

# Design & Access Statement

51 Great Underbank, Stockport

Feb 2024 Rev. 02

Prepared by:

**Kelsall Architects**



# Contents



- 01 Project Information
- 02 Context
- 03 Site Photos
- 04 Historic Context
- 05 Site Analysis
- 06 Existing Building
- 07 Great Underbank Streetscape
- 08 High Bank Side Streetscape
- 09 Local Materials and Details
- 10 Extension Architectural Proposals
- 11 Townhouse Architectural Proposals
- 12 Massing Views of Proposals
- 13 Access

# 01 Project Information

## Site Address

51 Great Underbank  
Stockport  
SK1 1LA

This report has been compiled by Kelsall Architects for and on behalf of Kion Developments Ltd for the above property.

The purpose of this report is to outline the proposals for a vertical and rear extension to No. 51 Great Underbank and new build townhouses on the land to the rear of No. 51 Great Underbank, along Pickford's Brow/ High Bank Side.

The proposed redevelopment of the existing building was granted Prior Approval and Full Planning Permission under applications DC/087456 and DC/087992, respectively.

The report details our understanding of this site and the design principles, concept and strategy behind the proposals.

This report has been a collaboration between the following consultants:

- Kelsall Architects
- Enabl
- Adapt Heritage

The adjacent image illustrates the site location in red.

