

136 Withington Road

Welcome & Introduction

Welcome to the 136 Withington Road community engagement event. Today we are presenting proposals for a new detailed planning application.

The site currently sits vacant and derelict so this new residential development would be of public benefit to the local community, introducing activity and natural surveillance, as well as providing much-needed high-quality affordable homes in a contextually appropriate and considered manner.

In April 2025, planning permission was granted by Manchester City Council for a similar redevelopment proposal, however the site has now changed ownership and been acquired by Wythenshawe Community Housing Group, a not-for-profit housing provider committed to delivering high-quality affordable homes across Greater Manchester.



Photos of the current site & derelict building



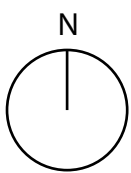
Existing Consent

Due to significant structural and buildability challenges, updated design and fire safety standards, and an increased flood risk, the existing consent (shown left) is no longer feasible to deliver in its exact form.

Our new proposal for the same number of homes, now 100% affordable, has therefore been developed, seeking to retain all the positive aspects of the previous design, while addressing all of its challenges.



Proposal vs Consented



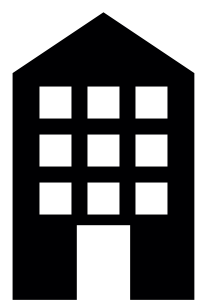
Consented scheme

The consented scheme sought to retain certain facades of the existing building on site, which is no longer possible with the significant structural challenges this poses. Many of the homes would not have met current space standards or standard accessibility requirements either.

The flats are arranged over 4 storeys with central shared circulation. A separate row of terraced housing sits to the North of the site, with a central communal space, and parking along the front of the site facing Withington Road with most of the large trees to be retained.



35 private homes



Up to 4 storeys



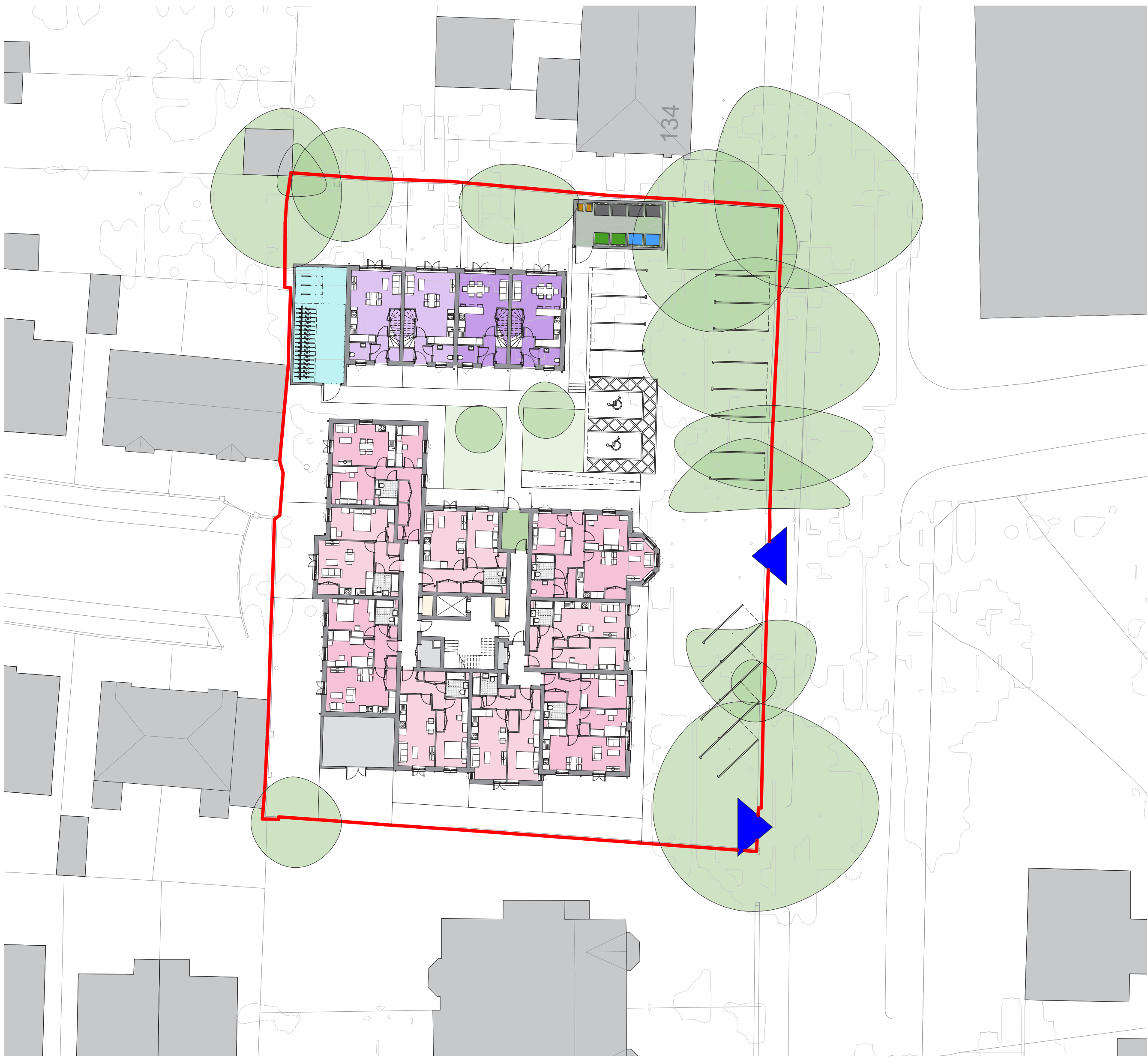
Proposed scheme

The same general site layout is proposed, with a new access point in the centre of the site off Withington Road, making access safer and easier for future residents.

