your feedback on the proposals which you can provide today by completing a comment card or by contacting us by email or phone.

## WHO ARE WE?

P J L I V E S E Y

The proposals are brought forward by the P J Livesey Group and we have been working for some time to develop the most appropriate scheme for the site.

For over 35 years the P J Livesey Group has been at the forefront of specialist property development and restoration, taking a

determined approach to put quality first every time. We have built our reputation through the painstaking renovation of some of the finest period properties in the country. Our vision grew to include new build developments, combining the renovation of a period property with the construction of new housing within its grounds. Our central design philosophy has remained the same throughout our growth: to look holistically at the difficulties of successfully converting buildings and to provide a single solution that covers aesthetics, design, construction, costs, interior design, furniture and fittings.

## TECHNICAL ADVISORS

P J Livesey has appointed an experienced team of technical advisors to assess the site and develop the draft masterplan. This includes the following members:

GVA is a multi-disciplinary property consultancy that advises on a variety of large scale complex development proposals across the UK. GVA's Manchester Planning, Development & Regeneration team provide advice to all major stakeholders to help regenerate and develop the region.

**GVA**

CBO TRANSPORT is a specialist Transport Planning practice providing advice to predominately private sector clients through all stages of the planning process, from initial feasibility through to the negotiation of planning obligations. They work for a range of clients promoting sites for residential development, and have years of experience working in the North West.

**CBO**  
TRANSPORT

TORC ECOLOGY provides a range of ecology services to suit the needs of all types of projects across the UK. Our dedicated team of professionals work closely with clients, local organisations, planners and government bodies to address biodiversity considerations and ensure legislative requirements are met.

**TORC**  
ECOLOGY  
Consultant Ecologists

URBAN GREEN are design and environmental consultants with a passion for creating sustainable communities and outstanding open space.

**U R B A N**  
**G R E E N**

P J L I V E S E Y



# 2

## THE APPLICATION SITE

### AERIAL SITE PLAN



#### 1. BLOCK E



#### 2. ASPEN HOUSE



#### 3. PARKLANDS



### THE SURROUNDING AREA

Immediately north of the site is St Francis Children's Hospice, with residential areas to the north, east and west. To the south is Didsbury Cricket Club and Towers Business Park.

Adjoining the site to the east is Didsbury Lodge Hall, which has been successfully converted into residential apartments.

The site is well served by local amenities in Didsbury village (less than 1 mile) and leisure facilities at Parrs Wood (less than 0.5 miles).

The site is also well connected by public transport including the Metrolink, local bus services (service nos. 23, 23A, 42, 42A, 142, 171, 370, 44, 45) and East Didsbury rail station which provides connections to Manchester City Centre, Manchester Airport and beyond.

### 825 WILMSLOW ROAD

The site is located in the Didsbury St. James Conservation Area. The Aerial Site Plan above illustrates the site. This previously developed land totals 1.75 hectares in size. The site is currently used as office space although a lot of the space is currently vacant.

- ① BLOCK E – a single storey building, of reasonably modern construction located in the north-eastern corner of the site.
- ② ASPEN HOUSE – a modern extension to the Cedars, currently in use as offices.
- ③ PARKLANDS – a modern building located to the east of The Cedars, this building is currently in use as offices.

- ④ THE COACH HOUSE – a two storey curtilage listed building.
- ⑤ THE LODGE – a Grade II listed building located at the site boundary with Wilmslow Road. The walls and associated gate piers at the entrance to Didsbury Lodge are also Grade II listed.
- ⑥a THE CEDARS – a Grade II listed building which is located centrally within the site.
- ⑥b Unsympathetic modern extension that we are proposing to demolish.



# 3

## HISTORY OF THE SITE & HERITAGE ASSETS

### SIGNIFICANCE OF THE HERITAGE ASSETS



#### 4. THE COACH HOUSE



#### 5. THE LODGE



#### 6a. THE CEDARS



### THE BUILDINGS & HISTORY OF USE

The principal building on the site is a Grade II listed former villa, The Cedars, built in c.1857 and attributed to architect Edward Walters. The building was one of several large villas built for wealthy families in this area of Didsbury, marking the Victorian expansion of the village.

