



VIEWS

Oakley Gardens, Fallowfield

Public Consultation

December 2025

HISTORIC CONTEXT

The original Villa, known as Oakley, was built in c1837 and formed a large, detached building in the Gothic revival style, which was located within its own extensive grounds. It was built along with three other mansions on the easterly side of Fallowfield Brow,.

Oakley remained as a single residential dwelling until 1903, when the estate became a private residential /golf club.

At the same time, Wilmslow Road was widened to facilitate additional trams, circa 20 feet of the front garden was given over to the public road and the east boundary wall was moved back. Resulting in a smaller front garden space.

In 1920 the estate was purchased by U.S.D.A.W for use as their headquarters and offices, and remains in this use until 5 years ago.

Additions and alterations to the Site have include the construction of a large extension along the southern boundary in 1937, a further extension adjacent to the 1937 block in the c1950s, and a third extension to the west of the Site in the late-1970s/early-1980s.

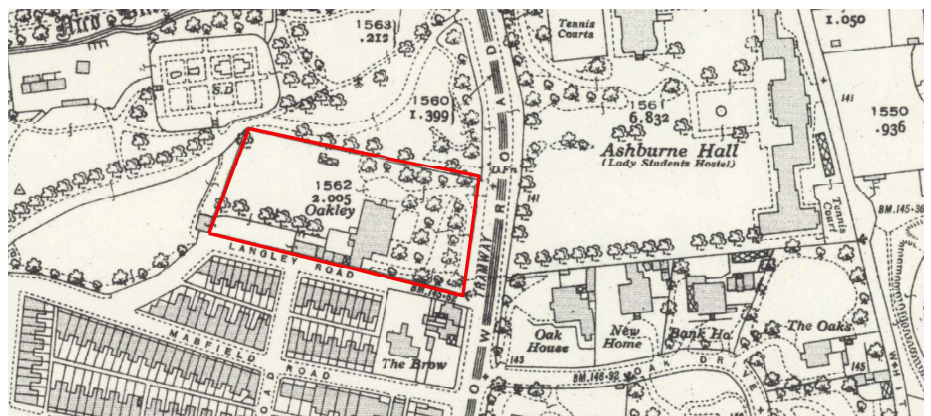
Internally, the original house retains a high number of original Gothic revival features, fixtures and fittings, located primarily to the ground floor level. Later, c1880s decorations in the Aesthetic Movement style can be found within two ground floor reception rooms and the main staircase and based on stylistic grounds could be the work of local architect George Faulkner Armitage.



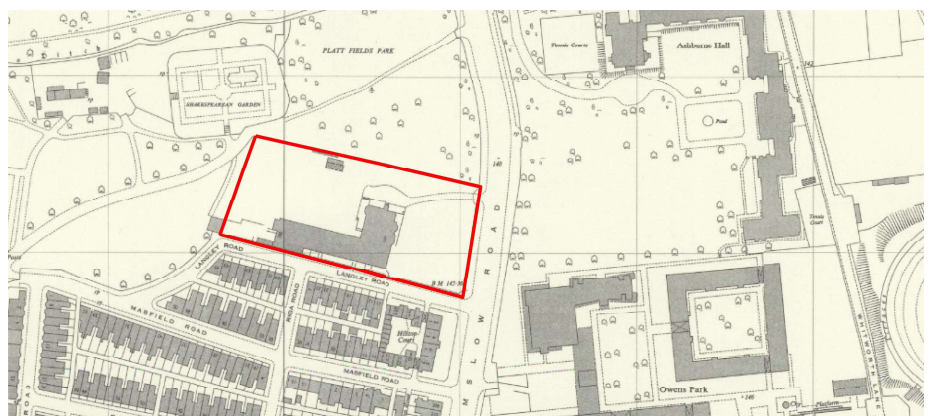
1845



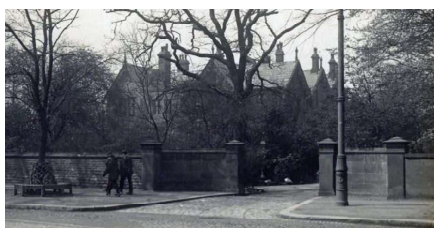
1891



1935



1968



c1900

VIEWS

SITE CONTEXT

To the north and west of the site lies part of Platt Fields Park, the sunken Shakespearean Garden lies just north of the northwest corner of the application site. There are several large trees to the north of the site boundary, with several protected trees along the eastern edge.

