

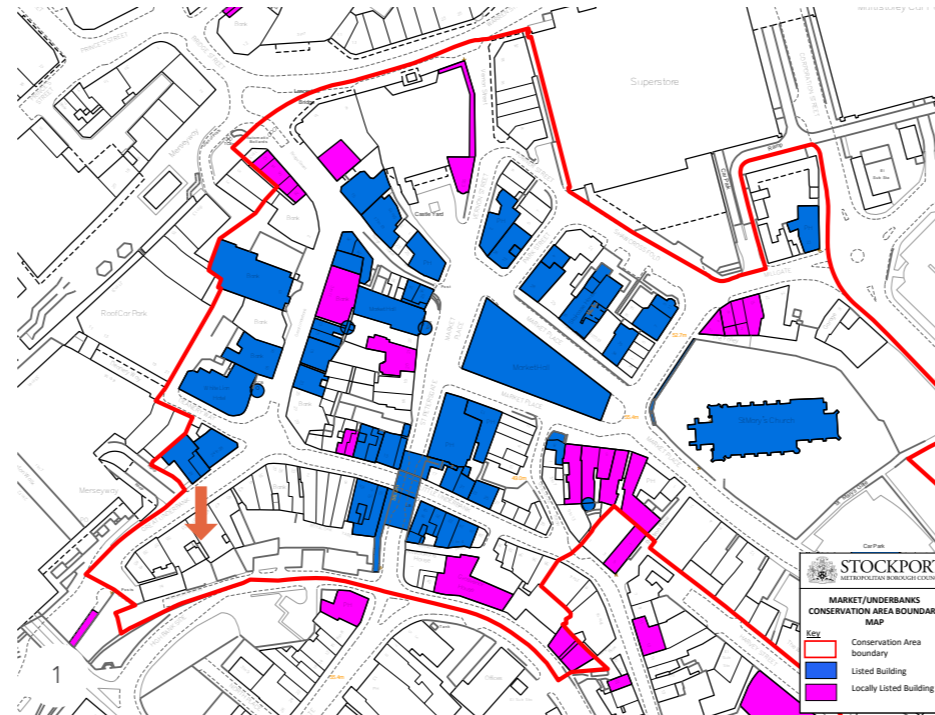
05 Site Analysis

Conservation area

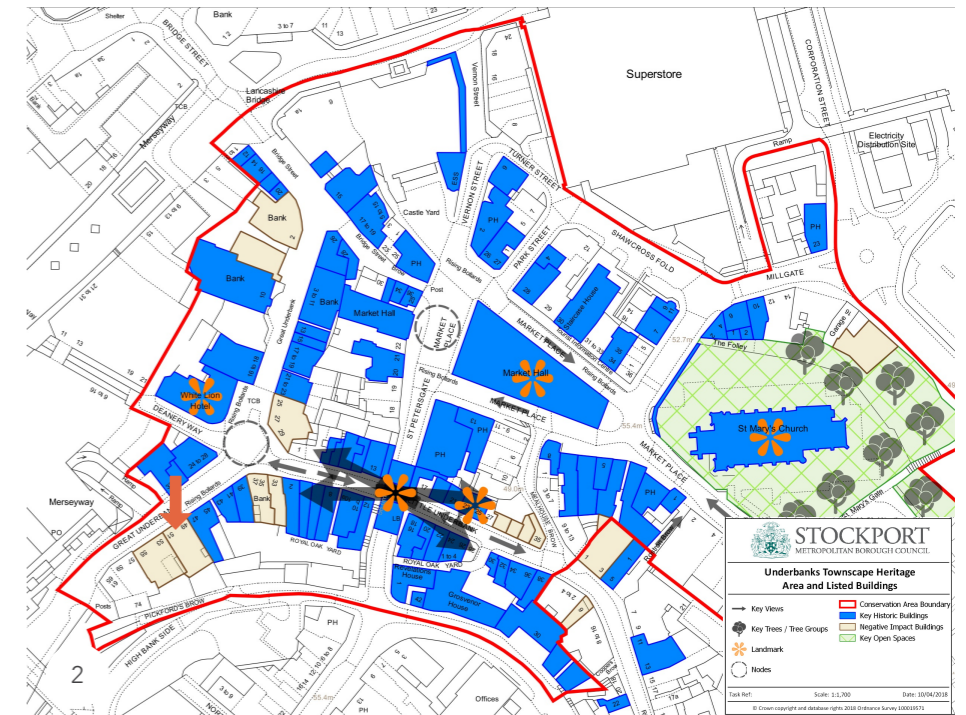
The site is located within the Market Place/Underbanks conservation area, which forms one of the most well preserved and historic parts of Stockport town centre. The area was first designated in 1974, and extended in 2005. The land to the rear of No. 51 faces towards St Peter's conservation area, which was established in 2005 to incorporate three principle historic roads: St. Petersgate, Chestergate and Wellington Road.