During its domestic use the house had ancillary buildings to the rear, including the extant coach house and kitchen gardens, with landscaped pleasure gardens to the south and west sides. The original entrance was to the west side of the house, from the front drive. Didsbury Lodge to the east is not listed but the lodge and entrance gate piers related to it are separately listed Grade II. The whole site is in the conservation area of Didsbury St James.

By the late 1940s The Cedars had been acquired by the recently nationalised Electricity Generating Board, and renamed British

Electricity House or Central Electricity House. During the 1950s and 1960s the site was developed with large new buildings for the CEGB, including a staff canteen, additional offices and research facilities, some designed by H. Fairhurst and Son.

By the late 1970s, the insurance company General Accident had acquired the site, making further alterations and building new offices. Parklands was designed by Hadfield Cawkwell Davison architects in the early 1980s. The former villa continued in office use with the most recent refurbishment in 2000. Aspen House, the late 1940s office block on the site is currently occupied as offices for a housing organisation, but The Cedars itself is vacant.

### HERITAGE VALUE

Heritage significance levels vary across the site; the former villa has high significance for historical value as a mid-Victorian villa, but its architectural value is at a medium level due to the impact of alterations to the former west entrance front, the east elevation and the interiors.

The 20<sup>th</sup> century offices and car park areas have no heritage value and harm the setting of The Cedars, seriously detracting from the significance of the listed building. The gardens to the front, including the boundary walls, west gate piers, the Grade II listed lodge with adjoining gate piers and gate also have high significance and are important for the setting of The Cedars.

The significance of the former villa could be enhanced by stripping away the later additions. There is scope to alter interiors where they have been previously altered, whilst retaining the best historic features of the building.



# 4

## DEVELOPMENT OF THE DESIGN

### SITE OPPORTUNITIES

#### EXISTING BUILDINGS

- Retain and enhance the historical features across the site; The Cedars, Didsbury Lodge, and adjacent Listed Gate.
- Refurbishment and enhancement of the existing Parklands and Coach house buildings - previously considered to be demolished.

#### LANDSCAPING & SPATIAL ORIENTATION

- Integrate the high quality landscape to enhance the immediate setting.
- Redefine courtyard spaces and provide shared amenity space.
- Set out the areas of the historic garden and the landscape framework that will need to be re-established and enhanced.
- Dividing the road layout into two "streets" with their own access.
- Opportunity to remove large areas of hardstanding.

#### NEW BUILD DEVELOPMENT

- A high quality design approach is expected for all buildings
- A single row of East-West new build town houses with a corner cul-de-sac to the North-West

#### TECHNICAL WORKS

The opportunities that the site presents have been developed alongside a wealth of technical information that will accompany any future planning application submission. This work includes:

- Highways impact
- Ecology
- Trees and landscaping
- Heritage impact
- Flood risk
- Land contamination
- Crime impact
- Archaeology
- Energy & Sustainability
- Noise
- Daylight / sunlight

### EARLY CONCEPT - MAY 2017



- Retained the Listed buildings.
- Removed the Parklands and Coach House.
- Created a new build apartment block in place of the Parklands.
- Created 4 new build rows of terraces.
- Used the road layout as existing, reducing the amount of hardscaping.

### CONCEPT DEVELOPMENT - AUGUST 2017



- Retained the Listed buildings.
- Retained the Parklands and Coach House.
- Created new build rows of terraces.
- Created a new build apartment block in the North-West corner.
- Divided the road layout into two "streets" with their own accesses.
- Created a new landscaped courtyard to the North of the Cedars.

### CONCEPT DEVELOPMENT - DECEMBER 2017



- Retained the Listed buildings.
- Retained the Parklands and Coach House.
- Created new build rows of terraces.
- Created a new build apartment block.
- Divided the road layout into two "streets" with their own access.
- Explored alternative parking and new build designs.