Oakley still retains a prominent frontage including gable features, pitched roofs and bay windows, while the extension buildings are flat roofed and of a functional office design.

The extensions to Oakley have an awkward relationship with the original building, especially the junction facing Wilmslow Road.

Traditional two and three storey terrace housing exists to the south of the site with the Fallowfield student campus across Wilmslow Road to the east.

The immediate site surroundings contain a variety of building types of differing heights ranging from two storey residential dwellings to nineteen storey accommodation blocks.

The materials, colours and composition of the local architecture is varied. The historic buildings are predominantly red brick and the newer developments are also red or brown tones with some buff brick.



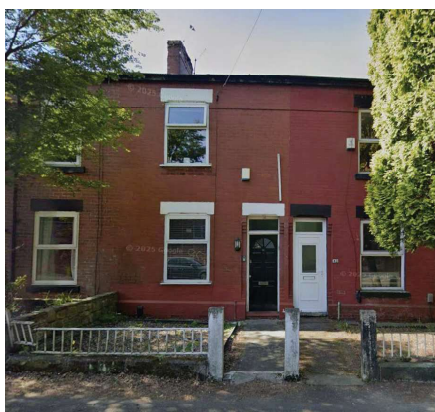
The original Villa entrance



Apartment block opposite (Langley Road)



View from Langley Road



Terrace homes opposite (Langley Road)



Terrace homes with bay windows on Mabfield Road



Large bus shelter along Wilmslow Road

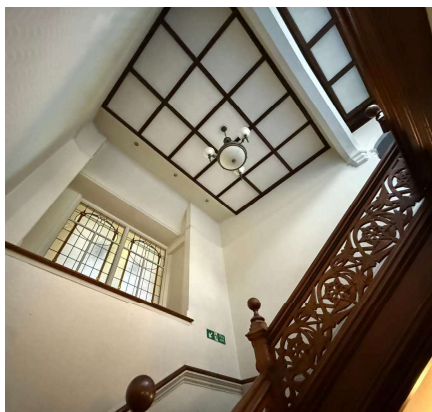
VIEWS

SITE CONTEXT

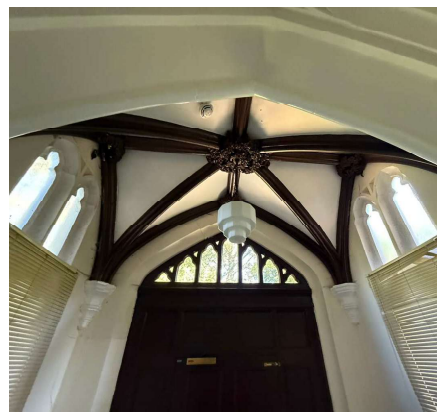
The existing Villa is filled with many original details such as fireplaces, decorative ceilings, decorative timber panelling, ornate timber balustrades and internal glazing.

The Villa has a clear cellular arrangement of rooms off a central grand staircase.

There has been various remodelling and renovations throughout the years, with more recent alterations having little architectural merit. The scheme will look to remove later additions and retain and renovate the original elements of architectural interest.



