

Planning Application Proposal For

DOUBLE STOREY INFILL TO THE REAR OF HOUGH END HALL

DESIGN and ACCESS STATEMENT

INTRODUCTION

This statement has been prepared to support the planning application for **'Double storey infill to the rear of Hough End Hall'**.

LOCATION

Hough End Hall
Nell Lane
Manchester M21 7SW



Image 1: existing aerial view of site

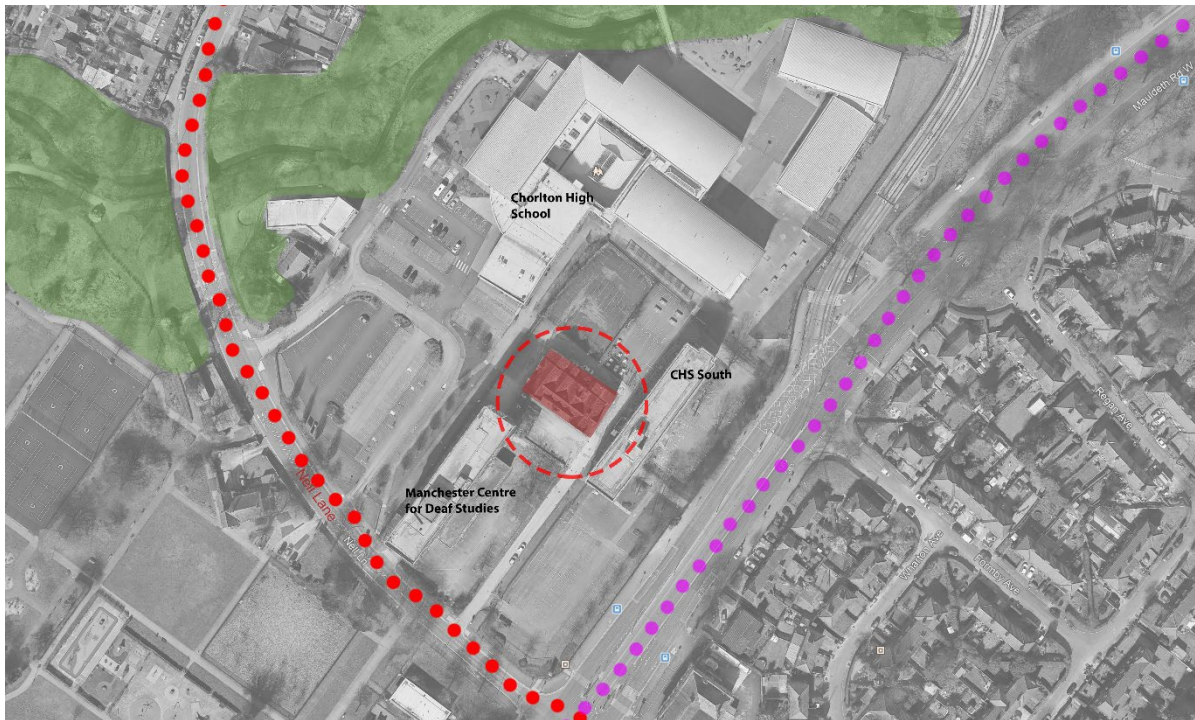


Image 2: existing aerial view of site

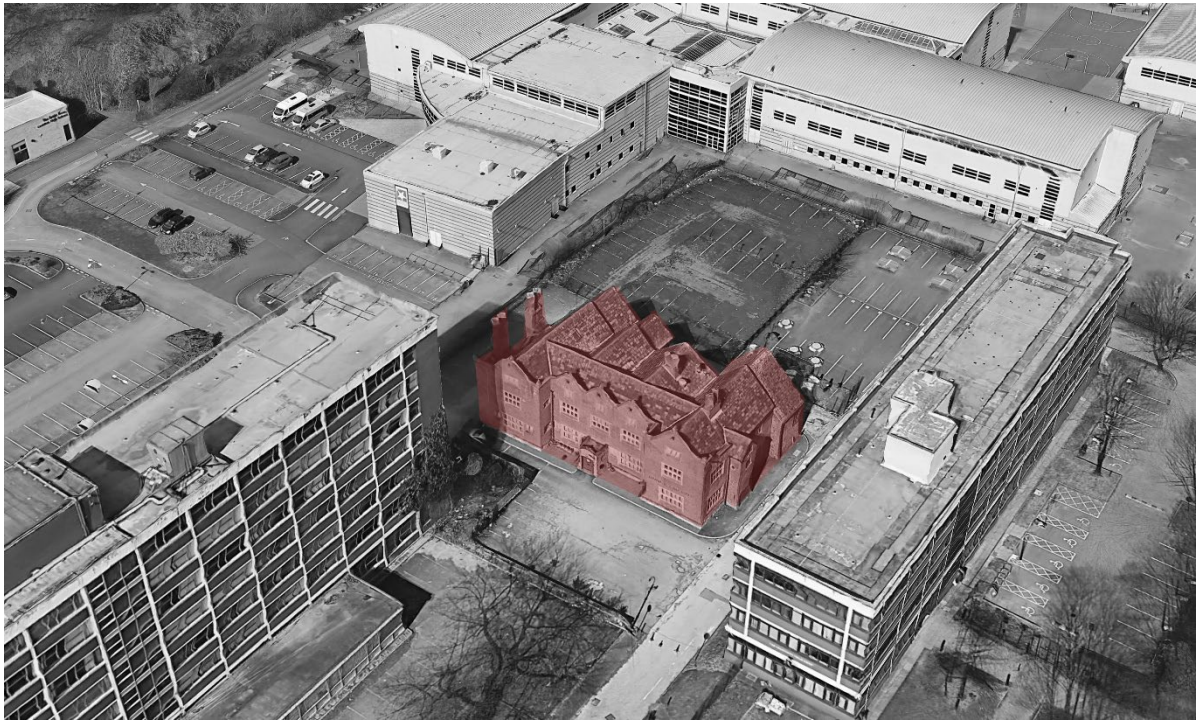


Image 3: existing Google bird's-eye view of site

SITE CONTEXT

The proposal is located in Chorlton area that lies near Chorlton Brook and close to Barlow Moor Road tram station. As a long standing residential district and bounded by several neighbourhoods including Whalley Range, Withington and Didsbury, Chorlton is the home of a multi-ethnic community, Chorlton is home for many community centres and educational facilities including places of worship, schools and a mix of residential buildings and a variety of retail uses.

PLANNING POLICY CONTEXT

Based on the Local Development Framework Area of Manchester the site is within the following policy areas:

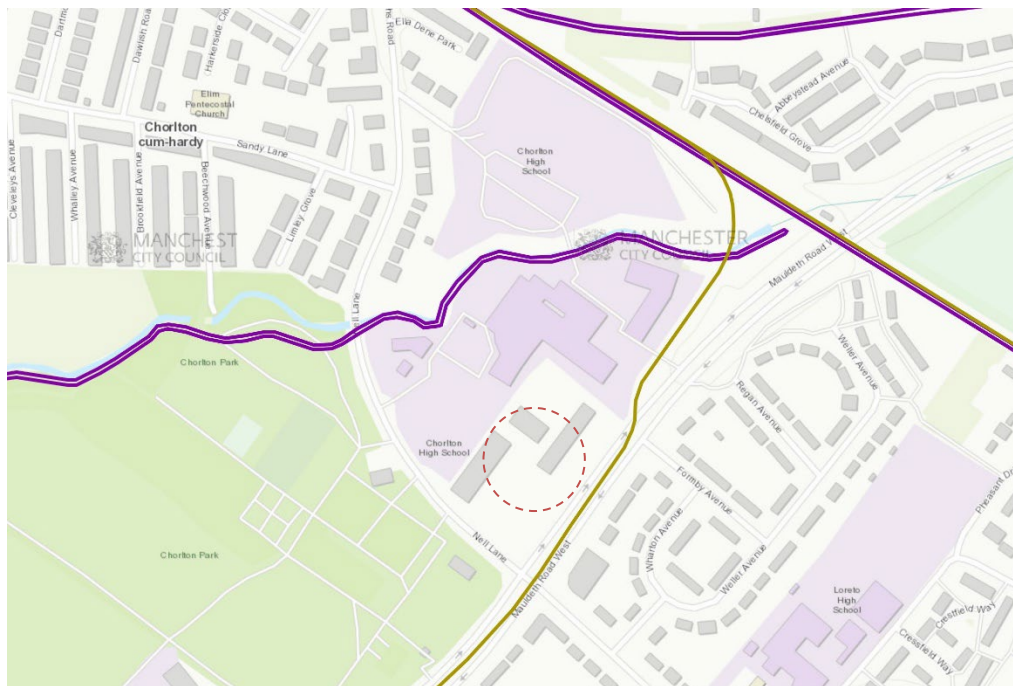


Image 4: Local Development Framework Area Map Browser. Developed by Manchester city council

South Manchester

Inner areas; **Core Strategy policy EC9 principally**
South Manchester (EC9,H6)

PROPOSAL

The planning application aims to place a double storey infill to the rear courtyard with proposed curtain wall and part glazed part flat roof. The proposal aims to create a transparent façade which allow the appreciation of original building rear façade including original stone window surrounds.

HISTORIC BACKGROUND

The hall was built in 1596 by Sir Nicholas Mosley, the building is a grade II* listed building. Burns Urban Design and Heritage prepared a Heritage Statement that is included as part of the planning application and listed building consent.

DETAILS OF HOW LISTED BUILDING ISSUES HAVE BEEN ADDRESSED

The proposed rear infill is a lightweight envelope comprised of curtain wall and part glazed part flat roof. This fenestration allows for original windows to be seen and appreciated from outside. Moreover, the proposed structure is detached from the original listed building and it does not undermine the integrity or the original façade of the building.

CONCLUSION

The proposed façade will help keeping the original features of the listed building visible and appreciated from the both inside of the proposed infill and outside from the rear courtyard. Moreover, the proposal aims to address the issue arising from the surface water and overgrown vegetation due to ground level falls that are contributing to the deterioration of the rear external walls of the building, it is addressed by creating a higher level of hard standing which prevents surface water from damaging the building.