

General approach

The proposed design of the vertical/ rear uses materials which are either in keeping with or are complimentary to the approved refurbishment.

Front elevation design

The additional storey towards the front of the building is set back from the existing building line so that it is read as a secondary element to the existing building and principle facade.

Zinc cladding is proposed to visually differentiate the extension from the existing building and is a contemporary material which is complimentary to the surrounding existing roof materials such as slate. Vertical standing seam detailing of the zinc cladding has been used to continue the emphasis on verticality, as expressed in the approved elevation design to the existing building.

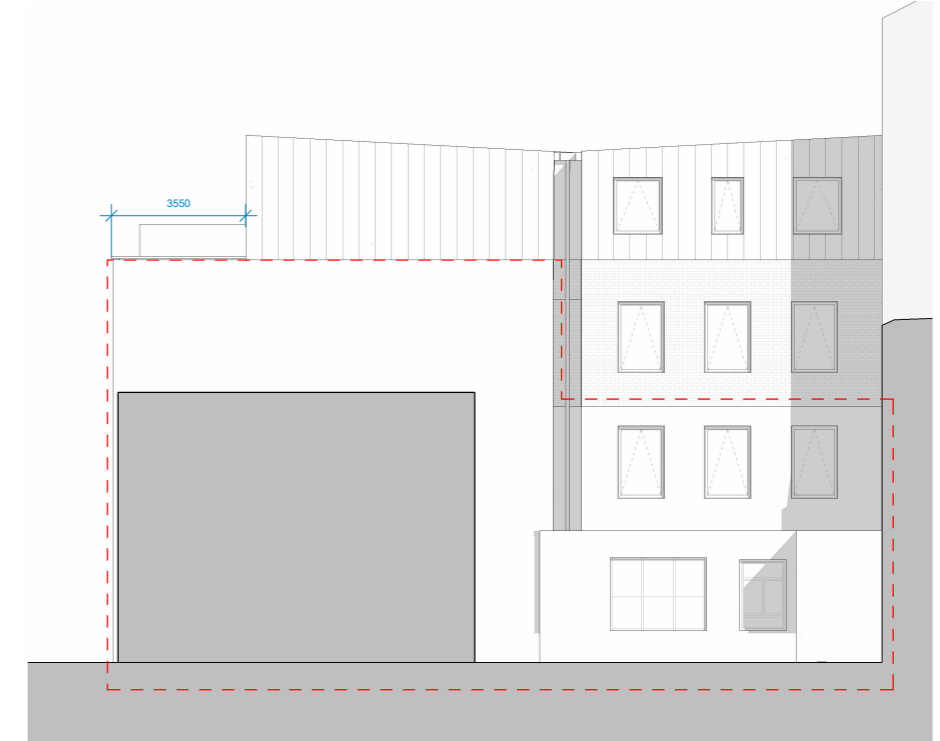
The proposed openings have been located with respect to the three sections defined in the proportions of the approved elevation design to the existing building. The window and sliding doors will be of matching style to the windows proposed on the previously approved apartment layouts.

Side and rear elevation design

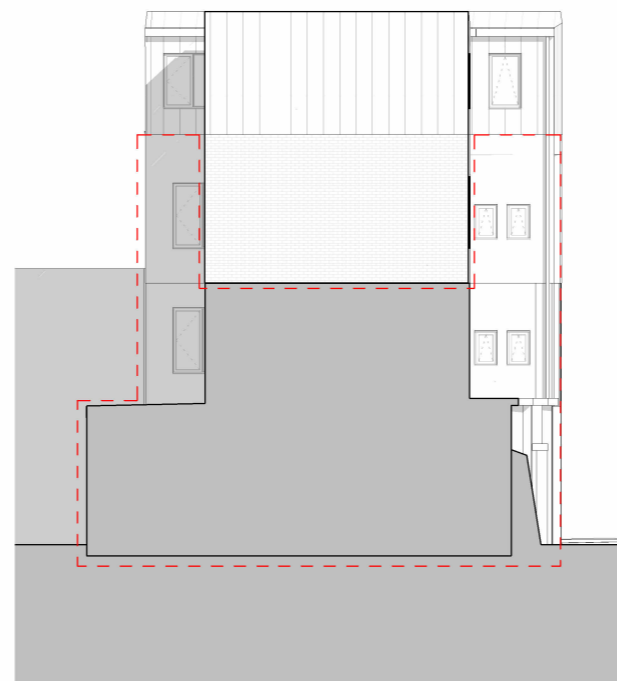
For consistency, zinc cladding with vertical standing seam detailing continues to express the new third storey across all elevations. For the rear extension to the second floor, a matching brick to that proposed in the approved application DC/087992 works will be used.



