

Heritage Statement

Conversion of a disused Public Convenience to create a Hair Studio space at the **Public Convenience Barlow Moor Road Didsbury Manchester M20 6TR**

INTRODUCTION:

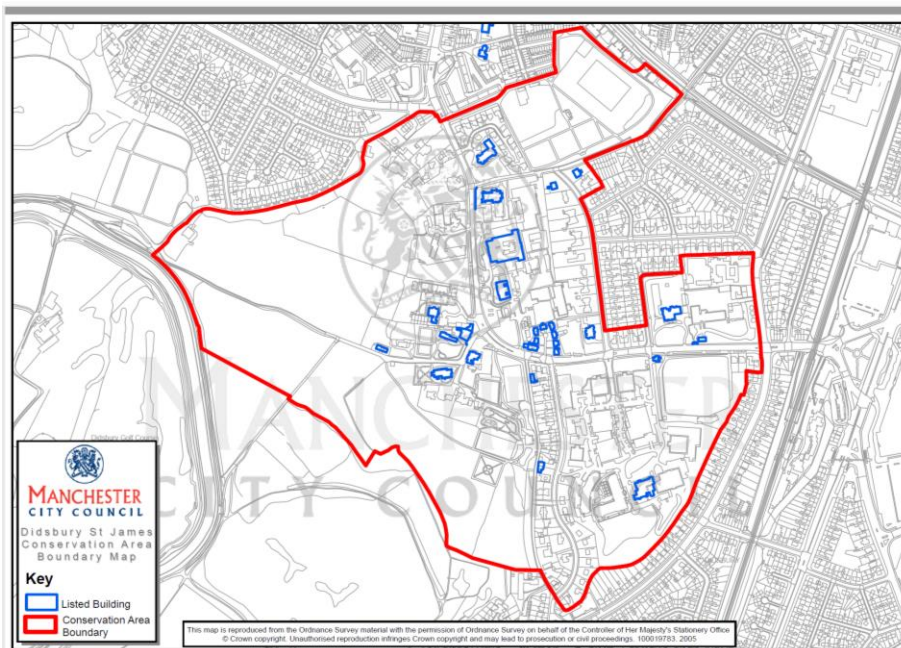
This heritage statement has been prepared to support a planning application (**application number 131169/LP/2021**) for the proposed conversion of the former disused public convenience on Barlow Moor Road in Didsbury Manchester M20 6TR.

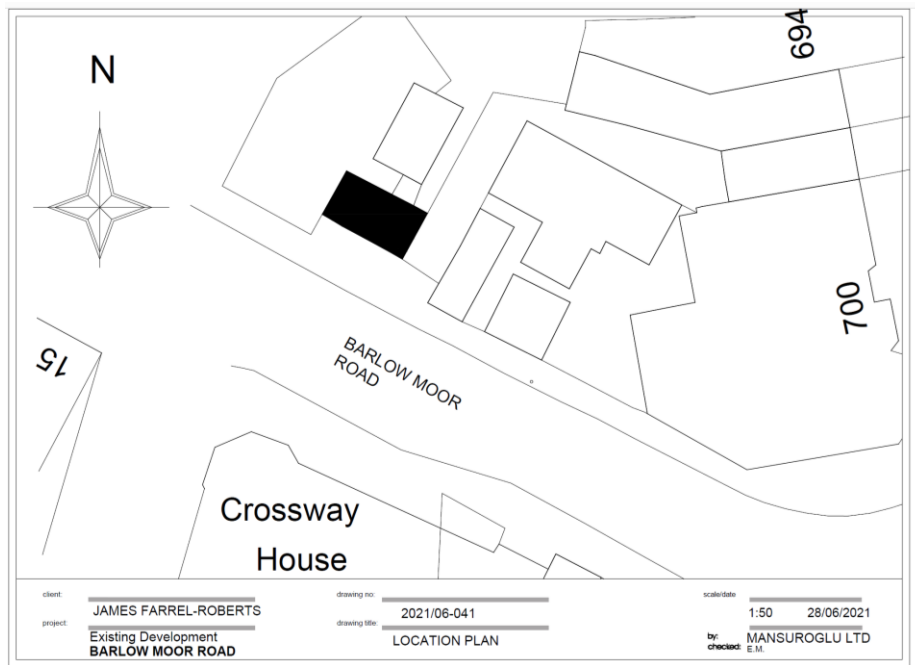
This statement has been prepared in accordance with the requirements of the Historic England advice on Conservation Principles, Policies and Guidance.