The significant historic character and appearance of the conservation areas is denoted by the townscape and group value of the large number of surviving historic buildings which make a major contribution to the special interest of these areas (including locally listed buildings). While 51 Great Underbank is not listed itself, given its siting within the conservation area, it's design should be sympathetic to its surroundings.

A conservation-led approach to the scheme seeks to progress a design which would be compliant with policies CS8 and CS11, by enhancing the site's contribution to both conservation areas.



Stockport Council Market & Underbanks Conservation Area Boundary Map



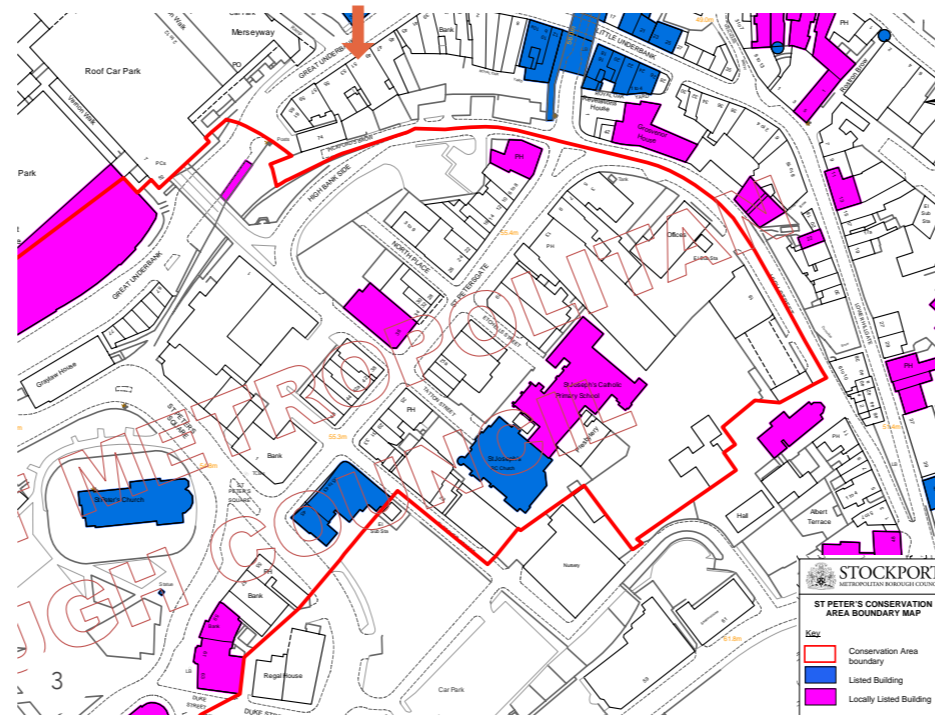
Stockport Council Market & Underbanks Conservation Area Listed Buildings