The exact same number of homes are proposed, but as 100% affordable tenure, and each home and access has been redesigned to meet latest building, accessibility and safety standards, representing an improvement in proposed living conditions. The new proposal is roughly the same height, also up to 4 storeys.

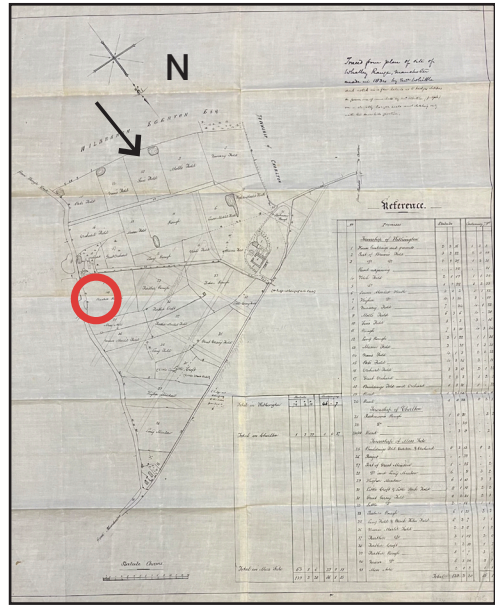
Benefits of the Proposal:

- ✓ 100% affordable homes
- ✓ Updated to latest design, building and safety standards
- ✓ Improved site accessibility and access
- ✓ Improved energy efficiency and sustainability
- ✓ Respond to updated flood risk requirements
- ✓ Enhanced landscaping and appearance



136 Withington Road

Heritage & History



Initial Development

Previously rural land, Whalley Range (known initially as Jacksons Moss) was established by Samuel Brooks as one of the earliest city's suburbs.



Estate Expansion

The surrounding suburbs expanded throughout the mid-late 1800s, primarily populated by large family homes occupied by the middle class.



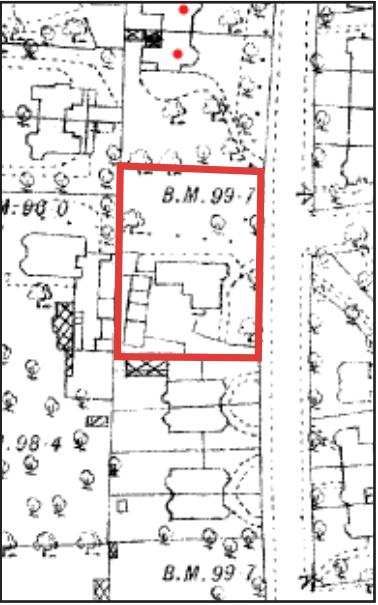
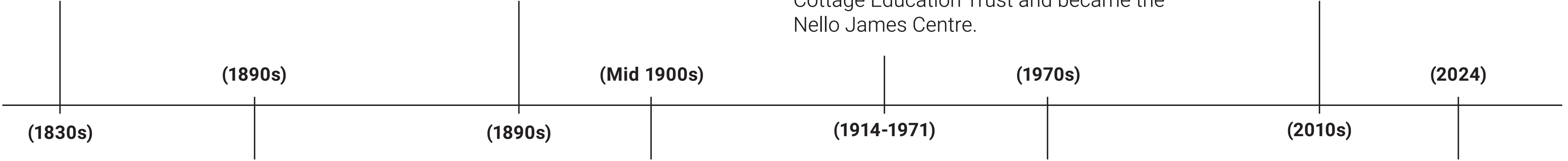
Red Cross Occupation

Used by the Red Cross as an auxiliary hospital from 1914-16, the building was retained under Red Cross ownership until the 1970s when it was sold to the Walton Cottage Education Trust and became the Nello James Centre.



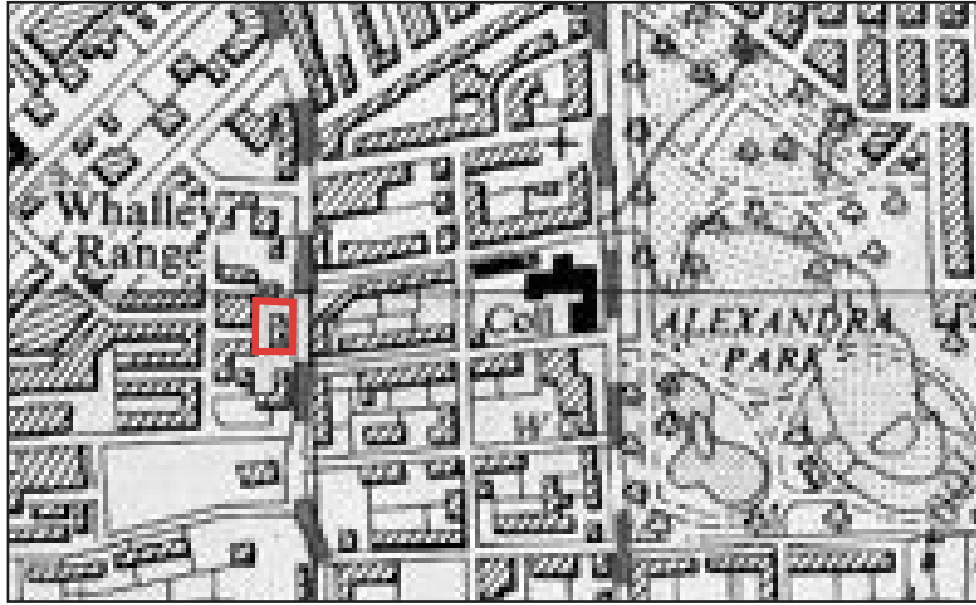
Site Disrepair

The site falls into disrepair following the closure of the Nello James Centre. Currently derelict, the existing building on site has been vacant for many years now.