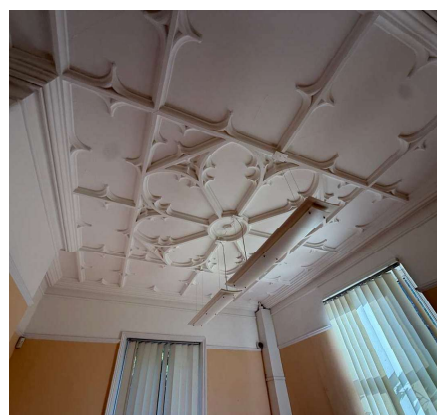
Stained glass internal window



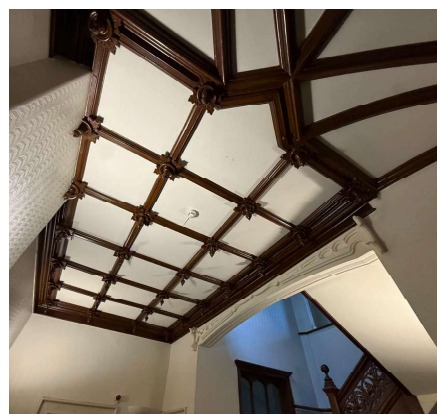
Original vaulted roof with carved boss to the entrance porch



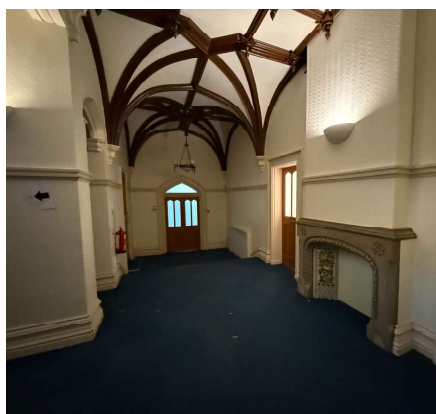
Main staircase with carved timber balustrade



Original decorative Gothic ceiling



Original decorative ceiling



Entrance hall and original fireplace



Original carved stone fireplace



Original Inglenook fire surround with modern reproduction fireplace

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DESIGN STRATEGY

The proposal starts with reinstating the existing Villa to its former glory and making it the heart of the development. Although not listed, the original Villa still retains prominent frontages and valued historic features that we wish to celebrate and retain. To do this, we propose to demolish the later, twentieth century additions that have been awkwardly annexed to the Villa. This will allow 'breathing space' and give the impression that the Villa is once again a standalone element.

The second main constraint is the location of the many existing trees both within and nearby the site. The trees, including several that have tree preservation orders (TPOs), are an essential element of successful place making and will be treated with care, retaining all the trees surrounding the site. New homes will be located to carefully avoid damaging any roots. In the centre of the site, a number of smaller trees will be removed to allow for the new homes. These trees will be replaced with 15 to 20 new trees in other parts of the site.

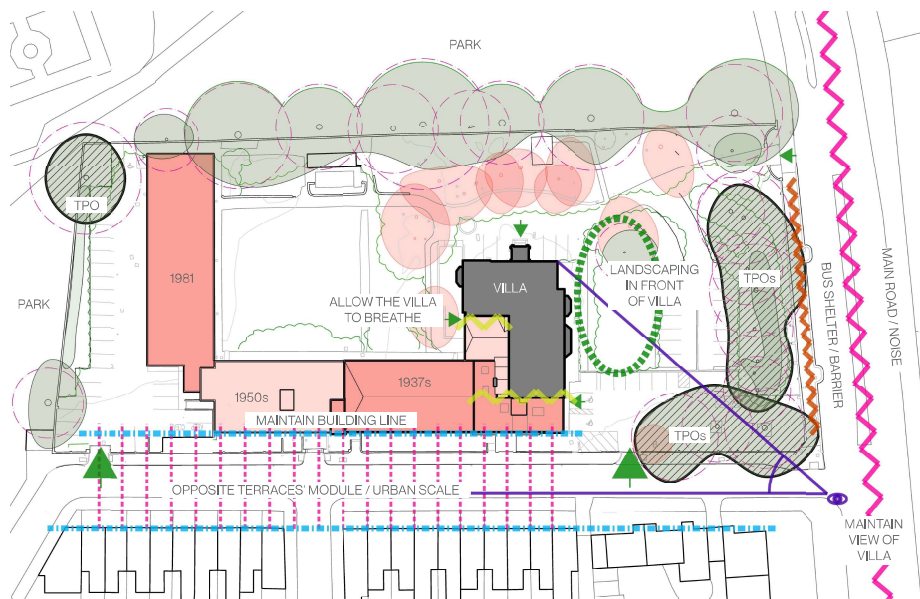
The existing pedestrian and vehicle access points will be roughly maintained in their current positions, allowing easy access to both Langley Road and Wilmslow Road. A new access road into the heart of the site will serve the interior homes and allow for individual driveways and turning areas.