Townscape

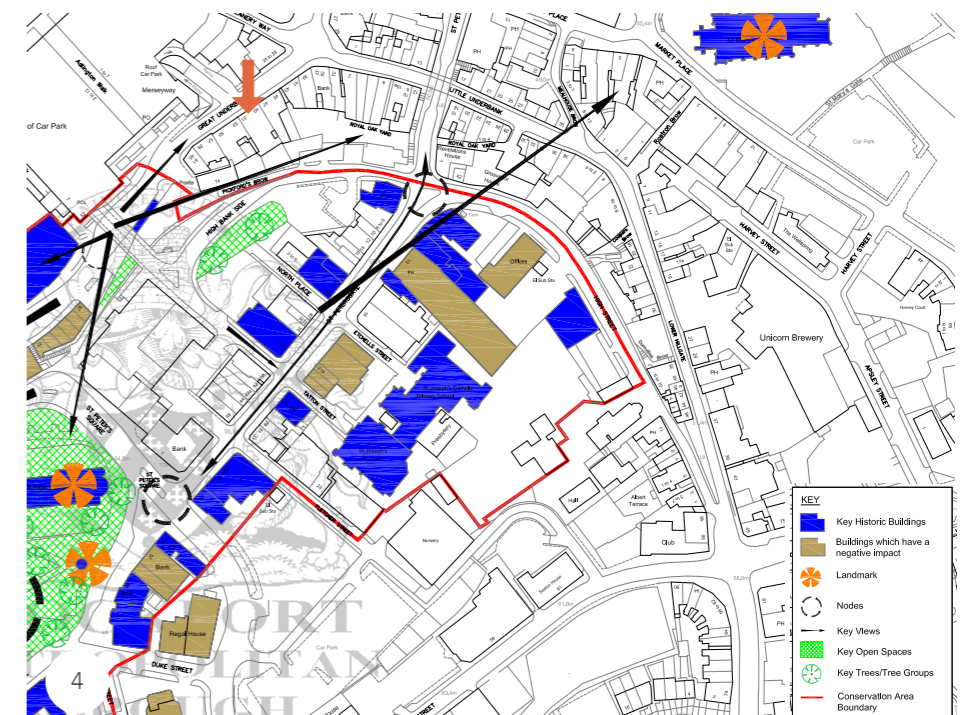
The building currently occupying No. 51 is identified by Stockport MBC as having a 'negative impact' on the Underbanks townscape heritage area. The refurbishment proposals approved under applications DC/087456 and DC/087992, has been designed to partially remedy this, with the proposals covered under this application seeking to enhance the sites contribution to the conservation area.

The land to the rear of No. 51, along Pickford's Brow/ High Bank Side, is currently empty. While not identified as having a 'negative impact' on the adjacent conservation area maps, it could be argued that because this site originally contained dense urban grain, which has since been lost, it now has a negative impact from a townscape perspective. The proposal offers a positive step to reinstate this and is an opportunity to enhance the streetscape. The streetscape straddles the boundary of the Market Place & Underbanks and St. Peter's conservation area and is identified as a 'key view' towards Stockport Old Town from the Merseyway car park bridge.

Further information on the heritage context of the site can be found in the supporting Heritage Statement prepared by Adapt Heritage.



Stockport Council St. Peter's Conservation Area Boundary Map



Stockport Council St. Peter's Conservation Area Listed Buildings



Opportunities & Constraints

The vertical/ rear extension proposed at No. 51 and land to the rear of No. 51 each have different opportunities and constraints to consider.

Vertical/ Rear Extension to No. 51

Streetscape

Building a vertical/ rear extension in keeping with the heights of the adjacent buildings and using high quality design materials, can contribute to the appearance of Stockport Old Town's roofscape views whilst maintaining the emphasis on the front elevation along Great Underbank's streetscape.

Building line

The vertical extension should be set back from the front elevation, which forms the building line, so that it is read as secondary to the main building.

New Build Townhouses

Streetscape

The new build townhouses are an opportunity to begin a new residential streetscape along Pickford's Brow/ High Bank Side, within a prominent area of Stockport Old Town.

