



Design & Heritage Statement

Application Site: Flat 302 50 Ellesmere Street (Former Albert Mill) Manchester, M15 4JY

Proposal: Installation of new electric vehicle charging point

Introduction

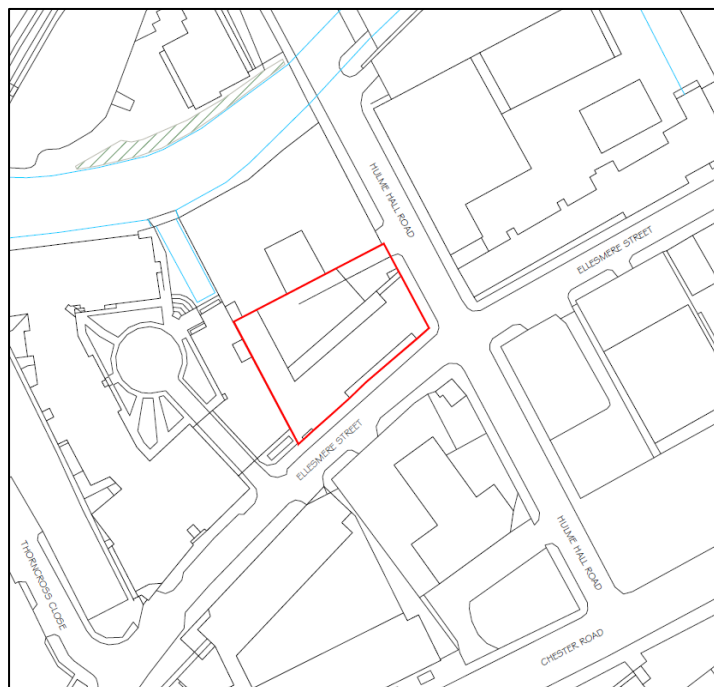
This is a statement to support an application for the installation of a new electric vehicle charging point within the property curtilage of the grade II listed building of Albert Mill, Manchester.

This statement has been prepared by CK Architectural on behalf of Ms Siobhan Edwards. It accompanies an application for planning permission for the electric vehicle charging point to be installed.

The statement should be read alongside the drawings and documents prepared to accompany the application:

Context

The below location plan illustrates the location of the application site in context.



Plan not to scale



Listing Type: Grade II

Listing No: 1200817

Date First Listed: 06-Jun-1994

Statutory Address: FORMER ALBERT MILL ON WEST CORNER OF JUNCTION WITH ELLESMERE STREET & HULME HALL ROAD

Listing Info: Cotton mill, now warehouses, etc. Dated 1869 on upstand of parapet; extended and altered. Red brick with sandstone dressings, (roof not visible). Trapeziform plan on corner site. Four storeys over basement, with 5-window facade to Hulme Hall Road and 1:6:1 bay facade to Ellesmere Street. Sill-bands to all floors, impost band to 3rd floor, stylised Lombard frieze, coped parapet with central upstand inscribed "1869". Segmental-headed openings including coupled doorways to left end of ground floor, and small-paned metal-framed windows. Long left return facade to Ellesmere Street with projecting staircase/hoist/latrine tower at each end, single windows to these (those in east tower blind), and mostly paired windows to the main range. Three-bay addition at west end. Timber-floored construction (at this date) suggests use for one of the specialised minor branches of the textile industry.

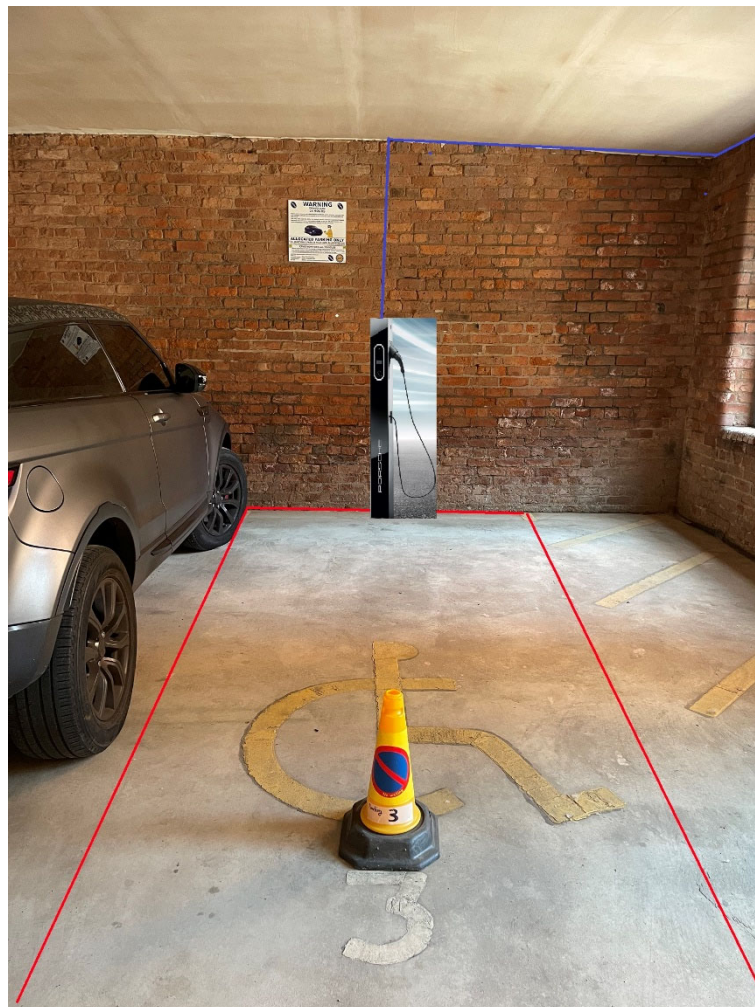


Listing info and image provided from Historic England Website, Listing No 1200817

The Proposal

The works which are proposed to take place include the installation of the new electrical vehicle charging point and all associated installation works.

The proposed charging point will be installed to the rear of the applicants allocated parking space and will not be fixed to the building itself in any way. The required conduit and electrical supply will be buried below ground which will be protected and backfilled. The conduit will not be visible and will not cause any harm to the existing building in any way. The conduit will be taken to the existing electrical junction room within the site and will be integrated into the electrical supply as required. The charging point will be installed by a suitable and qualified professional to ensure no harm or wrong doing will be caused to the property or other occupants of the building.



Photomontage of proposed electrical charging point



Red Outline: Highlighted position of proposed conduit to be trenched to install cabling.
Cable to be buried and then back filled with concrete to match the existing.



Expert Analysis

For the purposes of the accompanying planning application it is not necessary to commission expert assessment beyond the scope of this statement and the accompanying drawings.

Assessment of impact & mitigation

Impact on the building must be assessed in two parts:

1. The potential for permanent loss of historic building material and degradation of plan-form.
2. The impact of change on the appearance and setting of the asset.

There will be no major loss of historic building material so therefore will not cause any impact on the grade II listed building or its setting.

Conclusion

In conclusion, the proposed charging point will not affect the listed property and the appearance of the property will remain intact as all required installation works will be minimal and the required electrical conduit will be hidden below ground. There will be no works undertaken to the existing building material of the property itself so no harm will be caused.

There will be no loss of historic building materials.

With the above taken into account, the proposal will not cause any harm or detrimental impact to the characteristics of the existing grade II listed building and should be granted planning approval.