The purpose of the statement is to review the prevailing policies along with any other appropriate considerations that may be relevant to the consent required and to present a case for granting permission.

THE SITE & SURROUNDING AREA:

The Public Convenience Barlow Moor Road Didsbury is located close to Wilmslow Road and the main high street in Didsbury village. The building is in the Didsbury St James Conservation Area – a map of the area is attached which is from Manchester City Council's website. The property falls just within the boundary, see below outline of the St James Conservation Area along with a site location plan:





The building is currently unoccupied and has been so since it was announced back in Sept 2011 some 10 years ago. Town hall officials asked for resident feedback on what was perceived as controversial plans to axe the facilities and only received 7 replies, one of which was in favour of them closing. This was part of a cost saving exercise.

The building is not listed.

The building is 430.56ft (40 Msq).

The unit is being made available on a short-term lease by Manchester City council through it's agent Jacobs. A 10-year let has been agreed subject to the appropriate planning permission being obtained.

The building is single story in height and has a fully pitched gabled roof. It is constructed of red brick stone and slate roof. The Barlow Moor Road elevation features 3 doors which are now sealed with strong steel to prevent access, albeit they represent Male, Female and Disabled access. Picture attached.



The **side** elevation nearest Didsbury Library has access to the rear of the building via a single door also sealed with strong steel to prevent access. This would have provided prior access to service the facilities. Picture attached.



The building is falling into disrepair and has graffiti on the steel doors at the front and side as called out above. There has been some attempt to gain access to the door on the left of the front elevation. This can be seen on the picture attached above.

The **rear** of the building is solid brick with no windows or exit onto the nature area. This can also be seen on the picture above.

The **right** elevation is a storage area for refuge which is believed to be for the other buildings in close proximity albeit Jacobs are confirming this. No access has been obtained to this area currently.

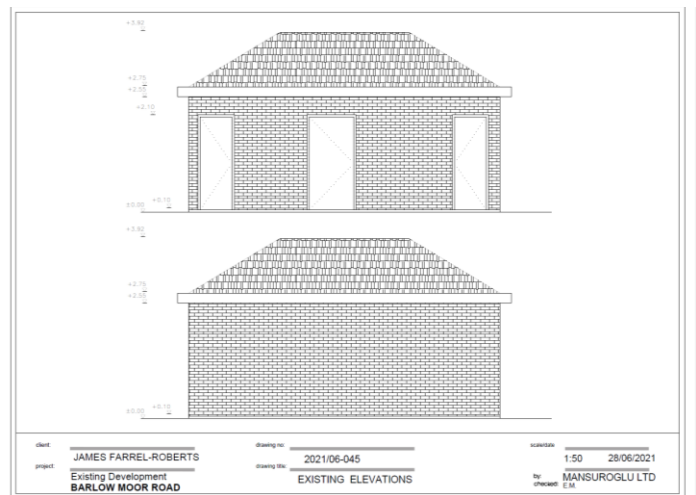
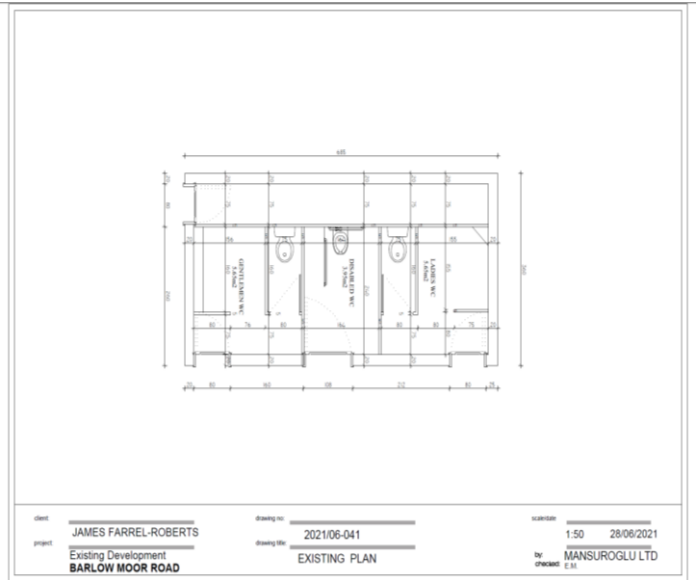


Didsbury Library is adjacent to the building and separated by a public walkway, the building has no direct linkage to Didsbury Library or any other building.