Building line

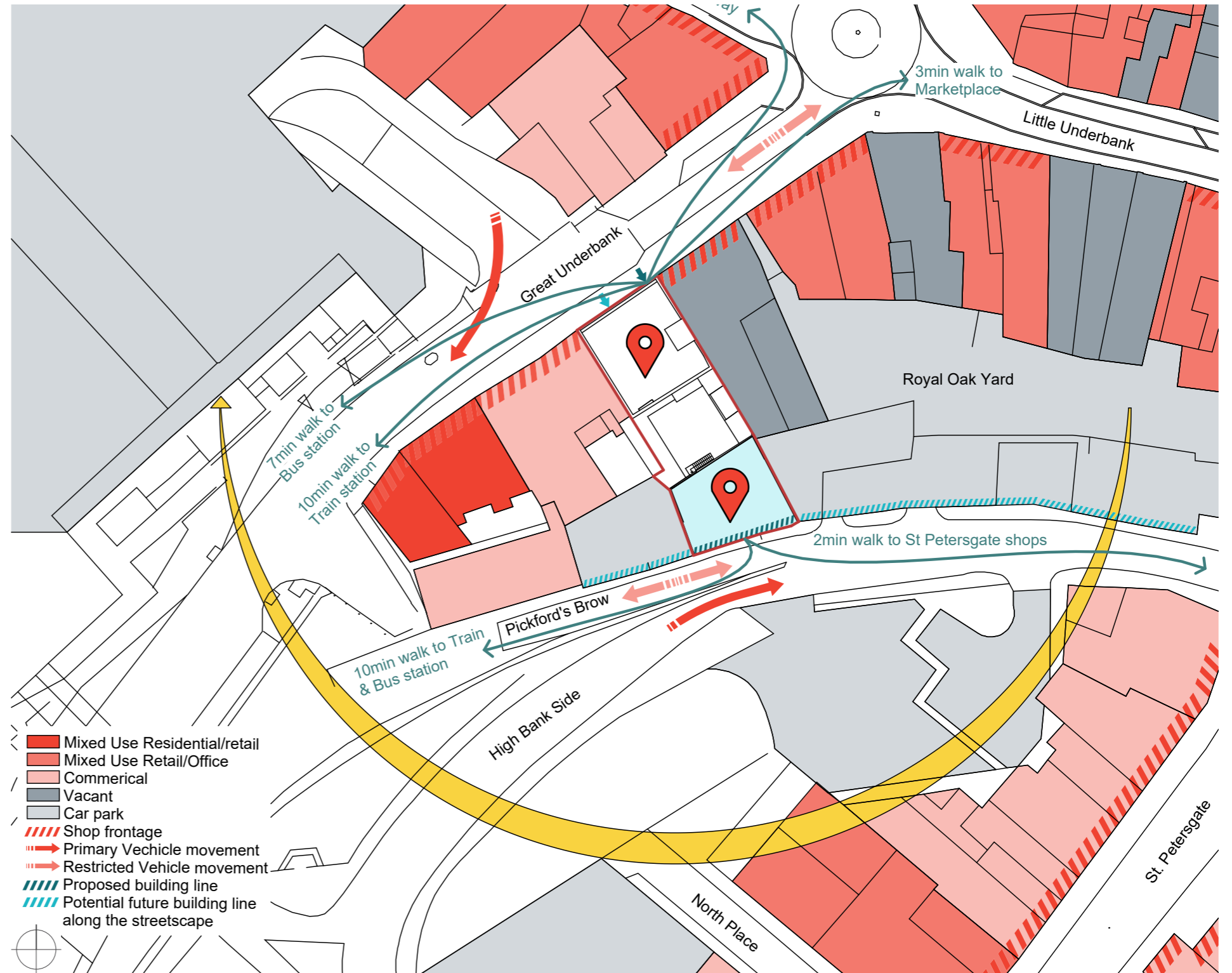
A potential future building line along Pickford's Brow/ High Bank Side could be set in line with the back of the existing pavement boundary, as is typical within the Town Centre.

Active frontage

The townhouses should address the street and be designed to ensure future occupants feel safe and contributes to a sense of place.

Connection

The site is well connected and is within 3 minutes walking distance to Stockport town centre and Market Place, and 2 minutes walking distance to St. Petersgate. The site is also well connected by public transport with Stockport railway station being a 10 minute walk along St. Petersgate and bus stops being a 3 minute walk along either along St. Petersgate or Warren Street (opposite Asda).