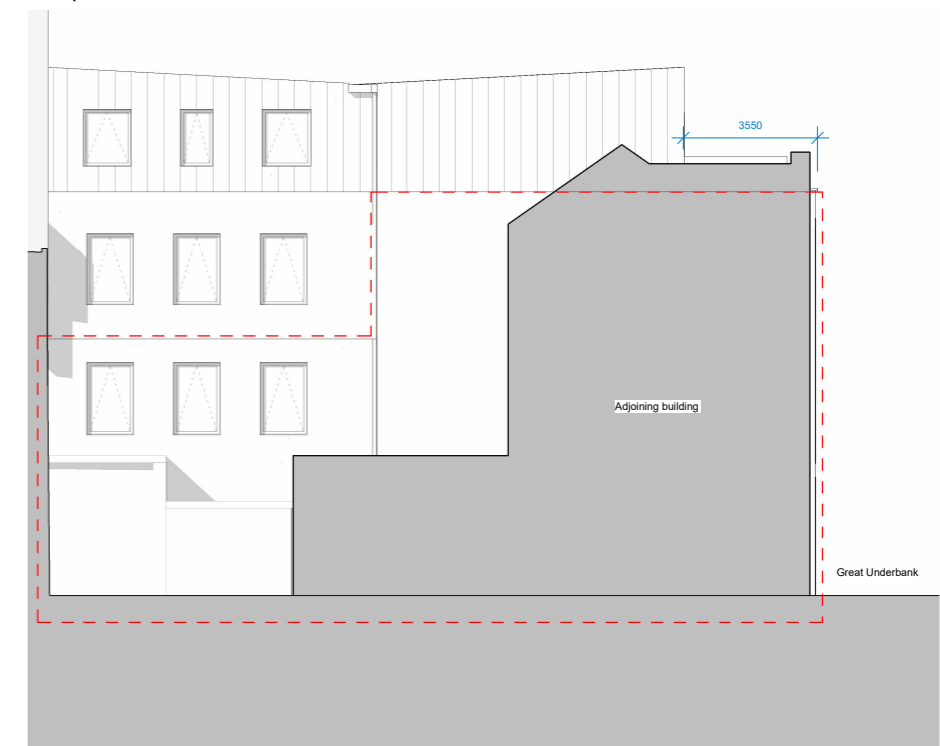
Proposed North West Elevation (front, scale 1:200 at A3)



Proposed South West Elevation (side, scale 1:200 at A3)



Proposed South East Elevation (rear, scale 1:200 at A3)



Proposed North East Elevation (side, scale 1:200 at A3)



Massing

The adjacent diagram illustrates how the set-back of the vertical extension has been calculated by establishing the sight-line when standing across the street from the building.

The height and set-back of the new third floor is kept out of the sight-line to limit the visual impact of the extension along Great Underbank.



Sight-line Section Diagram and Proposed Vertical Extension Set-back



11 Townhouse Architectural Proposals

Layout

To best take advantage of this unique site, 2no. 3 storey townhouses have been carefully designed with an 'upside down' internal arrangement of spaces proposed. The key driver for this approach is to create unique living and external amenity spaces that enjoy views over Stockport. Both townhouses accommodate 2no. double bedrooms and 1no. single bedroom.

Ground Floor

- Recessed/ covered entrance with level access, leading to a central circulation area.
- 1no. single bedroom towards the front of the house is set-back, creating a small yard area, to provide a visual boundary from the street and maintain residential amenity.
- 1no. double bedroom towards the rear of the house.
- Bathroom. Townhouse 2 has the additional benefit of a private courtyard off the double bedroom to the rear.
- 1 bike can be stored securely inside, under the stairs.
- The small yard area can provide external bin storage for weekly collections. A refuse collection vehicle can access the site from High Bank Side.

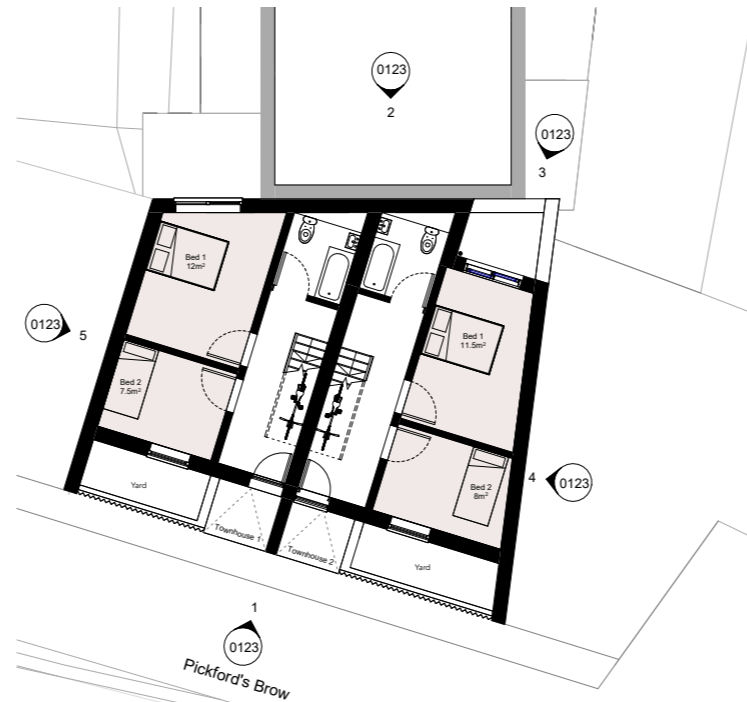
First Floor

- 1no. double bedroom towards rear of the house.
- Living room towards front of the house with access to a small balcony and views overlooking High Bank Side.
- 'Jack-and-Jill' bathroom serving as a main bathroom and ensuite to the double bedroom.