# 5

# MASTERPLAN

## ILLUSTRATIVE MASTERPLAN



### SECTION A-A



### SECTION B-B



UNIT NUMBERS:  
 Historic Conversion - 24  
 • Cedars - 21  
 • Coach House - 2  
 • The Lodge - 1

Parklands Conversion - 39

Newbuild - 22

One bed apartments - 24  
 Two bed apartments - 30  
 Three bed apartments - 6  
 Two bed house - 1  
 Three bed house - 4  
 Four bed house - 18  
 Five bed house - 2



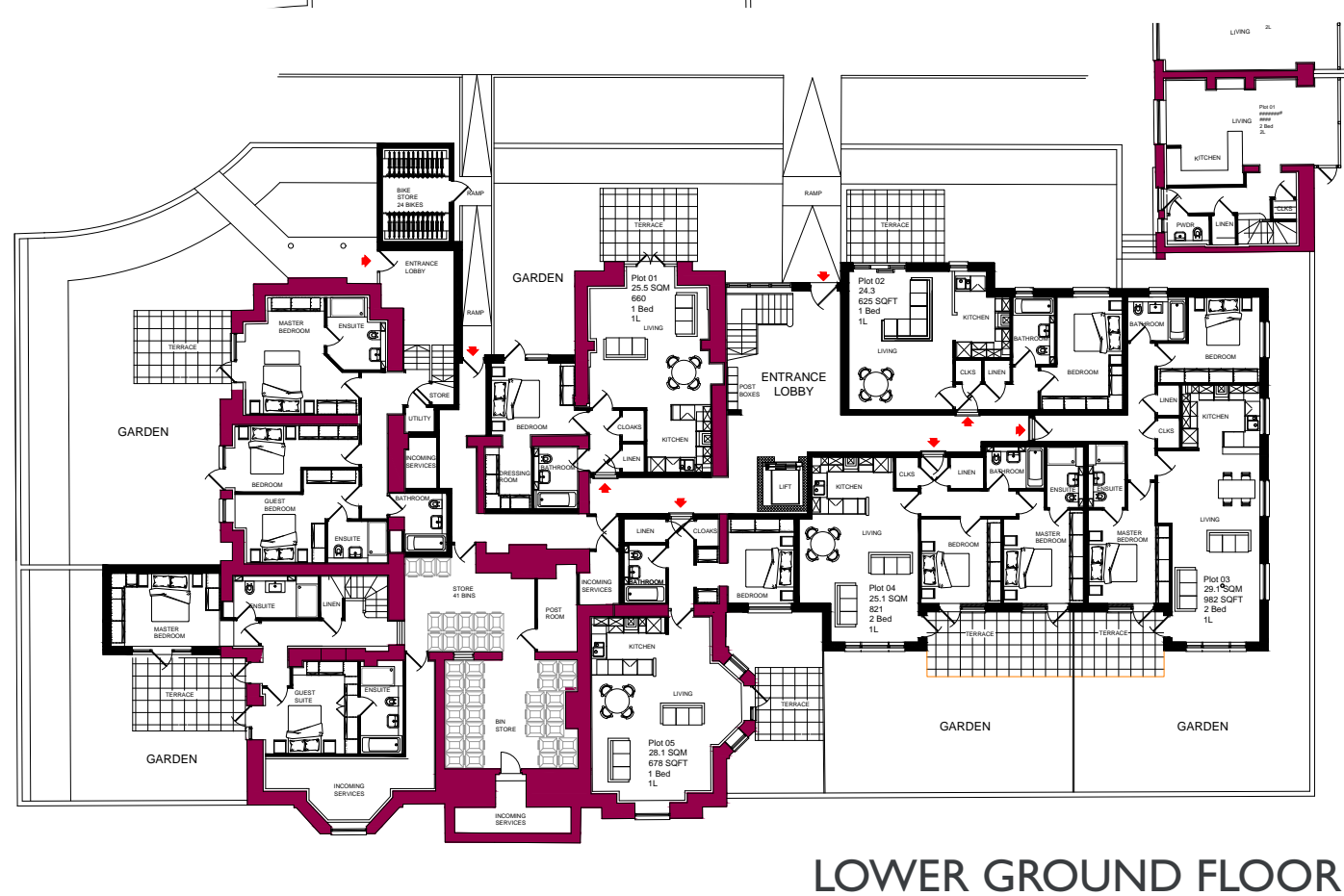