We are keen to ensure we maintain the view of the Villa from the corner of Langley Road/Wilmslow Road. A view that is blocked along most of the eastern boundary by the extraordinary long bus shelter but reveals itself at the road junction. This will allow the Villa to retain its setting within its landscape.

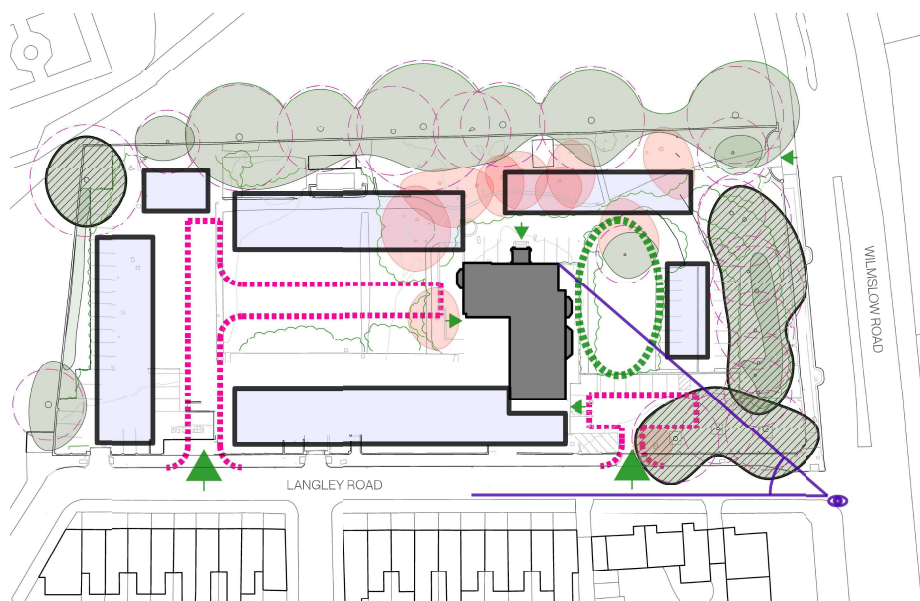
To maintain and enhance a positive setting of the Villa, we propose to maintain a large area of soft landscaping in front of the heritage asset. We can do this by minimising car parking and improve the current arrangement.

The development along Langley Road will follow a similar building line of the current office building and work to a similar module / house widths / proportions of the terrace homes opposite, to create a contextual harmony.

Reinstatement of historic secondary entrances to the Villa will allow for a break in massing and reduce impact on the existing fabric.