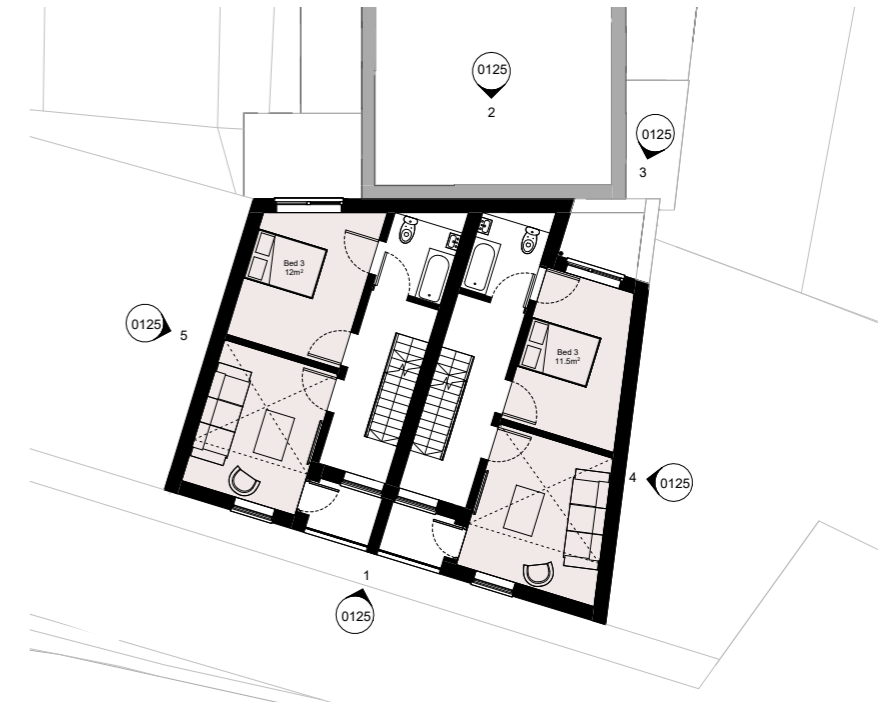
Second Floor

- Open plan kitchen and dining area with direct access to a large South-facing roof terrace.
- Void in the floor located above the living room creates connection between the living/ kitchen/ dining areas and brings additional light into the living room.

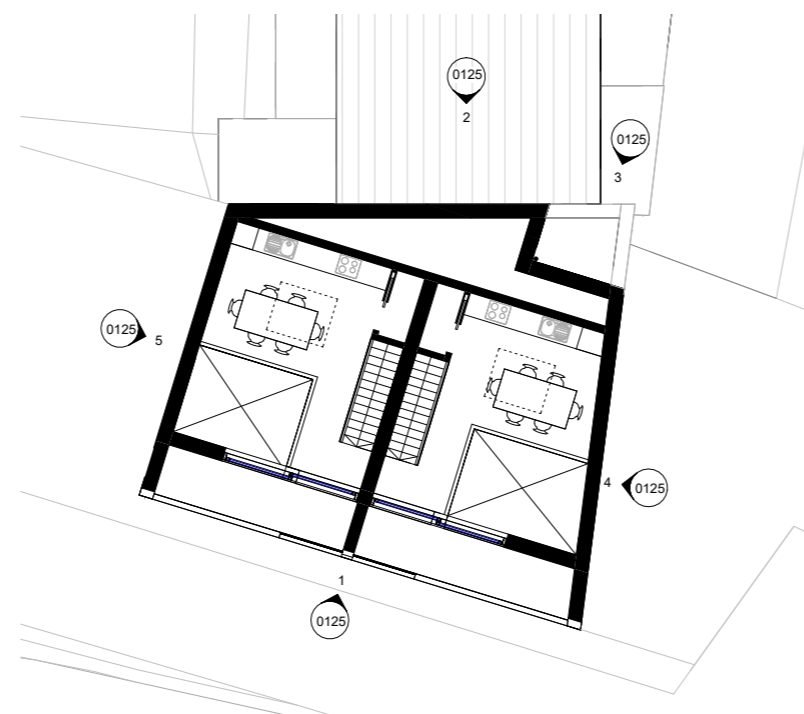
Building	Area type	GIA Area (m ²)
Townhouse 1	Total GIA	99
Townhouse 2	Total GIA	99.5



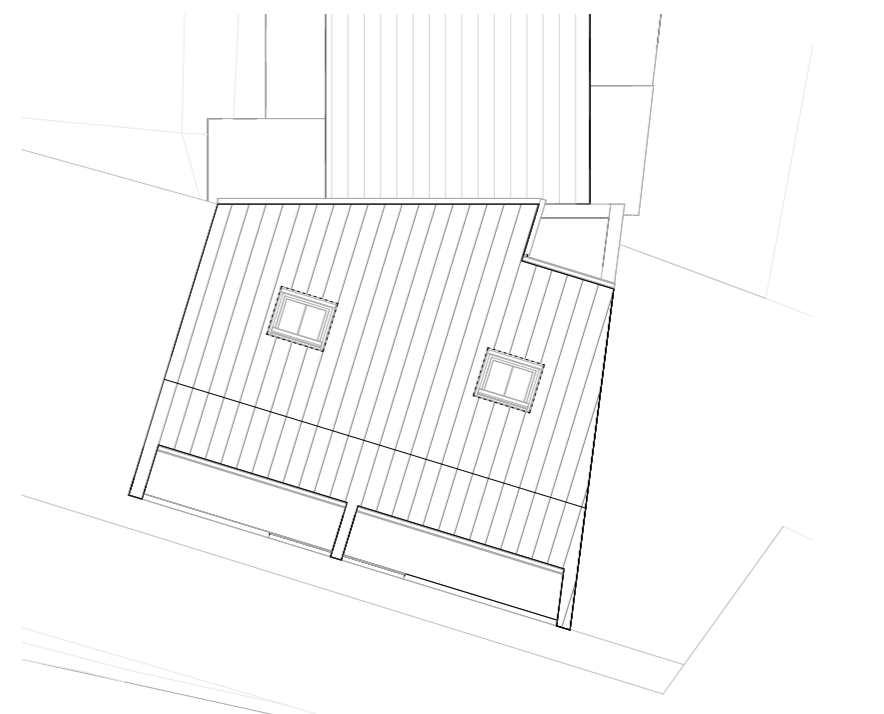
Proposed Ground Floor Plan (scale 1:200 at A3)