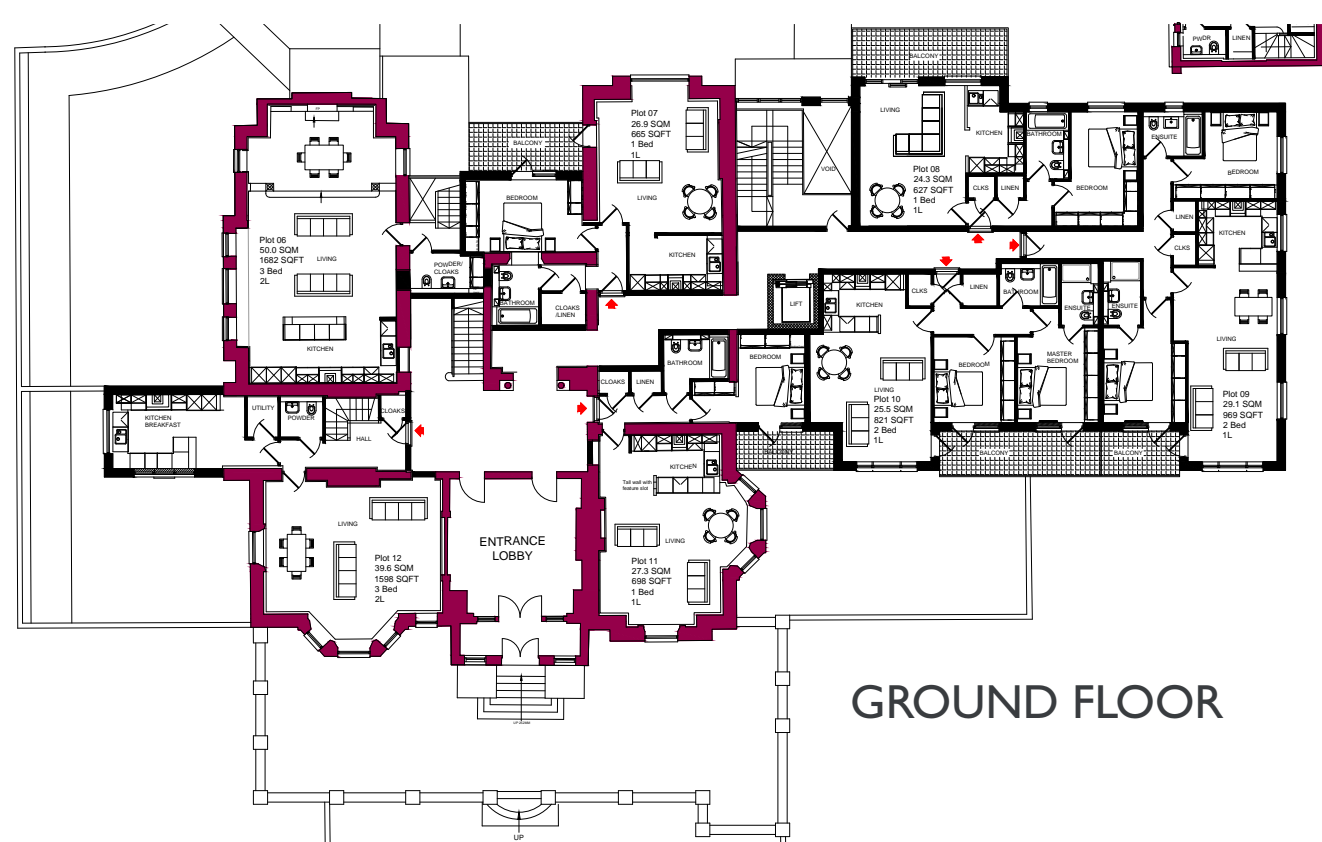
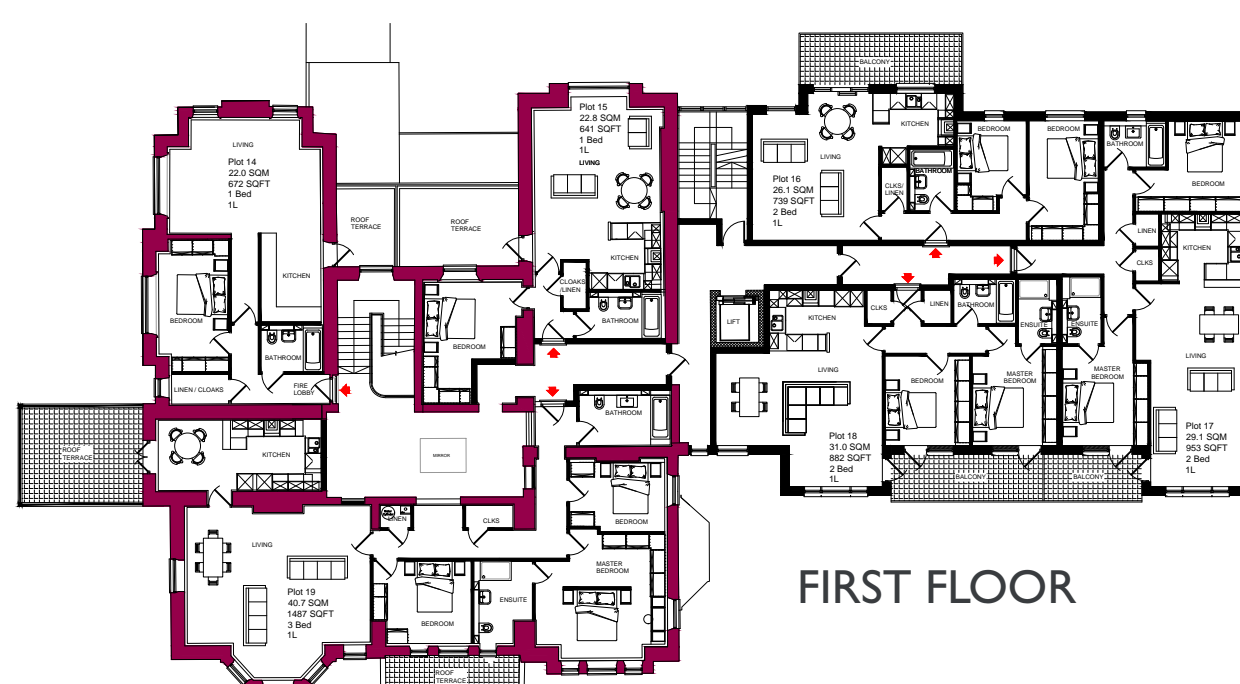
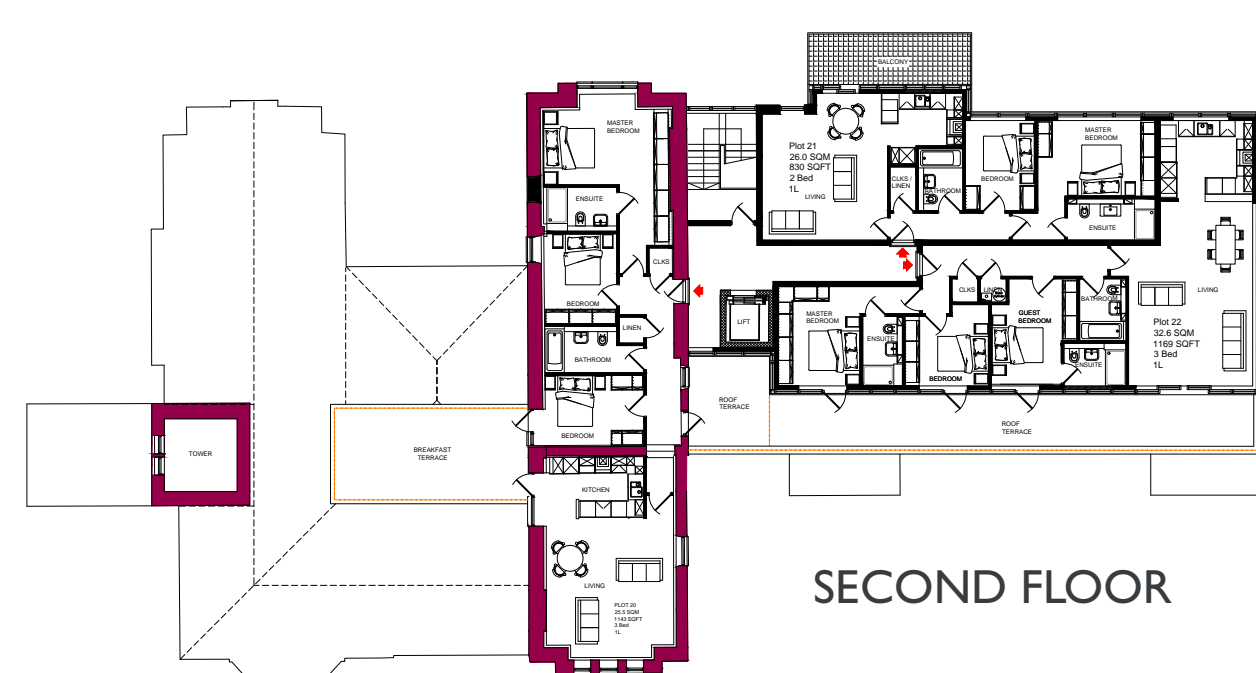
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# CONVERSION