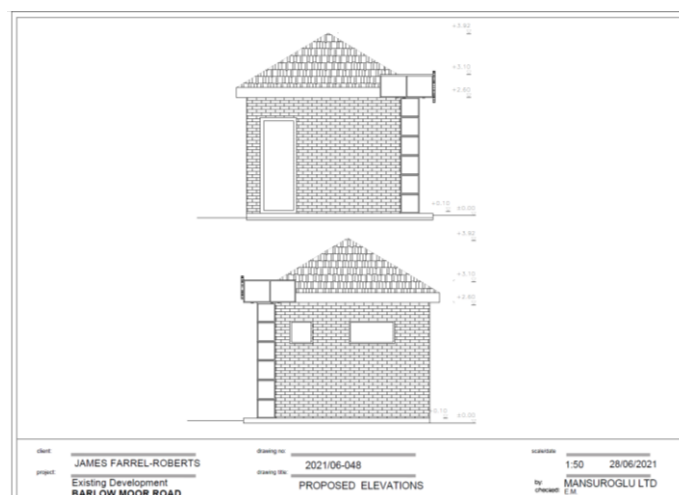
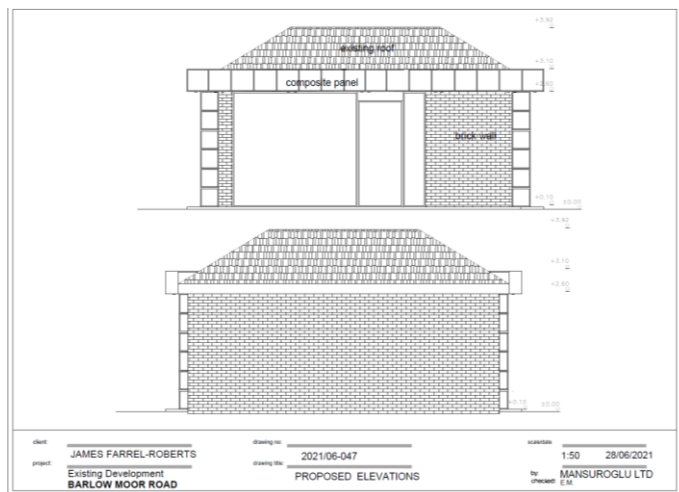
THE PROPOSED WORKS:

The planning application requests a **change of use**. The change of use will convert the building from its current disused public convenience to a hair studio bringing the building into a viable use.

Outline of the existing footprint and elevation below:



The frontage of the building will be enhanced to create a glass fronted accessible and welcoming space. A composite panel is proposed in the plan.



The building is currently neglected and closed and falling into disrepair. This plan will bring a building back into use in a key part of the heart of Didsbury village. The building will also be maintained to a high standard. This will enhance a declining building thus preserving it. Whilst the building is captured within the conservation area none of the proposed works would impact negatively the provisions called out within the guidance of the conservation area. There are no proposed plans to extend the building beyond its current footprint. There will be no loss of heritage or no demolishing as part of these proposed works. The proposed change of use and works are a positive impact and there is no planned significant footfall.

A further image is attached below to give a proposed impression.



IN SUMMARY:

The proposal is for viable use, the building sits just within the Didsbury St James conservation area. The building is currently closed and neglected and is falling into disrepair having been closed for 10+ years. These positive plans bring a building back into use with a clear plan for maintaining the former public convenience.

The plans outlined preserve the building and enhance removing the risk of deterioration. The plans are to convert the existing building, no plans to extend, no demolition, no harm caused to the local land area and no loss of heritage.

From research undertaken there is nothing to suggest there is any archaeological, architectural, historical or other significance to the building. The proposed works will enhance only and bring back into use.

In preparation of this document engagement and guidance has been obtained through discussion with Manchester City Council Planning.