Proposed First Floor Plan (scale 1:200 at A3)



Proposed Second Floor Plan (scale at 1:200 at A3)



Proposed Roof Plan (scale at 1:200 at A3)



General approach

The aesthetics of the proposed townhouses have taken cues from the architectural typography and materials found within the Market & Underbanks and St. Peter's, as well as the historic terraced houses.

Front elevation design

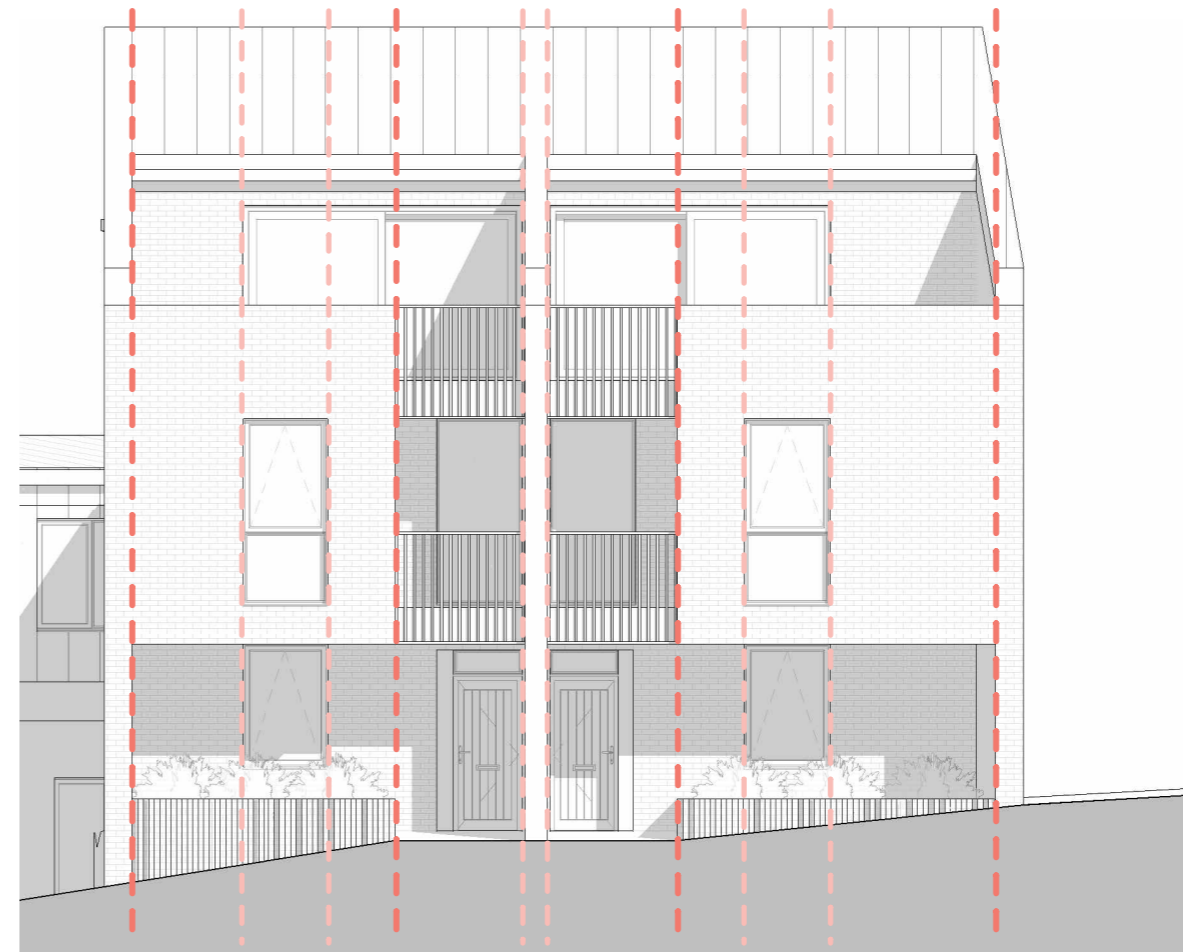
Drawing inspiration from the former historic terraced houses, the primary facade material is brick. This is also in keeping with other surrounding traditional buildings and the approved designs of No. 51 Great Underbank. The same angled brick detailing used in the approved primary elevation design will also be repeated here, along the boundary wall, for continuity.

Taking a similar design approach as used for the front elevation design of No. 51 Great Underbank, elements of the townhouses' front elevation have been designed to emphasise verticality. This is done through the use of slender, full-height, windows on the first floor and by repeating a small portion of balcony railings up from the first to the second floor. The use of narrower window openings (instead of wider formats) on the ground and first floor have also been chosen as they are more in keeping with the window widths typically found on traditional terraced houses. The proposed windows and doors will be of a similar style to those proposed in the vertical/ rear extension and the approved refurbishment to No. 51 Great Underbank.