EXISTING SITE CONSTRAINTS



PROPOSED DEVELOPMENT ZONES

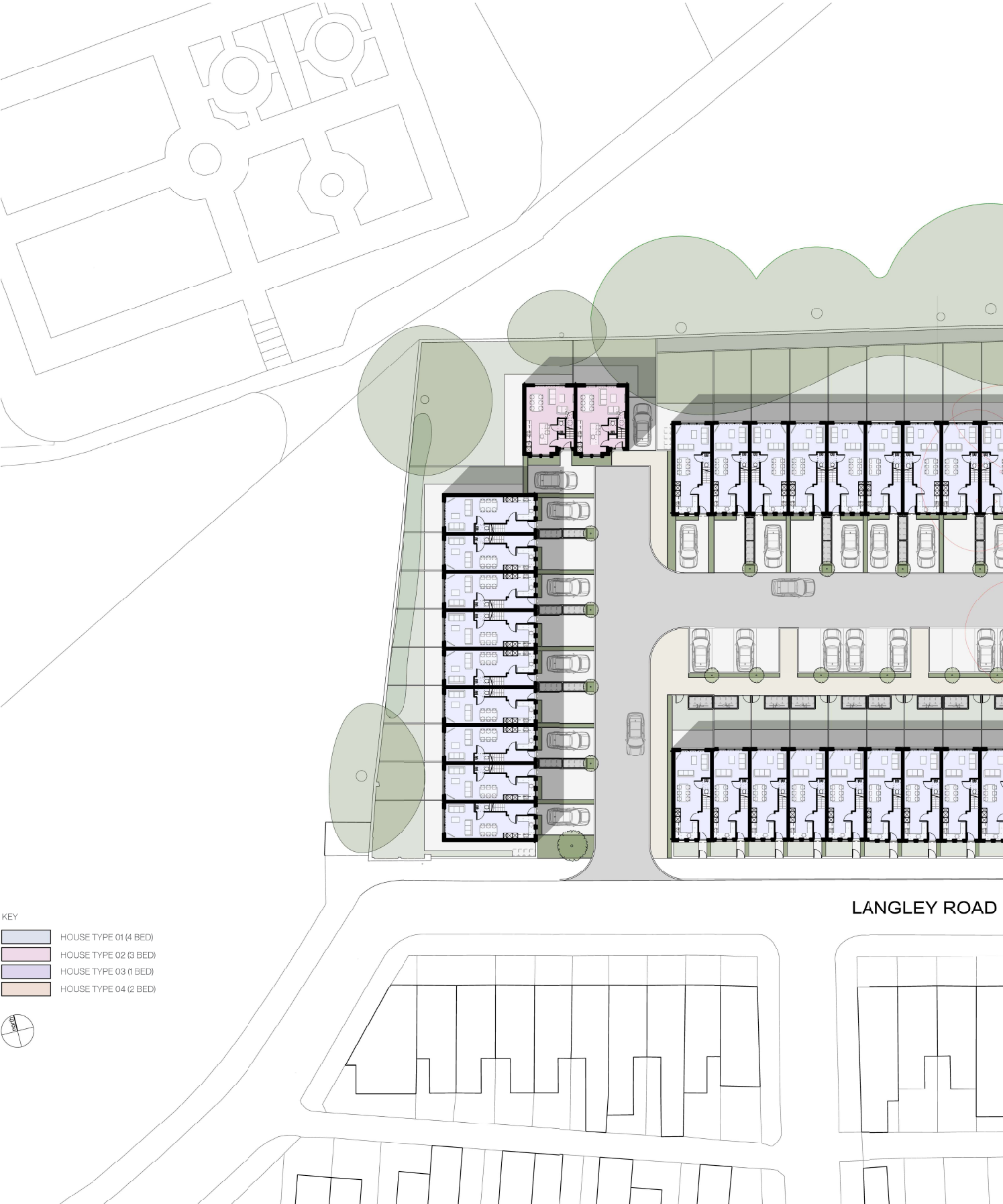


PROPOSED DEMOLITION



VIEWS

PROPOSED SITE PLAN



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PROPOSALS - VILLA

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



The proposed development creates a total of 53 new homes, with the following split;

- 31 no. Type 01 (4 bed) Houses
- 11 no. Type 02 (3 bed) Houses
- 8 no. Type 03 (one bed apartments in the Villa / extension)
- 3 no. Type 04 (two bed apartments in the Villa / extension)

53 no. Total

KEY	
	HOUSE TYPE 03 (1 BED)
	HOUSE TYPE 04 (2 BED)

The proposal looks to demolish all the later additions to the site and reinstate the Villa as a separate massing at the heart of the scheme.

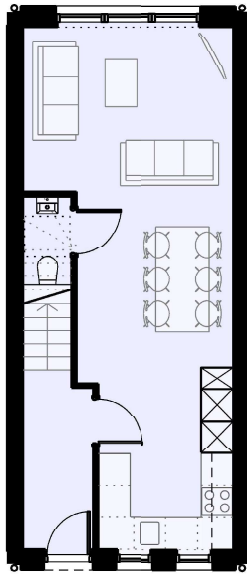
The refurbishment of the Villa will seek to retain all the internal elements of architectural value, including the existing grand stair/ carved balustrades, decorative ceiling details, ornate internal stained-glass windows, historic skirtings/covings, timber panelling and fireplaces.