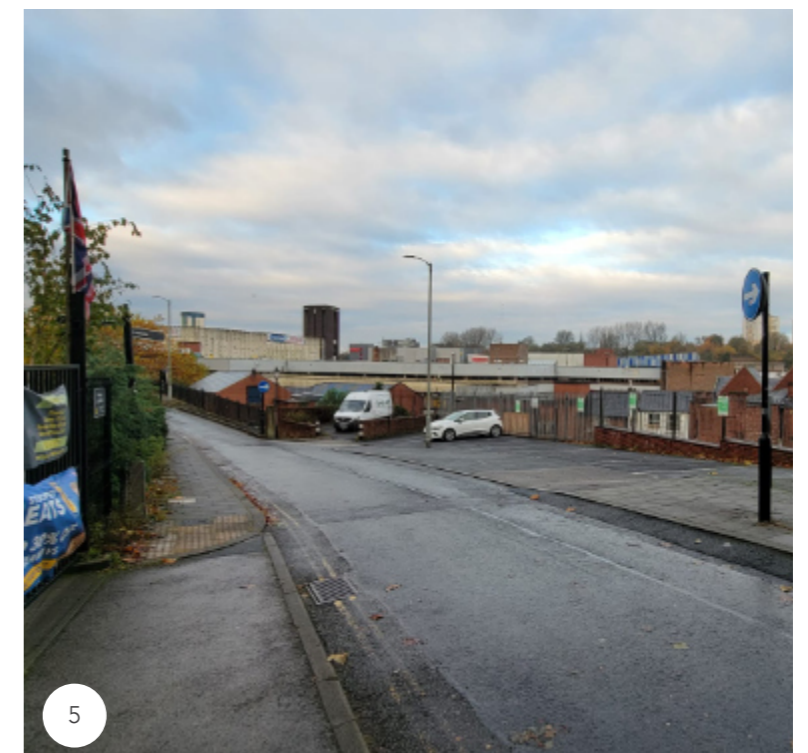
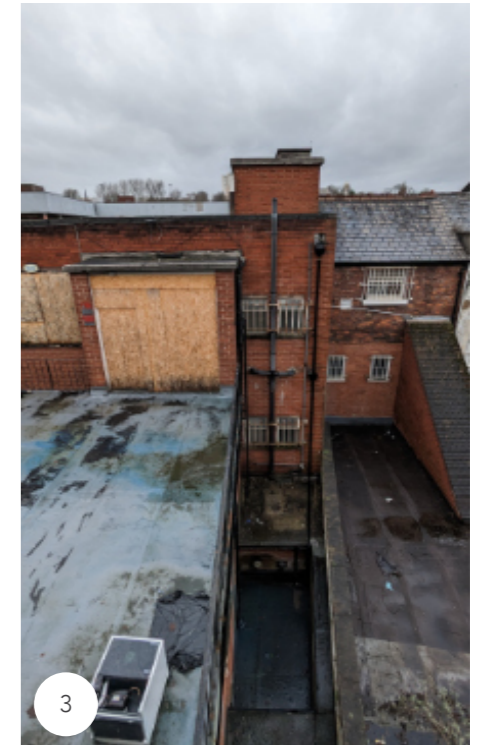
06 Existing Building

51 Great Underbank

The building is currently partially occupied, with the ground floor and basement comprising a retail unit. The first and second floors are vacant with windows to the rear elevation boarded up. Redevelopment works to the existing building to convert the first and second floors into apartments, including refurbishing the front elevation, have been approved under the Full Planning application no. DC/087992.

Land to rear

The land to the rear of 51 Great Underbank is situated at a higher level, fronting Pickford's Brow. The site is mostly a flat concrete/ tarmac area with modern brick retaining walls and modern black fencing along the boundary edges. It is currently empty and underused, occasionally used for car parking.



1. View of Principal elevation from Great Underbank
2. View of rear elevation from land to rear along Pickford's Brow
3. View of gap between rear and neighbouring property from Pickford's Brow
4. View of land to rear of No. 51 along Pickford's Brow
5. View of land to rear of No. 51 towards junction between Pickford's Brow and High Bank Side



07 Great Underbank Streetscape

Further to the streetscape assessment that informed the approved redevelopment under applications DC/087456 and DC/087992, careful consideration has been given to the existing heights and roof lines of the surrounding buildings along Great Underbank, to inform the vertical extension proposals.

Roof line

The historic buildings here typically have a proud front elevation, often expressed as a parapet whereby the roof is set-back or hidden (with the exception of the No. 41 mock tudor building).

Scale

Great Underbank slopes downwards from North East to South West. The buildings, including number 51 are predominantly three storeys and are of similar height. The historic buildings at No. 39, 41 and 43-45 have extended frontages/ roof lines reaching above the second storey fenestrations. The adjacent building, number 53, is an anomaly at only two stories.

Proportions

The approved elevation refurbishment design has been informed by the emphasis on the vertical proportion of the surrounding buildings' fenestration. No. 39, 41 and 45 have extended frontages/ roof lines of similar proportion to the height of 1 or 1.5 storeys. This principle is to be carried forward into the design for the vertical extension.

Materials

With the exception of 41-43 Great Underbank, which comprises a victorian mock tudor timber and render facade, the primary material along the street is brick, with some stone detailing. Windows are a mix of timber and metal. Roof materials to the historic buildings are predominantly slate tiles while there are some examples of modern developments using alternative high-quality roofing materials such as zinc.

Character

The overriding character and significance of the Market Place and Underbanks conservation area is identified as a... 'Diversity of type and period-style of individually significant buildings which chart the historic development of the thoroughfare and enhance the visual qualities of the area..' that provides a 'Harmonious use of architectural materials and detailing to unify buildings of different dates and styles'.