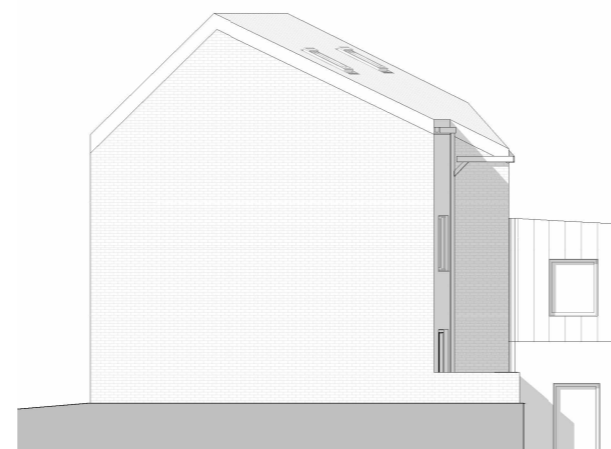
To minimise visual impact and avoid the development feeling imposing, the second floor of the townhouses is designed into a pitched roof. This results in a similar aesthetic feel to the profile/ frontage of the former historic terraced houses. As with the vertical/ rear extension design, zinc with standing seam detailing is proposed for the roof as it provides a modern visual quality while being complimentary to surrounding traditional roof materials.

Side and rear elevation design

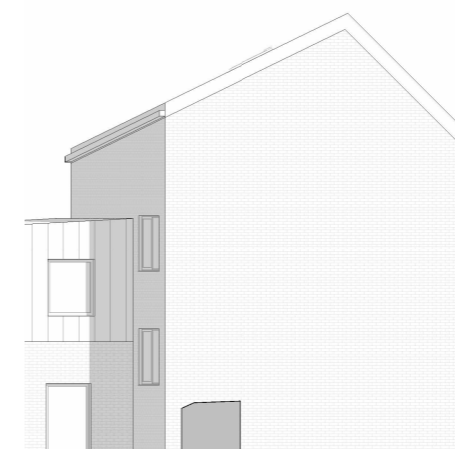
Brick is proposed across the side and rear elevations. No openings have been proposed on the side elevations to enable further development along Pickford's Brow/ High Bank Side in the future.



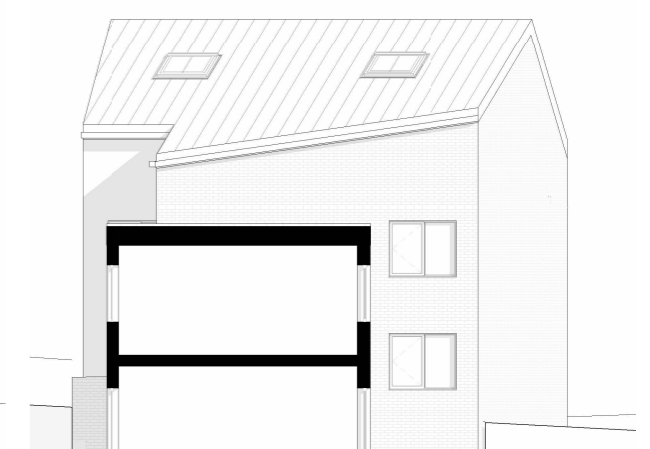
Proposed South-East Elevation (front, scale 1:100 at A3)