Walton Cottage

The exact date of the original building or its subsequent phases is not known, but initially named Walton Cottage, the building on site served as a private home in the late 1800s / early 1900s.



Decline of the wider area

Throughout the 1900s, many of the surrounding large Victorian villas, were bought by opportunistic developers, and turned into bedsits with less-favourable living conditions, leading to a decline in the surrounding neighbourhood.



The Nello James Centre

During its time known as the Nello James Centre, the site served African and Caribbean communities across South Manchester as a community hub named after C.L.R. James, a Trinidadian-born cultural historian, activist and writer.



Planning Approval - 2024

A detailed planning application for partial demolition and redevelopment of the site providing 35 homes was submitted and granted planning approval subject to conditions in 2024.

Recognising & Celebrating Heritage

We recognise the important role the former Nello James Centre played within the local community and the strong connection many local people have with the site.

As the proposals develop, WCHG is keen to explore opportunities to acknowledge this legacy through the development and its wider social value. We would welcome residents views on how this could be achieved.

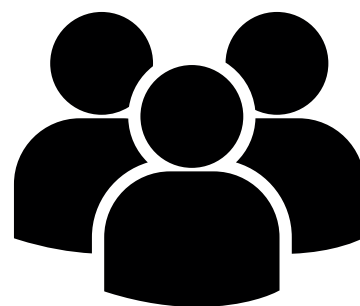
Within the development, the legacy scope could include elements such as artwork, a commemorative plaque, landscape features, small murals or suggestions for the development's name, but all ideas are welcomed.

AshtonHale will collect and process information provided in response to this consultation for the purposes of analysing responses in connection with the proposals by Wythenshawe Community Housing Group ("WCHG"). The content of your response may be shared with our client WCHG and summarised within planning documents.

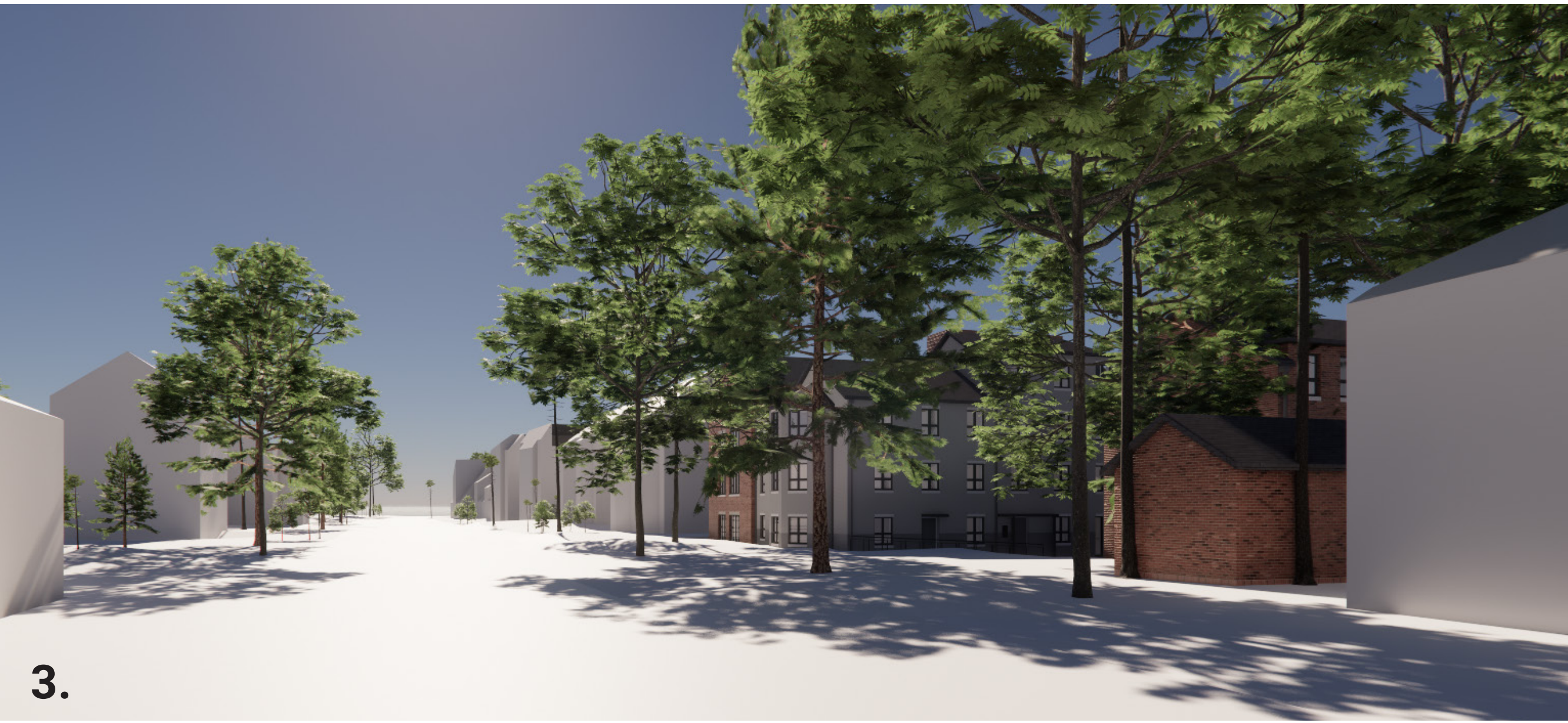
Please share your ideas by:

- Visiting our dedicated website https://ashtonhale.co.uk/Withington_Road_Consultation
- Emailing us at info@ashtonhale.co.uk
- Or follow the QR code below

Please be sure to share your feedback by 18.10.2026 to ensure it can be taken into consideration as part of this consultation.