Proposals for the vertical and rear extension to No. 51 Great Underbank aims to incorporate traditional and contemporary materials, designed to read as an addition to the building and as secondary to the front elevation approved under application DC/087992.

Extended roof lines above second storey



Analysis of the fenestration and detailing along Great Underbank, demonstrating the predominantly vertical proportions



08 High Bank Side Streetscape

The new townhouses are an opportunity to reinstate a dense urban grain and set a quality precedent along High Bank Side/ Pickford's Brow in terms of scale, proportions and materiality, whilst drawing inspiration from surrounding historic buildings and anticipated developments.

Scale

High Bank Side slopes up towards St. Petersgate to the East and up again towards the Merseyway car park to the West. Where it meets Pickford's Brow, it continues to slope down. As no other developments currently front High Bank Side Road, the townhouses will be setting a new precedent for scale. It is felt appropriate that reference is made to the historic terraced houses which once occupied this site, which typically varied between 2-3 storeys high. At present, the height of the nearby buildings towards St. Petersgate Bridge are typically 3 storeys high.

Proportions

The site is located within Stockport Old Town, which largely consists of 3 storey terraced buildings with pitched roofs. The uniform, repeated, proportions of the historic terraced houses and the proportions of the approved elevation design (which places emphasis on verticality) will also inform the proposed townhouse elevations.

Materials

The primary facade material of the historic terraced houses, and within the surrounding area, is brick with some stone detailing. Windows currently seen over Market & Underbanks and towards St. Petersgate from High Bank Side are a mix of timber, metal and UPVC. Another notable feature of High Bank Side are the historic black painted metal railings.

Character

There is an opportunity to reinstate a similar character and feel which the former historic terraced houses brought to Pickford's Brow/ High Bank Side and the wider townscape of Stockport Old Town. Currently, the site and neighbouring sites are either empty, underused or are used for parking. Opposite the site is the Egerton Arms' car park and a grassy verge with shrubs.



1901 view of High Bank Side/ Pickford's Brow.
© Stockport Council

Heights of nearby buildings towards St. Petersgate Bridge



View of site from High Bank Side towards St. Petersgate



Existing streetscape along High Bank Side/ Pickford's Brow



09 Local Materials and Details

The adjacent photos demonstrate the use of brick and zinc/copper within both conservation areas. Black metal railings are also a predominant feature. This has informed the design details and materiality choices for both the vertical/ rear extension as well as the townhouses.

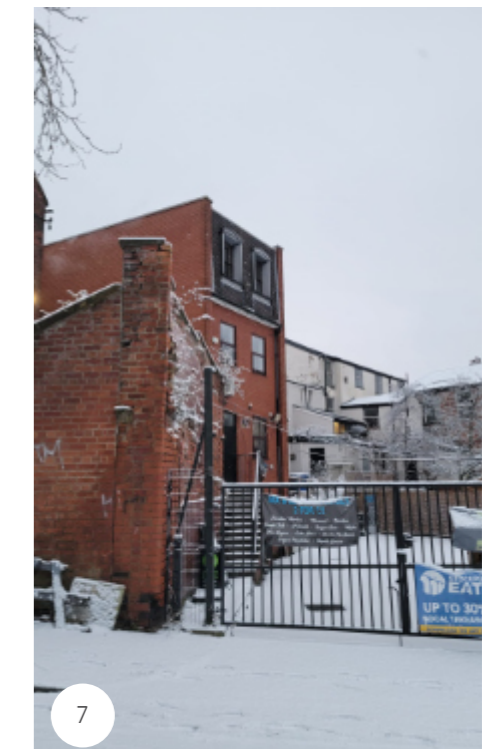
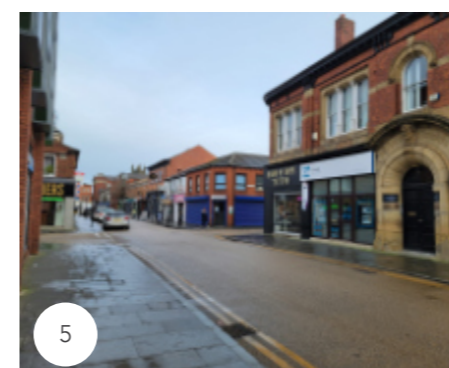
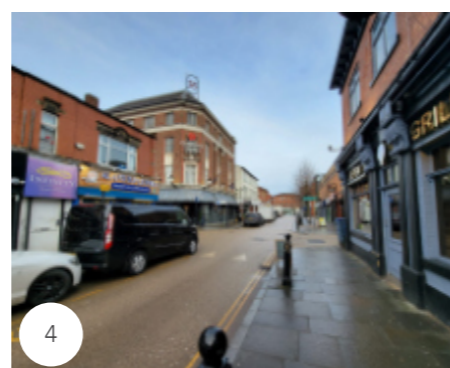
Throughout the Market & Underbanks and St. Peter's conservation areas, brick of varying types is a predominant facade material which has been used on both historical and new developments over time, due to its durability and versatility.