The circulation and apartments' layout have been carefully considered to minimise the removal of the existing building fabric and maintain the original building concept.

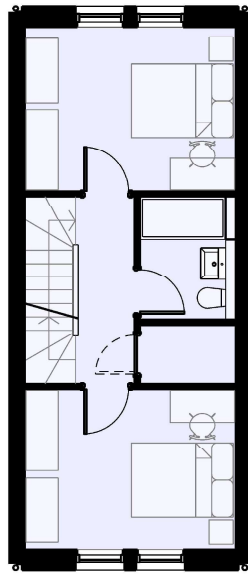
A new secondary access, positioned where the original servant entrance was located, will allow for a physical break between the existing Villa and new build corner. The additional circulation will reduce demolition of the existing fabric and allow for the efficient conversion of the Villa.

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PROPOSALS - HOUSE TYPE 01 (4 BED)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



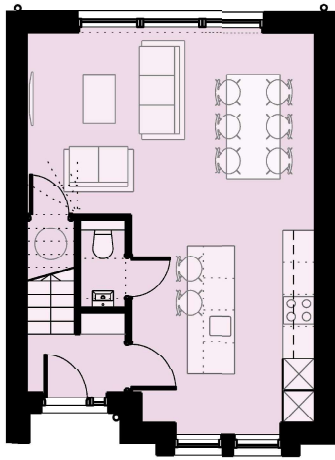
FRONT ELEVATION



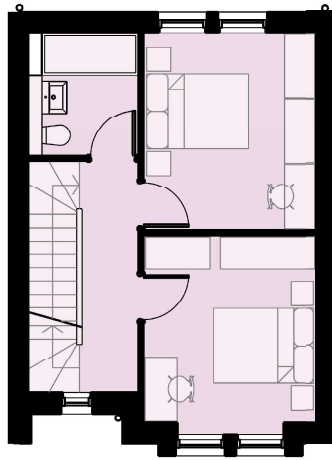
REAR ELEVATION

VIEWS

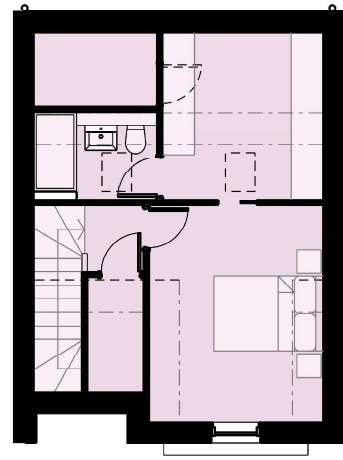
PROPOSALS - HOUSE TYPE 02 (3 BED)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

VIEWS

VISUALISATIONS



Proposed massing



Existing

VIEWS

VISUALISATIONS



CGI view from the corner of Wilmslow Road and Langley Road

The design works to the following principles;

- The Villa will receive new heritage windows to replace the modern plastic replacements.
- A new entrance and circulation is positioned between the Villa and new build corner where the old servant entrance was historically located. This creates a break between the heritage building and new development.
- The new build eaves line is lower / subservient to the Villa's.
- A traditional palette of materials is proposed for the new build, detailed in a contemporary way.
- The new homes along Langley Road work to the module / width of the opposite terraces houses. The terraces are similar to the footprint of the existing office building.
- The new homes across the site stagger down towards the northwest corner to work with the existing topography and allow for level thresholds at the front entrances. The ridge height will be over 2m lower than the current building to be more in keeping with the scale of the opposite two storey terraced houses.
- Bay windows are included on the new homes adjacent the Villa to relate to the scale and form of the heritage asset.
- The new windows have been influenced by the Villa's vertical proportions with slim brick piers tying with the existing stone mullions.

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ENVIRONMENTAL MEASURES

We propose to implement environmental measures which are focused on minimising carbon emissions and maintaining the rich ecological value of the site.