Illustrative Views



Design Intent

- ✓ Contextual materials which reference the historic building
- ✓ Sympathetic detailing
- ✓ Appropriate massing
- ✓ High tree retention
- ✓ New landscaping and dedicated, secure parking
- ✓ Site character retained & improved

Design Features



Feature Gables



Bay windows



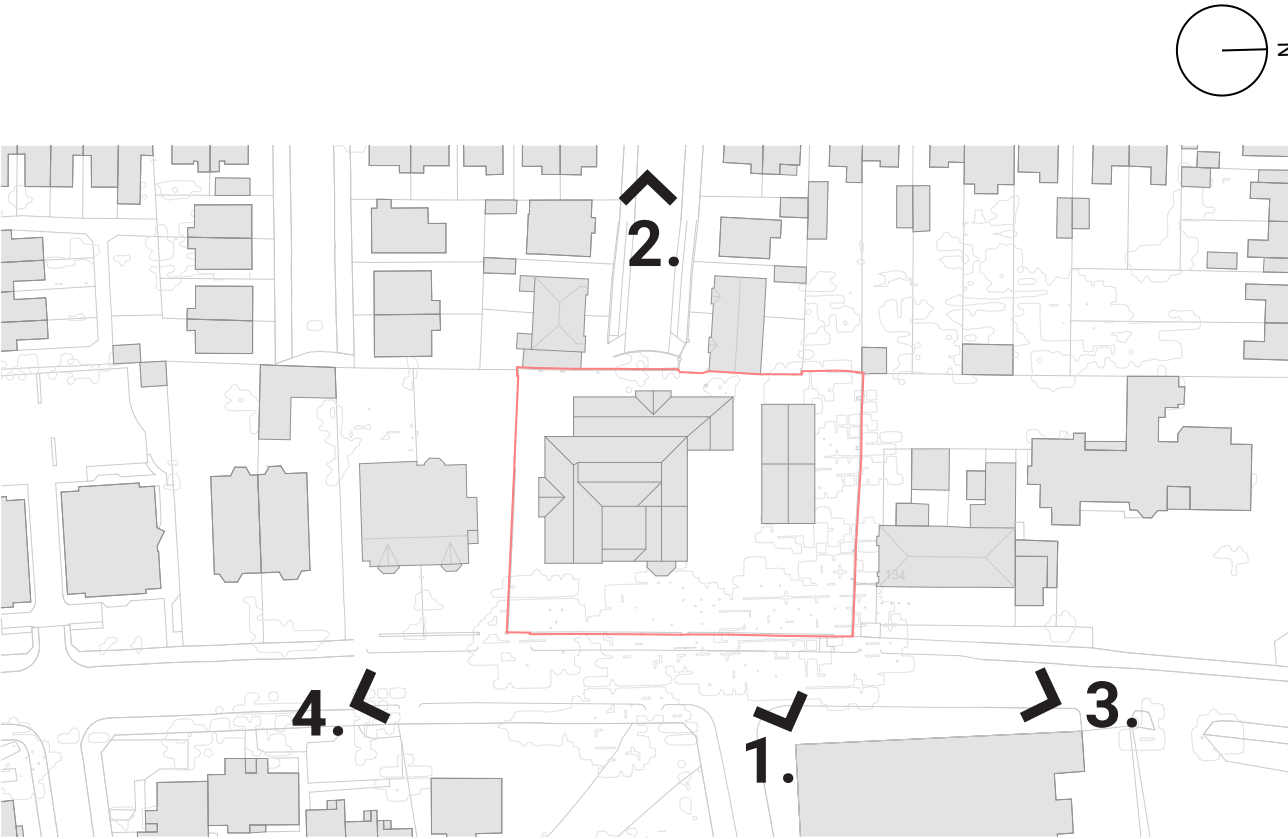