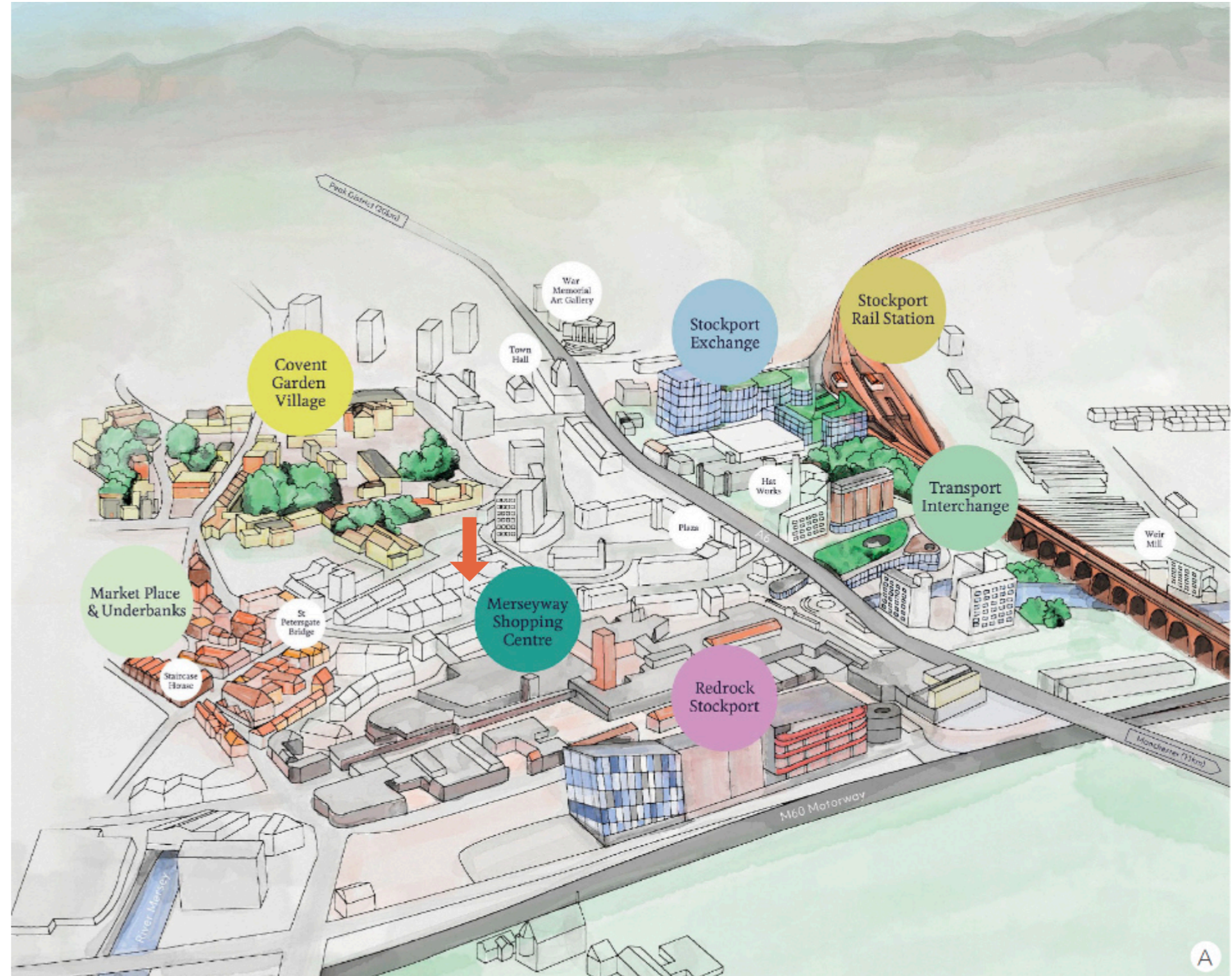


# 02 Context

Stockport is arguably one of the North West's best located places, it has excellent connectivity being just minutes from Manchester city centre, close to Manchester Airport and less than two hours by train to London. The heart of Stockport is becoming a really great place to live with new residential developments and enhanced public spaces, complemented by improved infrastructure and superfast broadband; ensuring Stockport is a vibrant place to live and work.

Stockport is reshaping its town centre to meet modern life and it is currently undergoing a radical and exciting £1billion programme of investment.

- **Market Place & Underbanks** - The Council's investment and the Heritage Lottery Fund's £1.8million will see the historic quarter restored and enhanced. This characterful quarter provides an attractive setting for a variety of thriving local and regional businesses, including a burgeoning food and beverage offer.
- **51/51a Great Underbank** sits on the boundary of Market Place & Underbanks Conservation area and is in close proximity to the Merseyway shopping centre. Any development should look to enhance the works that are proposed in the Underbanks, whilst providing sustainably located apartments within the town centre.



## Market Place, Underbanks & Merseyway

With the historic Market Hall at its heart, the Market Place and Underbanks area is a unique place in Stockport town centre, rich in heritage and character.

Market Place & Underbanks forms the historic core of Stockport. It retains its medieval street structure and many of its heritage buildings, giving it quality, character and charm.

Located 10mins walk from Stockport train station and easily accessible from the surrounding residential areas. Market Place & Underbanks is fast becoming known as a destination renowned for its quality independent hospitality and retail offerings, supported by small businesses and offices. Adjoining to the South is the St. Peter's conservation area, a key historic and diverse thoroughfare with a growing variety of local food, drink, and convenience stores alongside newly refurbished public space.

There are three main pedestrian hubs within the Market Place & Underbanks area. St. Peter's main street, St. Petersgate, directly connects to Market Place via the beautiful St. Petersgate Bridge with views over Stockport Old Town. The site is located between the pedestrian hubs and St. Petersgate. It addresses a key strategic axis between Little Underbank and Great Underbank to the North-West and faces the rear of St.Petersgate to the South-East.

In line with the wider investment indicated, policies CS5, CS11 and AS1 seek to enhance the vitality, viability and facilitate the enhancement of the town centre.

The emerging proposals have considered this strategic aspiration and will improve the vitality and usability of the site. This includes increasing the residential density by creating a vertical and rear extension to the existing building along Great Underbank and establishing new residential properties on an empty site along Pickford's Brow.

The proposed scheme will support the surrounding local businesses and bring residents sustainably into the centre to encourage continued growth within the area.



Image: Proximity to pedestrian, shopping and amenity hubs



# 03 Site photos

## 51 Great Underbank

The adjacent images of the Great Underbank/ Little Underbank intersection show the rich architectural heritage and mix of styles with 'buildings of their era' surrounding the wider site. The images also highlight how the mix of styles and character create the rich architectural diversity that make up Stockport Old Town.

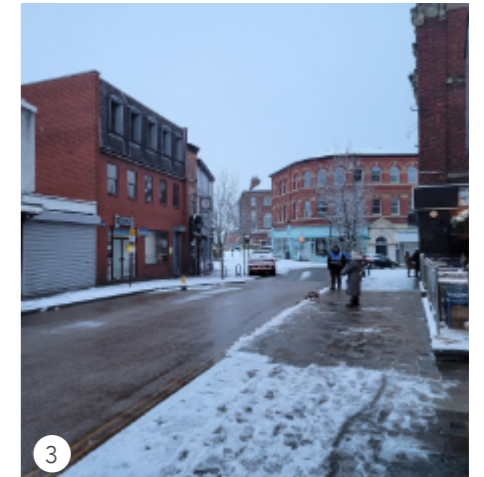


1. View down Great Underbank towards Application site
2. View along Deanery Way towards Merseyway
3. View up Great Underbank
4. View along Little Underbank towards St. Petersgate Bridge