RECYCLING MATERIALS

We will be targeting the use of materials with low embodied carbon and low life cycle environmental impact.



HOT WATER

Hot water will be provided by highly efficient air source heat pumps. The pumps are powered by electricity and while the national grid is not yet fully renewable, the government has set a target for this to happen by 2035.



SUPER INSULATED HOMES

The new homes will benefit from very high levels of insulation to the walls, windows, floors and roofs. This will have a big carbon benefit compared to existing homes and significantly reduce heating bills.



RENEWABLE ELECTRICITY

Some of the proposed roof area is south facing and may be suitable for installing solar PV panels. The panels convert the sun's energy into electricity for the building and reduces our reliance on the national grid. As we progress the detailed design, we will investigate if we can install PV panels.



EVs

Electric vehicle charging infrastructure will be provided with each new home, so any resident who owns a car can swap over to an electric vehicle when they want to.

TRAVEL CHOICES

The site is located close to the city centre, a highly sustainable location with local shops, schools and facilities all a short walk away.

Cycling and walking should be an easy choice for the future residents. Secure bike storage will be included for all new homes, so each resident has a space to store a bike.



ECOLOGY

Thanks to the existing large mature trees, the site benefits from a rich ecology and it is our responsibility to protect it and look at how we can enhance it.

We will investigate installing nesting boxes and planting a range of flowers and shrubs that support insects and bees.

Green spaces to the streets will be planted with a range of indigenous flowers and shrubs that support birds, insects and bees.



VIEWS

THE DEVELOPER

VIEWS' MISSION

We reactivate spaces enabling neighbourhoods to truly thrive.

With care and creativity, we build what matters now and for the future.

A city is a man-made thing. A shared territory, forming new connections, carving new lines on the map. Views of cities hold history and ambition. Views literal and views figurative. What you see, and the what meaning you take from what you see. The picture and the promise. A new view can change your perspective on the place you live, and your place within it.

At Views we aim to make new parts of cities and their surroundings. Good places where people are comfortable and get on with their lives. Blocks that fit, that draw the eye of passers-by. Our buildings fit the street. Our flats and houses are considered, practical, generous. Our shops and offices are in the right place. We face the street and make it clear that we are here to make a difference.

Where long established neighbourhoods and communities stretch out to capture the best of urban and suburban life, and where people long to live and stay, is where we work best. We see the suburbs, their history and their potential. And we strive to genuinely and thoughtfully contribute to their futures.



Stanbank



Burnage



98 Wilmslow Road, Rusholme



Burnage

VIEWS

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FALLOWFIELD

**Our revels now are ended....
.....well, maybe not quite yet.**

You came to study in Manchester for the night life; Warehouse Project, Academy, Didsbury Dozen, Bongo's Bingo. You stayed because the life is good. You work in SciTech, finance, healthcare, or cyber-security. You like shopping at the Asian supermarkets, kimchi and dosa, and hopping on the bus when Manchester weather gets the better of your cycling gear. You've stayed in touch with mates from your year. Fallowfield is close to your heart, and close to all of the above.

Welcome to the Forest of Arden, William Shakespeare's idyllic escape from the flashy claustrophobic court in his play "As You Like it". It is a place of considerate and friendly community, where incomers can live a better life. Welcome to Oakley Gardens, Fallowfield, where you can run your morning circuit in Platt Fields, stretch, shower, and settle into your home office before the sun has even reached Deansgate Square.

The Shakespeare Garden Platt Fields is one of only two such in Britain. It contains all the 175 plants and trees mentioned by the Bard in his plays and poems. There is woodland, topiary, herb garden, mushroom bank, meadow, boarder, and beehives. Laid out in 1922, it had been neglected by the end of the century, until a friends group got stuck-in in 2014, and the Shakespeare Garden blossomed again and reopened in summer 2025.

Where the bee sucks...