While many of the historic buildings are finished in traditional brick and slate tiles, there are examples more recent buildings using a brick alongside contemporary materials such as zinc and copper, situated within both conservation areas. These are depicted in adjacent images 1 and 6, where two different types of standing seam metal have been used to finish vertical extensions or the upper storey of a new development. Zinc is an effective material for visually showing the modern development of an area while being complimentary to the aesthetics of the existing traditional materials.

Another noticeable feature throughout Stockport Old Town are the painted railings in black, yellow, red and blue colours. A particularly beautiful example is the railing to St. Petersgate Bridge, in image 3.

Image 2 taken from High Bank Side looking towards St. Petersgate shows the distance roof tops along Great Underbank, red brick buildings along St. Petersgate, and the zinc-clad second storey of a recent development in St. Peter's. The proposed townhouses will be the first development to address Pickford's Brow/ High Bank Side and will therefore be an opportunity to set a quality precedent in terms of material use and detailing.

1. Zinc roof extension to building within Market & Underbanks area
2. View towards the Application site and St. Petersgate from High Bank Side, showing no development has been made as of yet. Local material references are therefore made from buildings in the distance.
3. Painted metal railings on St. Petersgate Bridge
4. Use of brick prevalent along St. Petersgate
5. Use of brick prevalent along St. Petersgate
6. Contemporary development within St. Peter's conservation area using brick on lower floors and zinc cladding on the upper floor.
7. Example of upper floor facade in roof material visible from High Bank Side