Domestic detailing



Chimney features



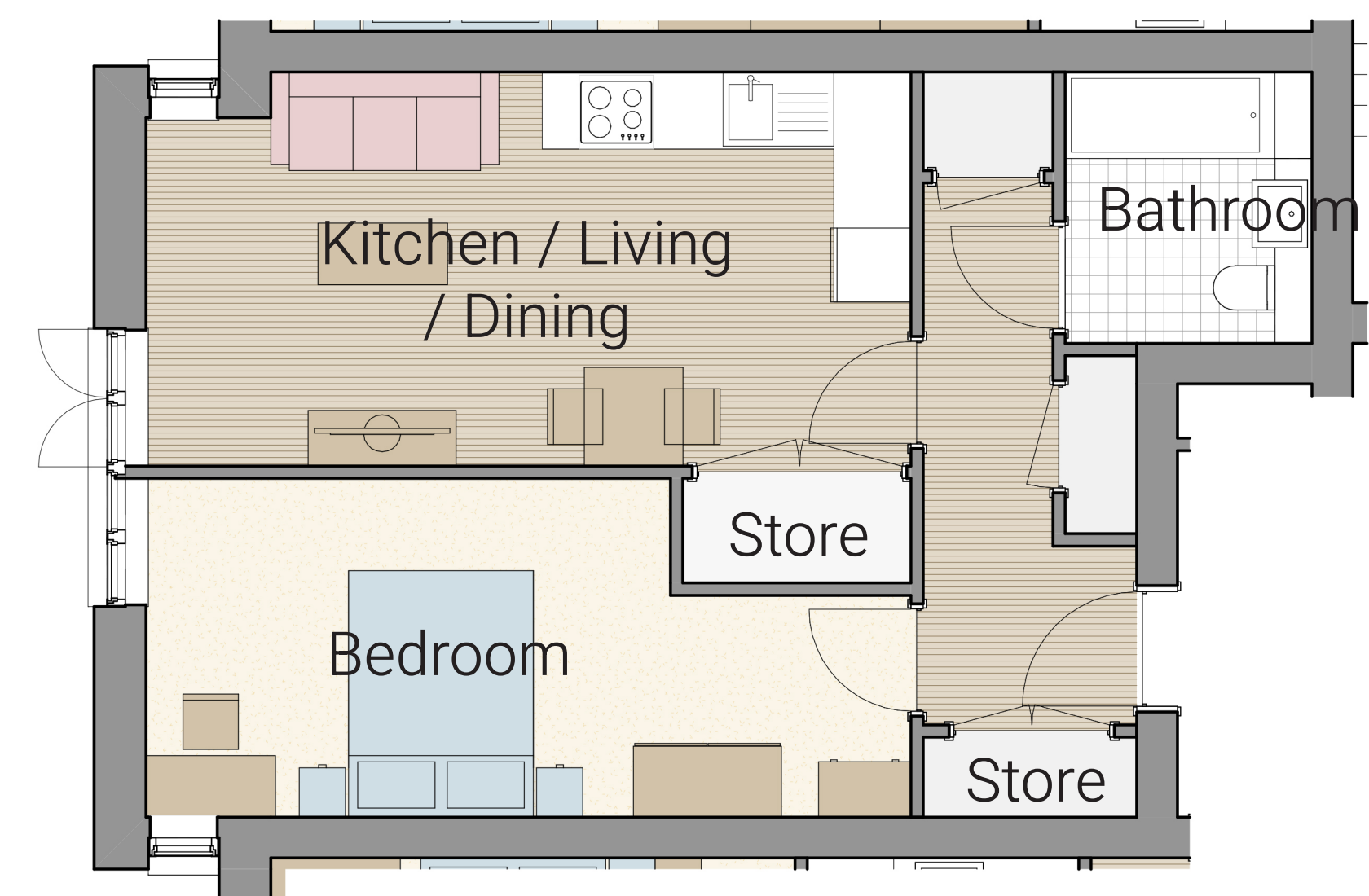
Modern dormers - individually expressed



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Typical Homes

Typical 1 Bed Flat

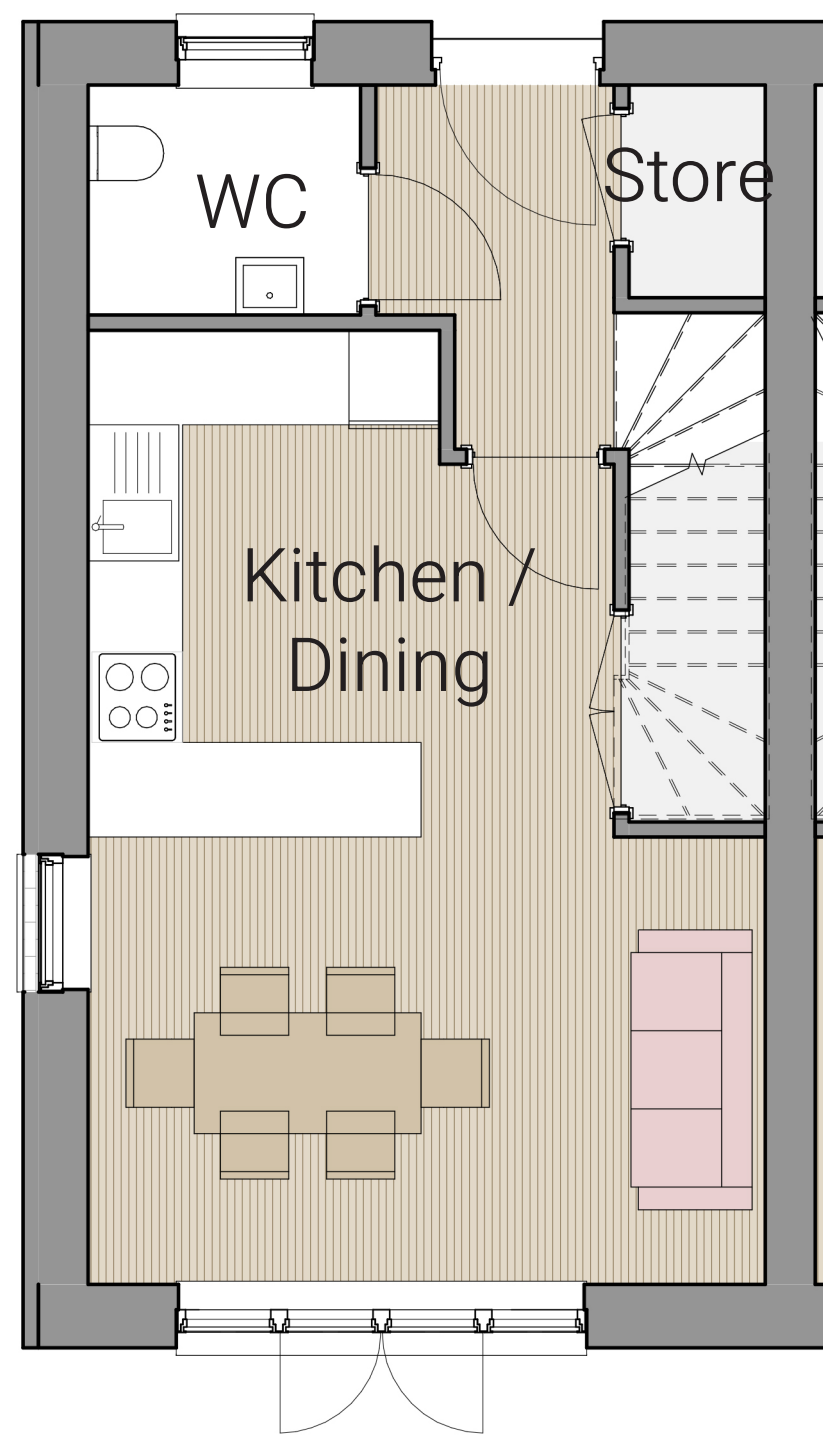


Typical 2 Bed Flat

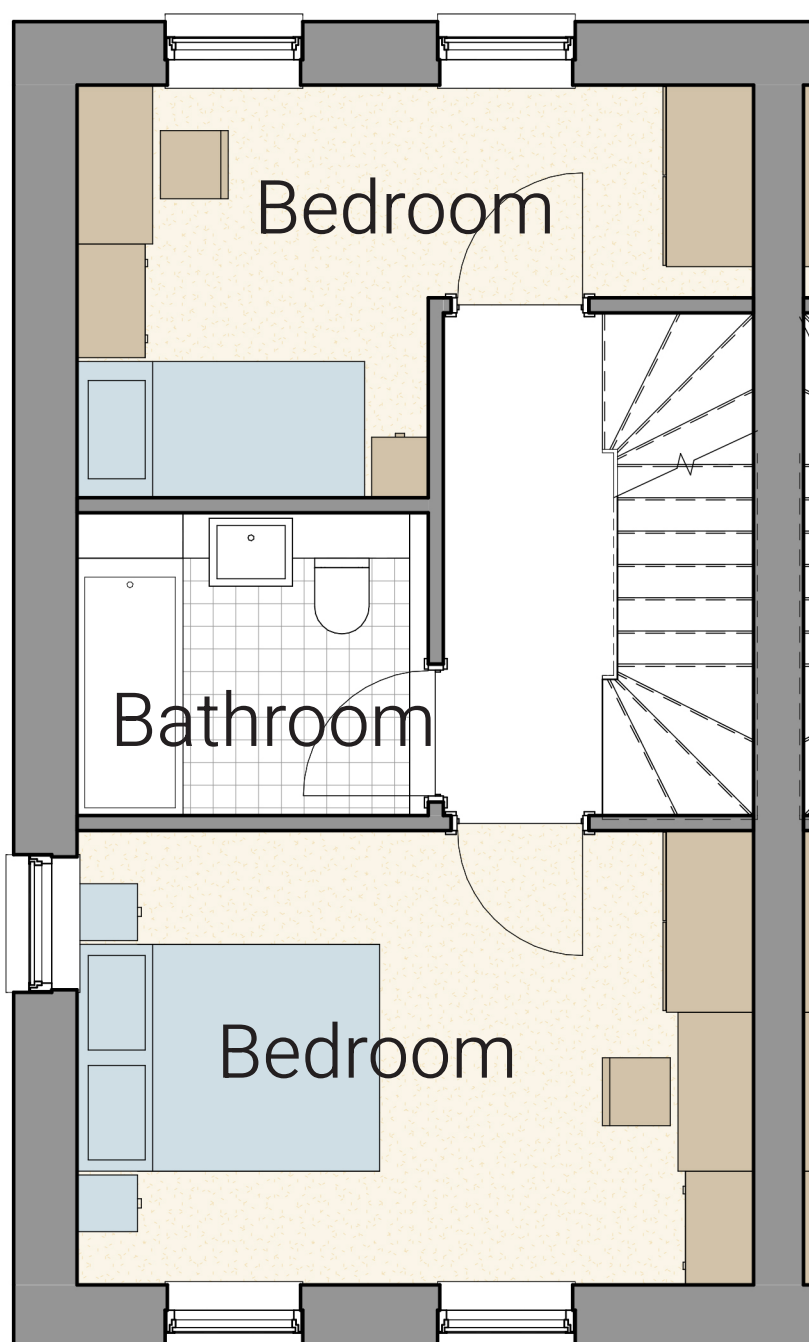