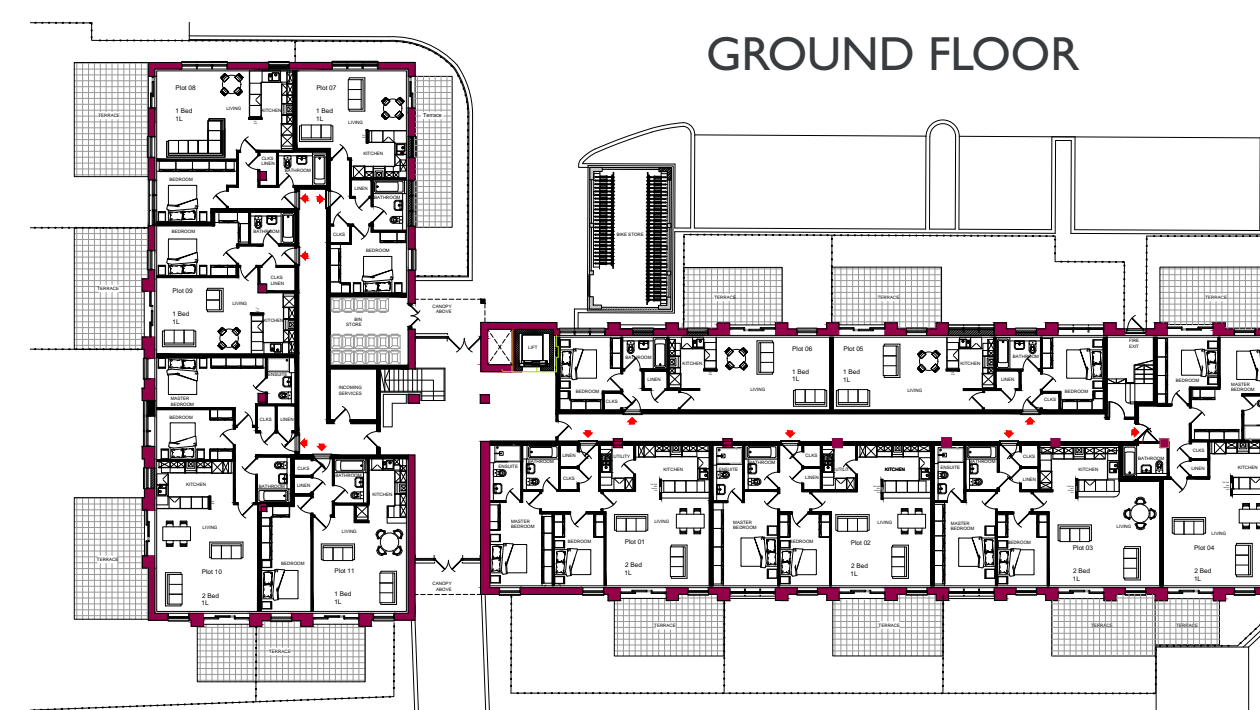
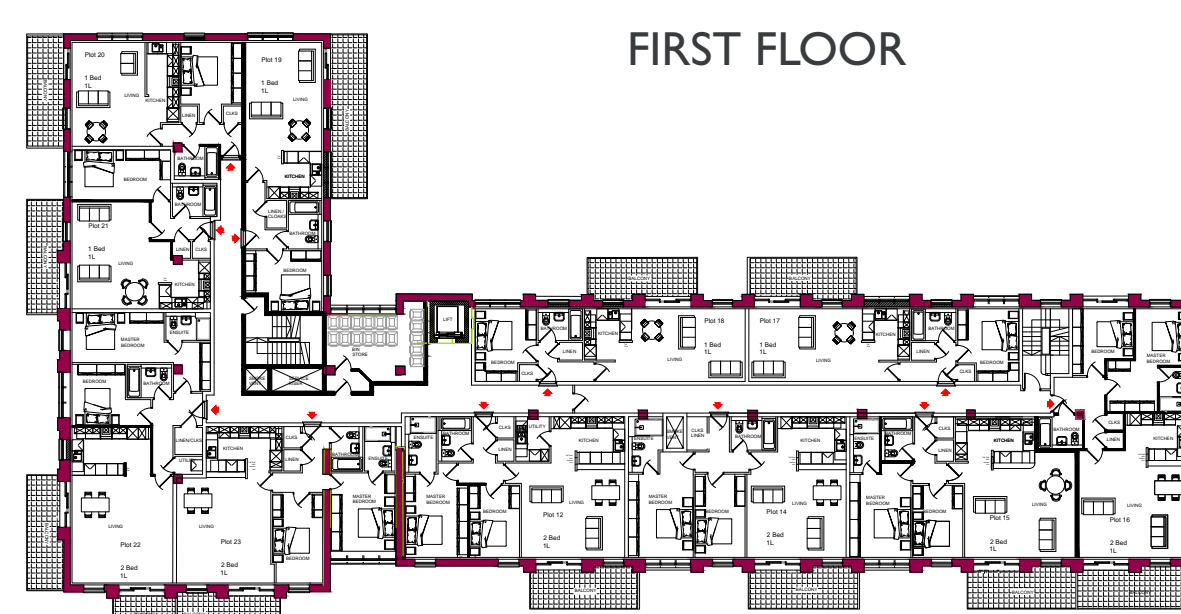