Proposed North-East Elevation



Proposed South-West Elevation



Proposed North-West Elevation



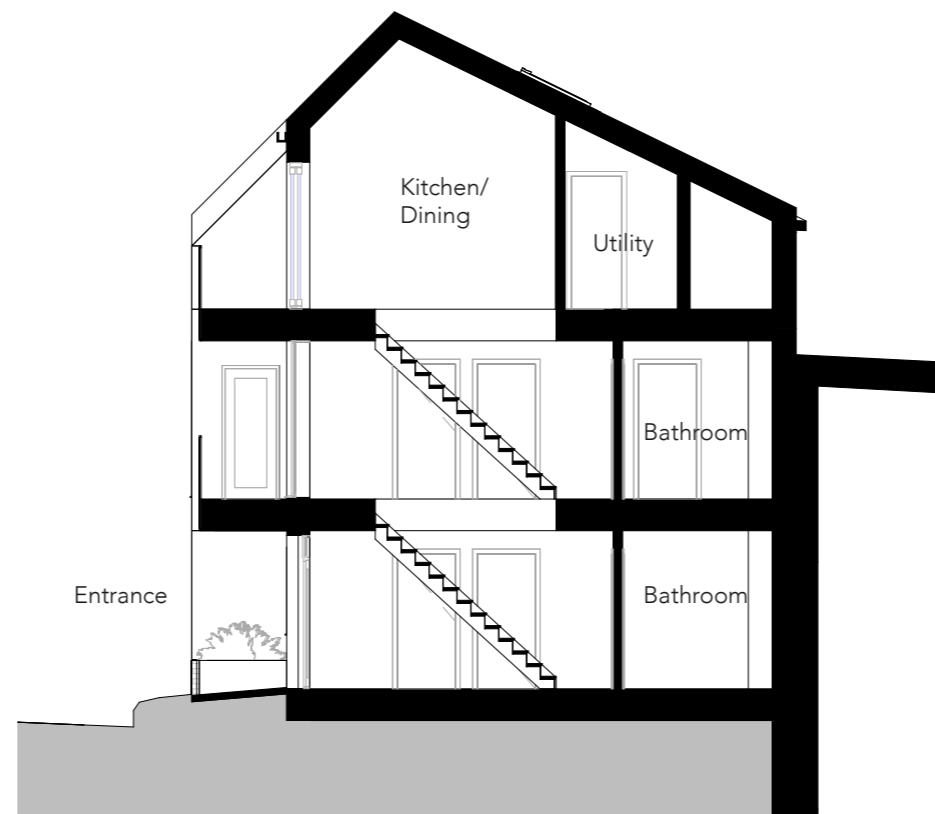
Section design

The adjacent sections aid in assessing the potential visual impact the proposed townhouses could have along Pickford's Brow and High Bank Side.

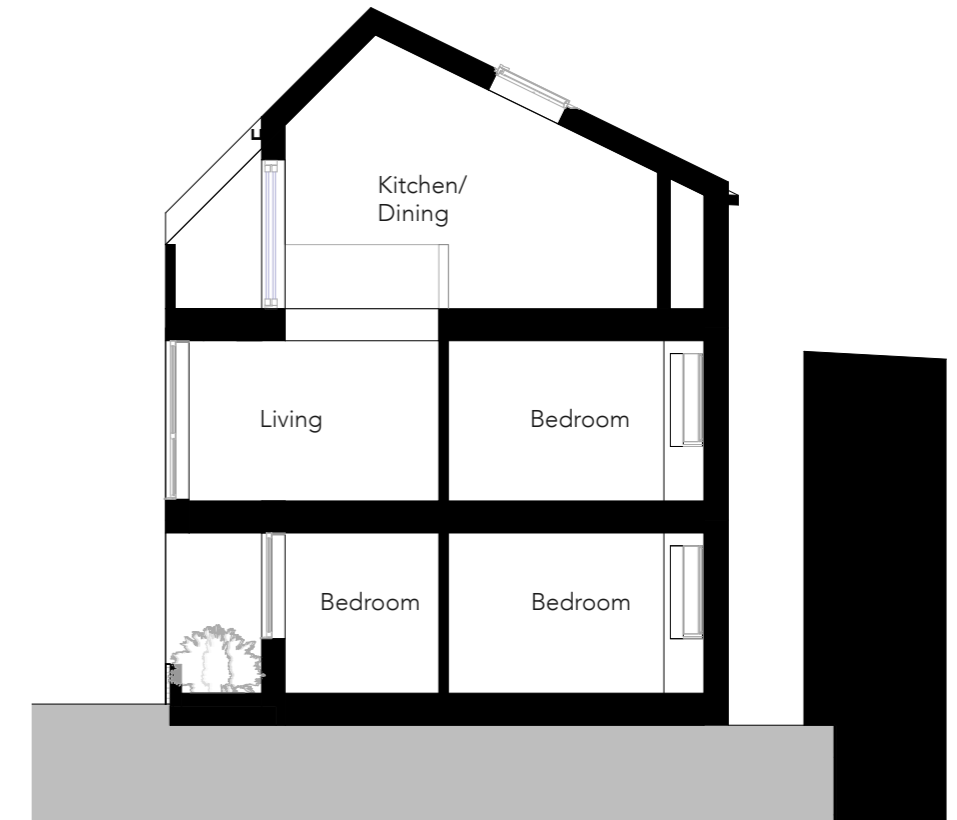
A key design approach to the massing of the townhouses is accommodating the second storey within the roof pitch, to minimise their overall height and make them visually appear more akin to 2 storey houses within the streetscape. Pitched roofs are dominant across Stockport's existing roofscape views. The proposed roof pitch is asymmetrical in section to facilitate a roof terrace on the South (front) elevation as well as a lower eaves height towards the front and a lower roof pitch towards the back of the building. The roof terrace is located within the pitch of the roof and is accessed from glazed doors set back from the street elevation.

Section AA is taken through the central stair circulation and illustrates how the front ground floor recessed entrance, first floor balcony and second floor roof terrace are all formed within the main building profile. This avoids overhanging balconies and keeps a clean boundary line between the private residential properties and the public pavement.

Section BB is taken through the living, kitchen and dining spaces and illustrates the lower pitch/ raised eaves above the kitchen and the void above the first floor living space.