Typical 3 Bed House

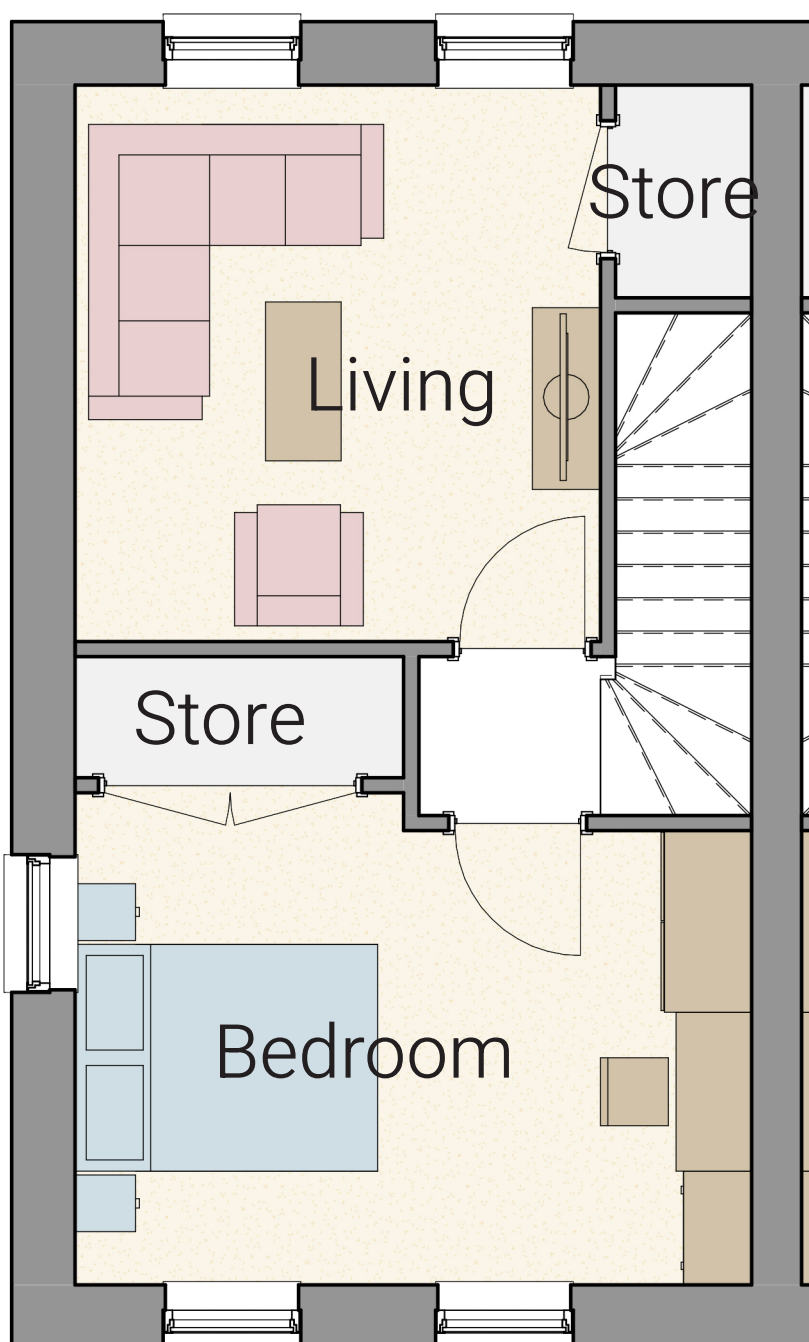
Ground Floor



First Floor

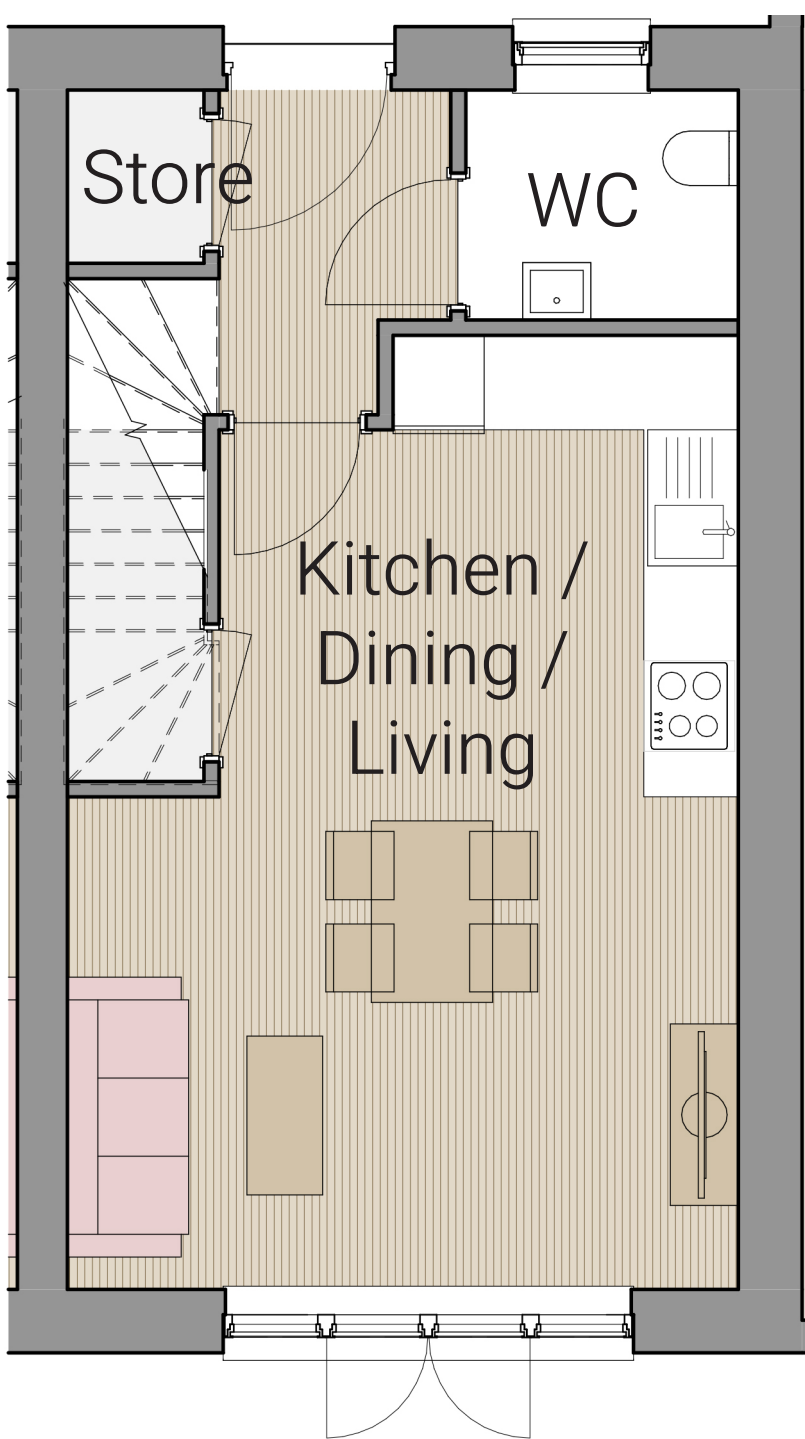


Second Floor

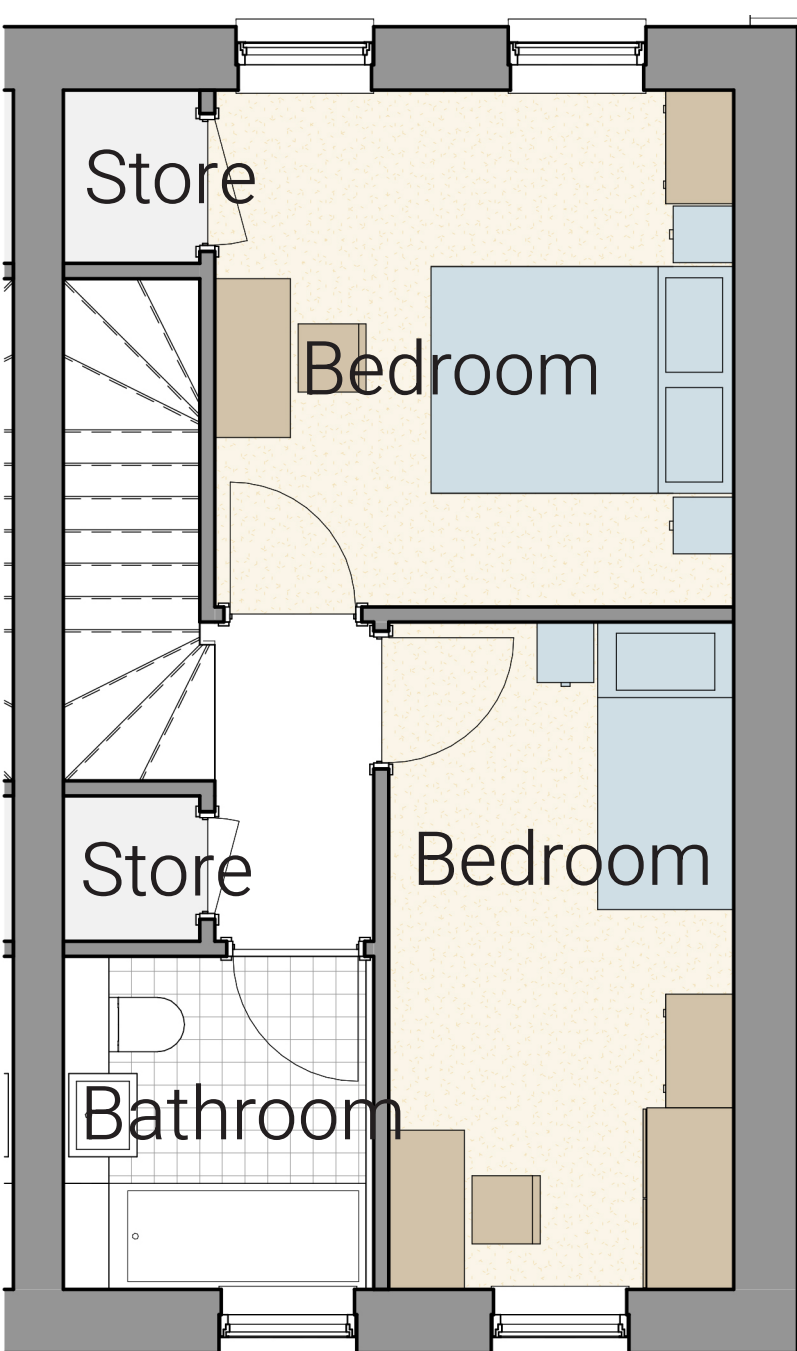


Typical 2 Bed House

Ground Floor



First Floor



All terraced houses & ground floor flats have private gardens
All homes to meet current building and safety standards.