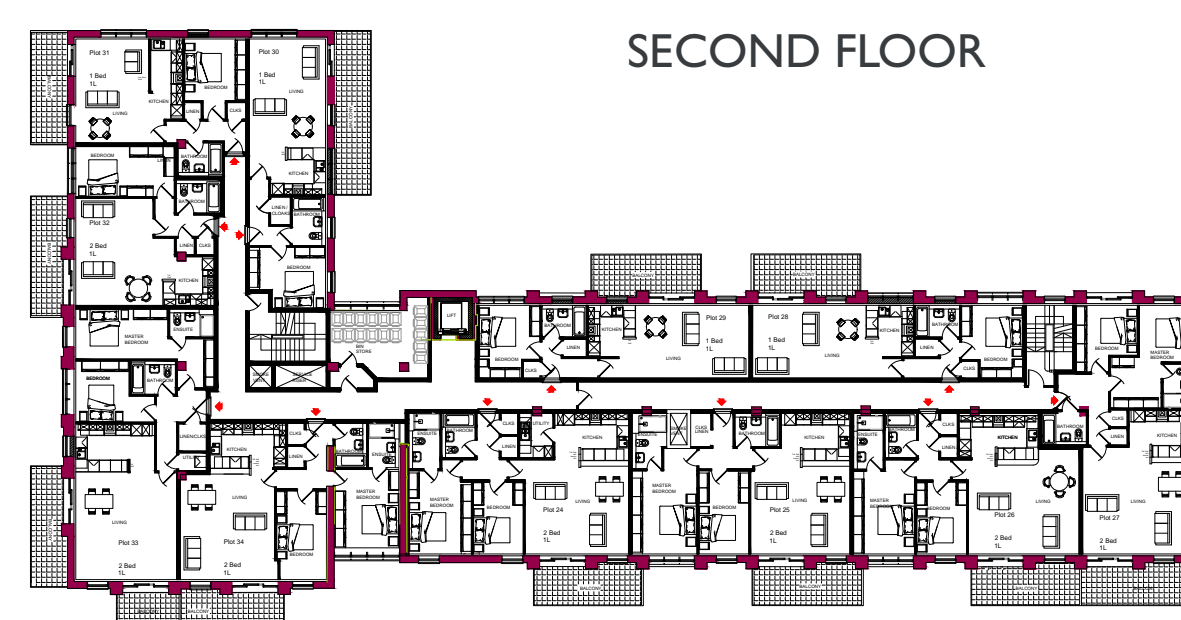
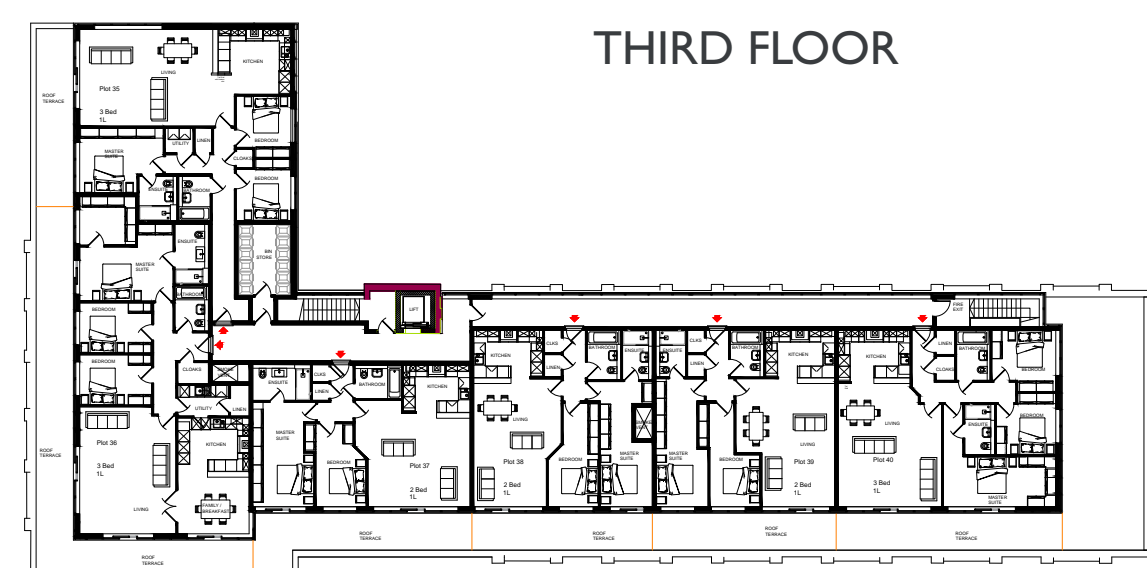
## DIDSBURY LODGE



## THE CEDARS



## THE PARKLANDS



## THE COACH HOUSE