Proposed Section AA Through Stair Circulation



Proposed Section BB Through Living/ Kitchen/ Dining



12 Massing Views of Proposals

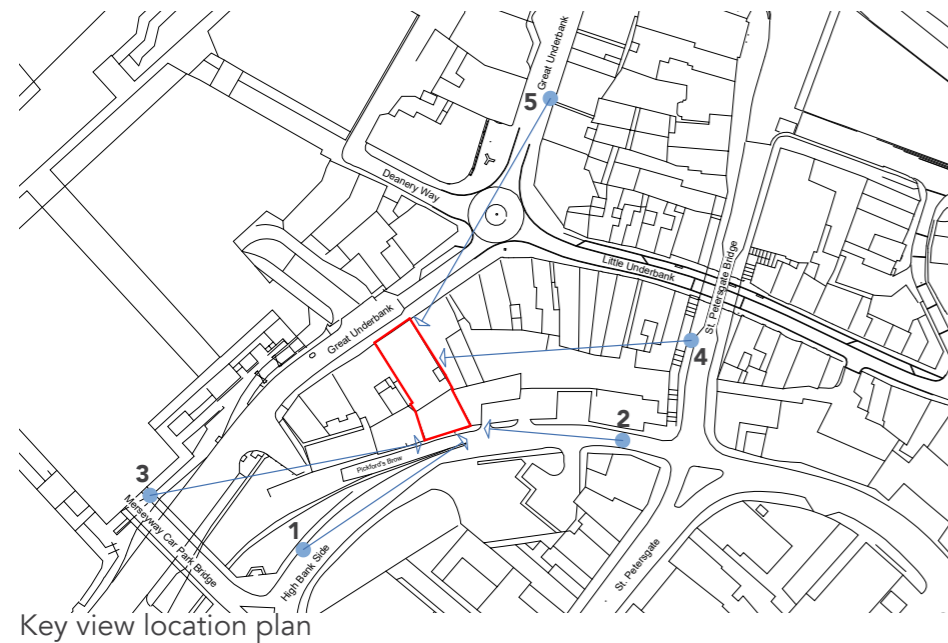
Massing Views

Views and Roofscape

Key views across The Market & Underbanks and St. Peter's conservation areas have been taken and mass model images of the proposal have been developed for each view to assess the how the proposed development will visually impact the local area and roofscape views. An additional image for each view is also provided, imagining how potential development of future townhouses along Pickford's Brow/ High Bank Side could form a new residential streetscape and reinstate the former dense urban grain.

Massing Views along Pickford's Brow/ High Bank Side

The mass of the proposal is depicted in the adjacent massing views, coloured in white. To envision how the neighbouring car park sites along Pickford's Brow/ High Bank Side could be developed into a full residential streetscape in the future, a series of potential semi-detached townhouses are illustratively shown either side of the site, in yellow. Since the proposed townhouses are semi-detached, repeating this format would create a uniform rhythm along the streetscape. The ridge height and eaves of the future townhouses gradually step up towards the East and down towards the West of High Bank Side - following the existing topography of the road. As shown in view 1, the ridge and eaves height of the future townhouses are comparable with the nearby buildings towards St. Petersgate. The result is a densification of the streetscape similar to that formerly created by the historic terraced houses.



1a Proposed Massing View Looking East along High Bank Side



1b Illustrative 'Future' Massing View Looking East along High Bank Side



2a Proposed Massing View Looking West along High Bank Side



2b Illustrative 'Future' Massing View Looking West along High Bank Side

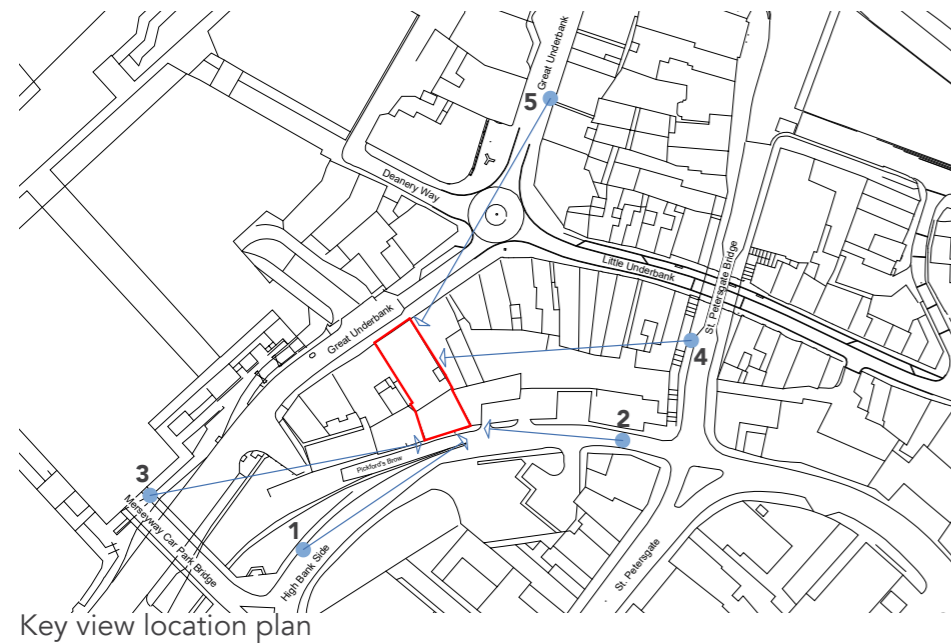


Massing Views from Conservation Area Key Views

The views shown here have been selected from the Stockport Conservation Area Maps, where the proposal will be visible from. Again, the mass of the proposal is shown alone in white then alongside an additional version of the same view which envisions the potential series of future townhouses along Pickford's Brow/ High Bank Side in yellow.

Views 3, 4 & 5 depict how the proposed set-back and pitch of the vertical/ rear extension to No. 51 is respectful of the surrounding roofscape heights seen along Great Underbank, notably that of No. 41 with the Tudor frontage and high valley roof pitch. The use of zinc cladding to the vertical/ rear extension will allow it to be read as secondary to the original building and better compliment the surrounding roof materials it sits within.

The asymmetrical roof pitch of the proposed townhouses works well to carefully maintain the view towards St. Mary's Church in view 3, while also minimising the height/ mass seen from St. Petersgate Bridge in view 4. Note that the townhouses are not visible from Great Underbank in view 5.