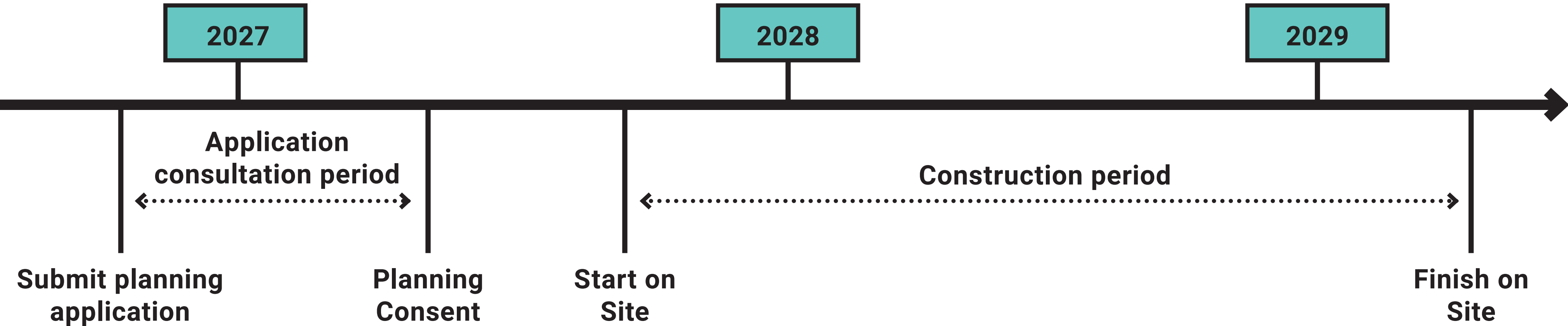


AshtonHale PRP



What's next?

Indicative timeline



Coming soon...



Thanks for visiting.
We really value your feedback and would welcome your views on the proposed development and the changes proposed from the consented scheme ahead of a new planning application.

You can provide feedback by:

- Visiting our dedicated website https://ashtonhale.co.uk/Withington_Road_Consultation
- Emailing us at info@ashtonhale.co.uk

Please be sure to share your feedback by 18.10.2026 to ensure it can be taken into consideration as part of this consultation.

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