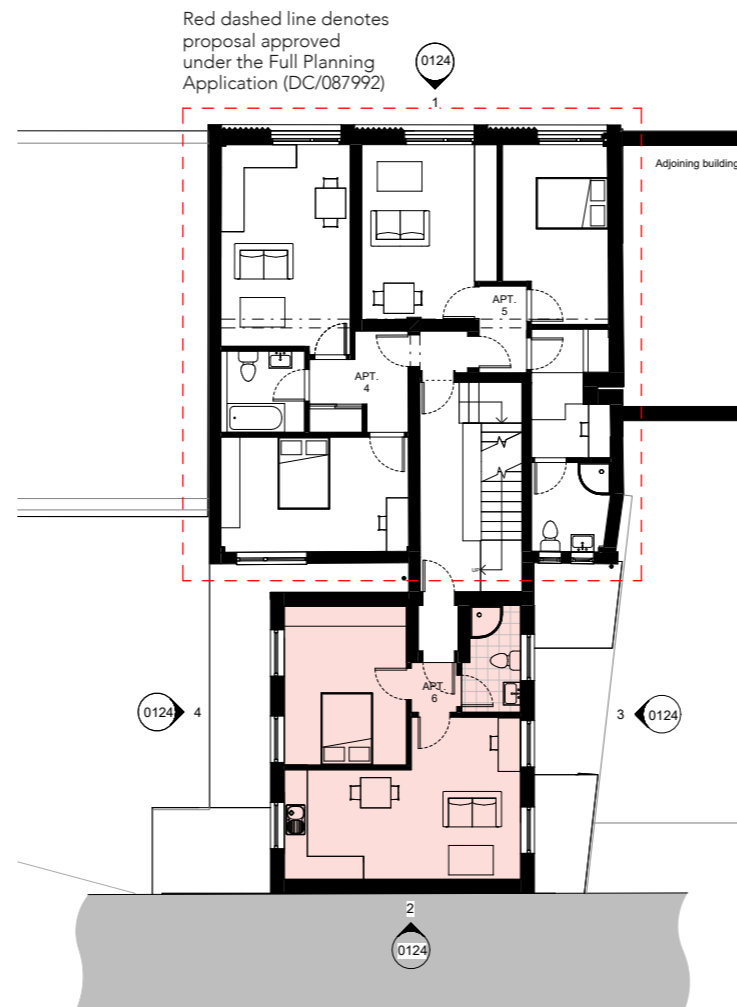
10 Extension Architectural Proposals

Layout

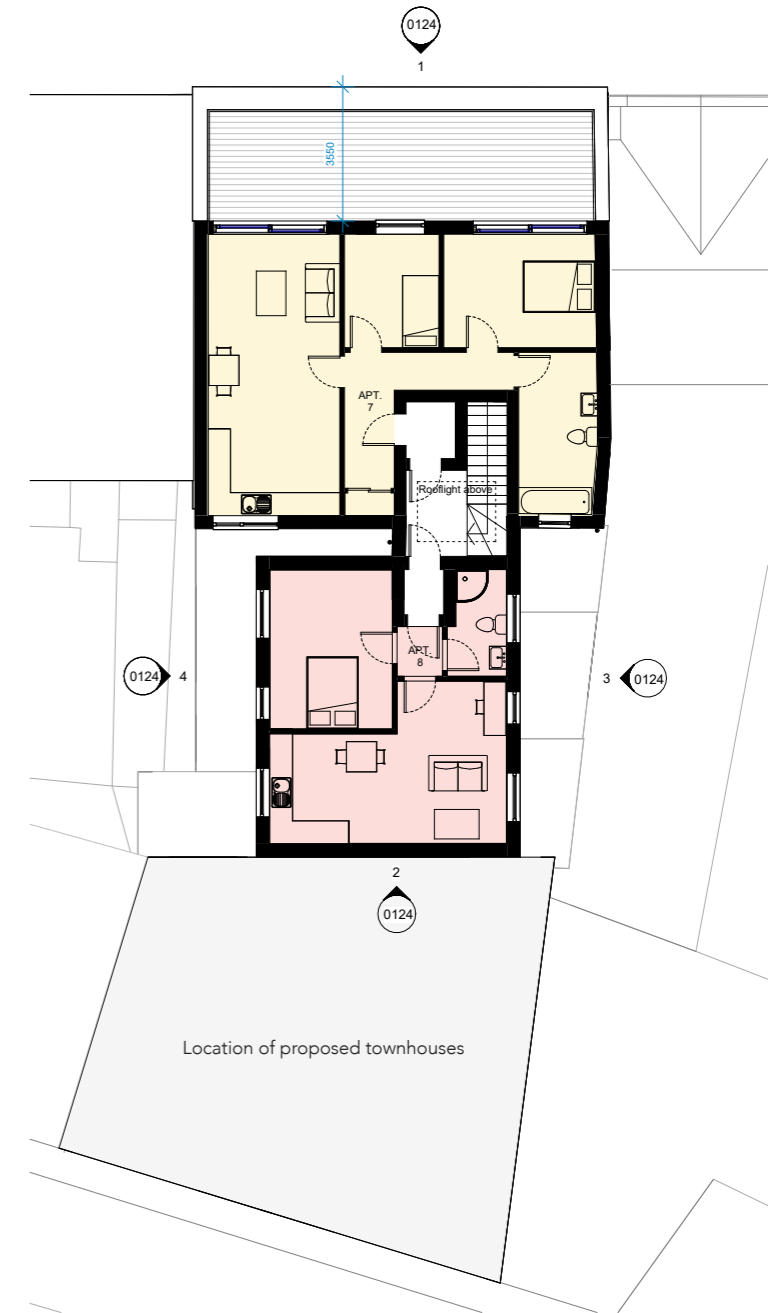
The vertical/ rear extension to No. 51 provides a total of 3no. additional apartments, informed by the previous apartment layouts as approved under the Full Planning application no. DC/087992.

To the rear of the building, the vertical extension is a total of 2 storeys high and repeats the approved 1 bed 1 person apartment layout (coloured pink) on the first floor. The proposed number of openings are also repeated.

To the front of the building, the vertical extension is a total of 1 storeys high and creates a new 2 bed 3 person apartment (coloured yellow). The front elevation of this apartment is set back from the existing building line to limit the visual impact on the streetscape from Great Underbank. This also has the added benefit of providing the occupants with a generously sized roof terrace for outdoor residential amenity.



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



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

Building	Area type	GIA Area (m ²)
Second Floor		
	Apartment 6 (1b1p)	46
Third Floor		
	Apartment 7 (2b3p)	63.5
	Apartment 8 (1b1p)	46