Rusholme, Fallowfield Brow, Ladybarn; there's the memory of meadow, lane, and furrow in these placenames, that Appleby Lodge and Thorne House don't dispel. This adjacent pair of residential developments from the 1930s and 1960s respectively, across the Wilmslow Road and north of Oakley Gardens, are benchmarks in style and modernity. Appleby Lodge is Grade II listed, and its architect, Peter Cummings (he also designed the Apollo cinema in Ardwick) moved in on completion. Sir John Barbirolli, the conductor of the Hallé Orchestra was a neighbour. The horseshoe of 100 apartments, brick-built in three stories in the Art Deco style is gorgeous to this day. Steve Coogan and Alex "Hurricane" Higgins lived here for a while, but not (they might both be thankful) at the same time. The layout and landscaping of Thorne House, its neighbour to the south, are exemplary mid-century design, and both apartment developments add considerable, though discreet, gloss to Wilmslow Road. The Fallowfield Forest of Arden can shelter laid back town-centre-types, wanting to escape the hubbub.

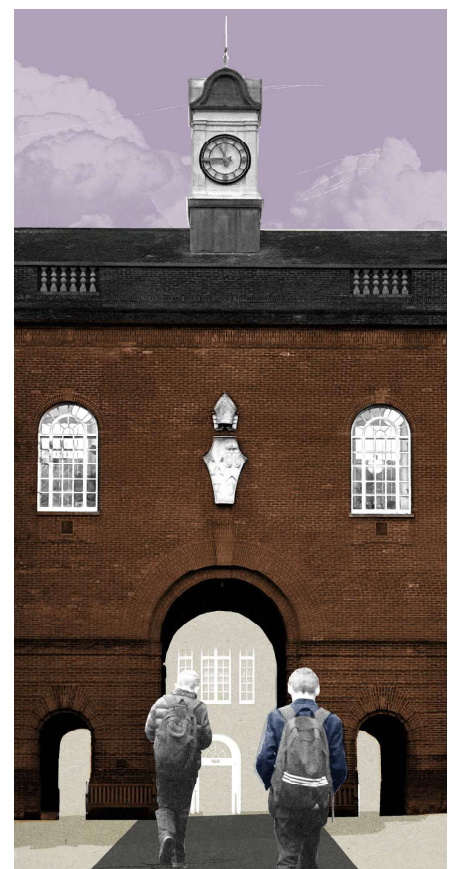
Education and schools are big in this corner of the forest. Much of it is independent, and of the highest quality. Manchester Grammar School, Manchester High School for Girls and Withington Girls' School feed into a mix that adds to the student atmosphere, giving Fallowfield the distinct demographic that defines the young, zestful city that Manchester has become. If this is the utopian Forest of Arden, young people are its inhabiting spirit.

As You Like It...

This is an ancient forest. Running past the doors of Oakley Gardens and clearly visible in this corner of Platt Fields is the Nico Ditch, a prehistoric earthwork stretching six miles from Ashton-under-Lyne to Stretford. It was dug sometime, and incrementally, between the 5th and 11th centuries, probably marking territories. Parts of it, including the stretch through Platt Fields are a Scheduled Ancient Monument, putting the Nico Ditch on a par with Stonehenge and Conwy Castle.

Past and present are not in conflict here, as they are not in Shakespeare's plays. You might not know much more about William Shakespeare than "Upstart Crow" or "Shakespeare in Love", and you may care even less. But the restored Shakespeare Garden in Platt Fields, neighbouring Oakley Gardens represents the modern world in exceptional ways. It is community-led, cross-generational, multi-cultural, and powerfully argued.

There's a mural painted on the end gable of a terrace on Albion Road, opposite the entrance to Platt Fields that is closest to the Shakespeare Garden. The mural (by artist Ethan Lemon) is a portrait of Rosa Grindon, autodidact, Shakespeare scholar and lecturer, horticulturist, and suffragette. The painting is vivid purple, white, and green, the colours of the suffragette flag. Rosa Grindon brought the Shakespeare Garden into being by sheer strength of will. She shares her spirit with the volunteers who have restored her creation. You came to Manchester for the night life. You stayed because you found your Forest of Arden.



VIEWS

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