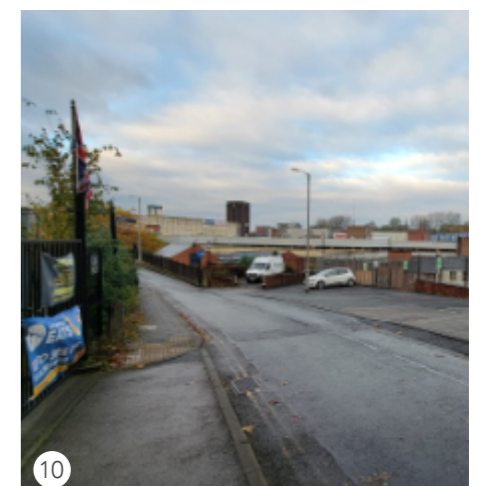


# Pickford's Brow/ High Bank Side & St. Petersgate

Similarly, the adjacent images of St. Petersgate show a variety of architectural styles during different times of Stockport's development history. The site along Pickford's Brow/ High Bank Side is one of several sites which have potential to be redeveloped as an extension of the growth already seen within the Market & Underbanks and the St. Peter's conservation area.



1. View from Egerton Arms towards High Bank Side and the Application site
2. View from Egerton Arms/ High Bank Side towards High Street
3. View from St. Petersgate towards St. Petersgate Bridge
4. View from Egerton Arms towards St. Petersgate Bridge/ Market Place
5. View from St. Petersgate Bridge towards St. Petersgate
6. View from JD Wetherspoons towards St. Petersgate shops
7. View from St. Petersgate Bridge towards Application site
8. View from High Bank Side towards rear of the Egerton Arms
9. View from High Bank Side towards rear of St. Petersgate
10. View from rear of Egerton Arms towards Pickford's Brow/ Application site



# 04 Historic Context

Historically, 51 Great Underbank formed part of a tight urban grain which was established from the mid to late 19<sup>th</sup> century. It contributed towards a wider streetscape of residential houses located between Great Underbank, High Bank Side and Pickford's Brow. The houses stepped to follow the topography of the land and were varied in height ranging from two to three storeys, with some landmark buildings reaching five storeys (such as the Empire Theatre).

The buildings on the site and the wider Pickford's Brow and High Bank Side were subsequently cleared in the mid late 20<sup>th</sup> century and were never redeveloped. As found today, the site weakens the fragmented townscape of this part of Stockport.

Further information on the historic development of the site can be found within the supporting Heritage Statement prepared by Adapt Heritage.



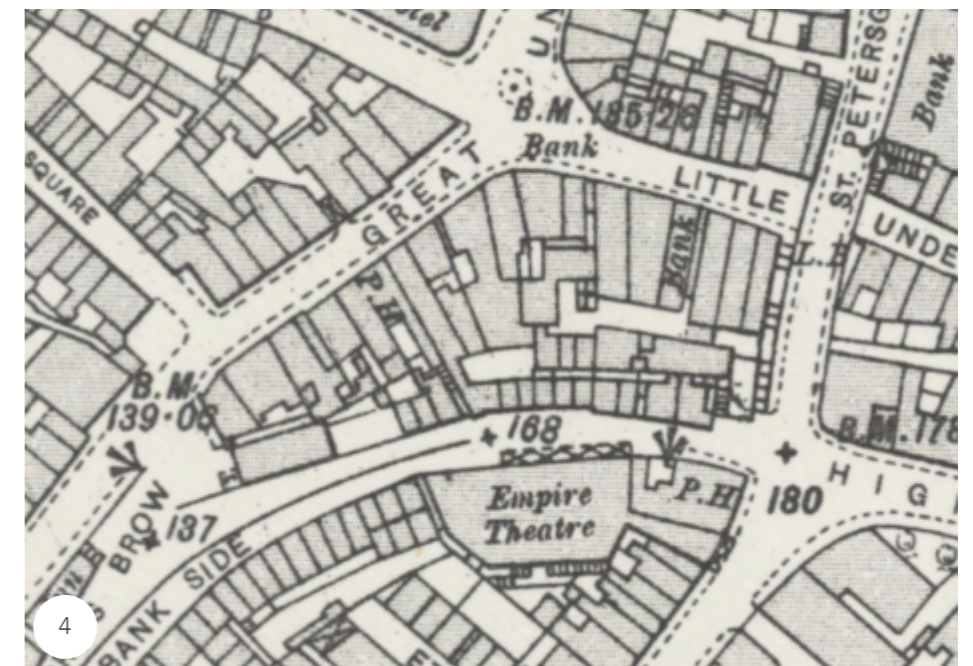
Pickford's Brow looking up the hill with the site on the left, c. 1901  
© Stockport Council Image Archive



Pickford's Brow looking down the hill with the site on the right, c. 1901  
© Stockport Council Image Archive



Aerial of the site and surrounding area, c. 1925  
© Historic England



1907 Ordnance Survey  
© Landmark Information Group