Proposed Massing View of Site from Merseyway Car Park



Illustrative 'Future' Massing View of Site from Merseyway Car Park



Proposed Massing View of Site from St. Petersgate Bridge



Illustrative 'Future' Massing View of Site from St. Petersgate Bridge



Proposed Massing View of Site from Great Underbank



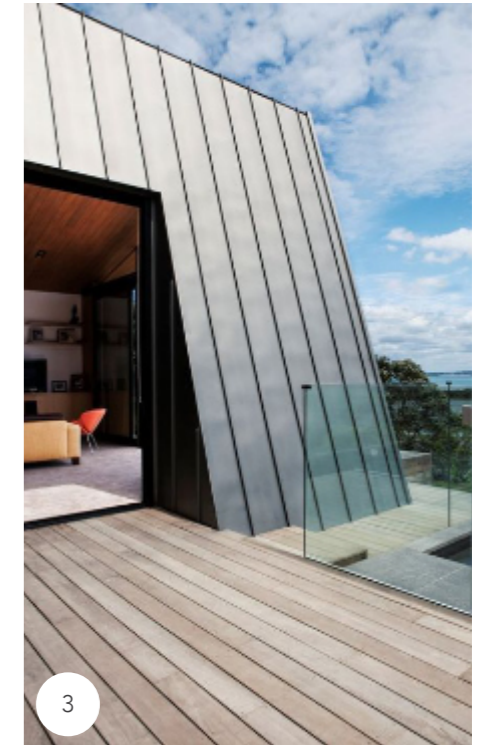
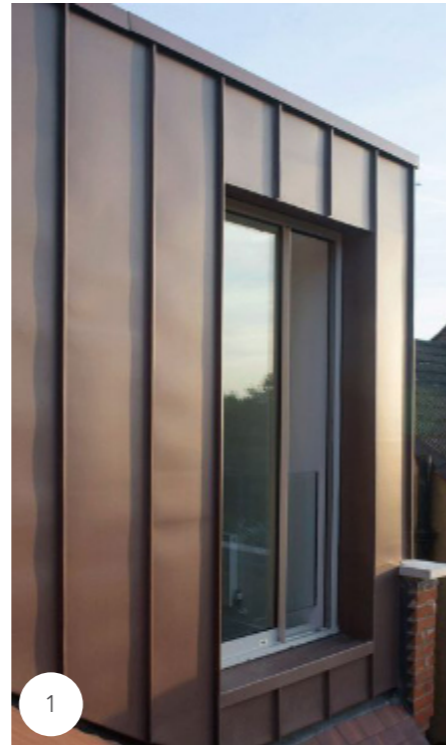
Precedents

These precedent images demonstrate design aspiration of the proposals for the vertical/ rear extension to 51 Great Underbank and the new townhouses along Pickford's Brow/ High Bank Side.

Detailing elements

The front elevation has been designed to create a modern approach on the use of brick and metals found in the local area and to provide visual interest and depth. The 45 degree angled bricks are set along the boundary walls beside the entrances.

Metal painted railings are introduced to break up the solid elements of the facade and pay homage to the use of painted metal railings within Stockport Old Town.



1. Window opening detail in standing seam zinc
2. Zinc upper floor extension to existing historic brick building
3. Natural zinc with standing seam detail to upper floor with glass balustrade to roof terrace
4. Example of 3 storey red brick terrace housing development in Ancoats, Manchester, with black finishes to openings and railing details. The repeated proportions, pitched roof and hard boundary against the streetscape, as found in traditional terraced houses, has been incorporated into a modern design. A recessed ground floor provides privacy and a defensible boundary. The second floor is built into the roof space, including a roof terrace, to maximise internal space while minimising visual impact along the street.
5. Contemporary black frame window detail set within red brick facade
6. Roof terrace and upper floor formed within roof structure
7. Slender painted metal railings with contemporary fixing detail
8. Angled brick detailing



13 Access

Accessibility to the local area

As discussed in the opportunities and constraints section of this report, and as justified as part of the approved application for converting the existing No. 51 upper floors into apartments, the application site is in a highly sustainable location.

People living and working within the site would have the realistic option of travelling on foot, by cycle or by public transport to many local amenities. Additionally there are various sources of employment within the surrounding area, including the option of travelling to Manchester by train or bus.

Both proposed additional apartments and new townhouses are in close proximity to the pedestrianised Little Underbank and Merseyway which provides safe and easy access to local retail and shopping amenities.

Secure cycle storage onsite will facilitate sustainable transport for users of the building.

Accessibility within the site

As justified as part of the perviously approved scheme, the proposed additional apartments will continue to ensure that pedestrians, including those using pushchairs, mobility vehicles and wheelchairs will have safe access routes leading into the publicly accessible ground floor retail unit directly from the street.

The ground floor level of the proposed townhouses has been carefully designed to work with the existing sloping ground to ensure level access to both townhouses is provided.

Highway access

The site of the existing building at No.51 is currently accessed from Great Underbank at ground level, with separate entrances proposed for the retail unit and apartments above as per the approved scheme.

The site of the proposed townhouses is currently access from Pickford's Brow and is intended to remain this way.





Kelsall Architects

Kelsall Architects
13B Little Underbanks
Stockport SK1 1LA

info@kelsallarchitects.com
kelsallarchitects.com

