

115-117 CARLTON ROAD

Design & Access Statement

115-117 Carlton Road,
Whalley Range,
Manchester,
M16 8BE



P4bA

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1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a planning application for a existing pair of semi-detached houses converted into 14 apartments with rear extension.

1.2 / LOCATION OF PROPOSED DEVELOPMENT

115-117 Carlton Road,
Whalley Range,
Manchester,
M16 8BE

1.3 / STATEMENT PREPARATION DATE

June 2021

1.4 / APPLICANT

HS Property Group,
Use Space, 31 Ardwick Green N,
Manchester, M12 6HS

1.5 / AGENT

P4BA
15 Memorial Road, Worsley,
Manchester, M28 3AQ.

1.6 / PREVIOUS APPLICATIONS

Change of use from dwellinghouse to 4 self-contained flats
Ref. No: 021283 | Status: Approved

Conversion of basement into 2 self-contained flats
Ref. No: 050232/FO/CENTL1/96 | Status: Approved

1.7 / DEVELOPMENT DESCRIPTION

The application relates to both 115 and 117 Carlton Road, two large semi detached dwellings converted into 10 apartments including the basement of both properties. The subject site is 726m² with the building line is set far back from the road with two large hardscaped driveways, to the rear is again a largely hardscaped area which is used for parking for the property and the neighbouring property, no 119 Carlton Road, vehicle access to the back is gained from the side of 119. The site is located within a predominately residential area with Carlton Club (a large social club) is located to the eastern side of the side of the site.

The house type is repeated within the immediate area. All large semi-detached dwellings with large two storey bay windows to the front elevation typical of the Victorian dwelling style.

The building is located within Whalley Range conservation area but not subject to specific heritage listing itself.



DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout, scale, appearance and landscape of the proposed development are appropriate and in-keeping with the context of the area and will enhance the aesthetics and amenity of the site, its surrounds and the local community.

The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements (DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England (Amendment) Order 2013). It has also been produced within the context of CABE guidance entitled 'Design and Access Statements: How to write, read and use them' (2006).

2.1 / USE & AMOUNT

The proposal seeks approval for rear extension to the basement and ground floor of the building with various internal works to increase the capacity of the building to 14 apartments, previously 10 apartments. The proposed use of the property would not change from the current residential class use C3.

2.2 / ACCESS

The buildings original use is 2no. semi-detached dwellings, main access to each dwelling is from a main front door accessed from the front driveway, the ground floor flats have access directly out to the rear garden. The only remaining access is down a short flight of stairs to the rear of the property to access the basement apartments, there is no access front the front of the building to the basement.

The proposal alters the main access points of the building, the two main access doors to the front are retained with all rear access points removed. Access to the basement is gained from a new staircase down from the entrance lobby area, all basement apartments are accessed from this staircase.

2.3 / LAYOUT

All layout changes relate to the ground floor and basement, alterations effect the existing apartments on the ground and basement floors, all large 2 bedroom apartments. The proposal creates 8no. 1 bedroom apartments rather than the existing 4no. 2 bedroom apartments across these floors, a 4m extension to the rear is proposed to achieve this with associated new light-wells to basement apartments. The new apartments are all designed within the national space standards giving well proportioned open plan modern living spaces.

2.4 / SCALE

A rear extension has been proposed to accommodate the development, when viewed externally it is a single storey extension but internally the extension spans across the basement and ground floor. The scale of extension is considered acceptable with no impact onto adjacent neighbours.

2.5 / APPEARANCE

The appearance of the building largely remains the same with the extension located to the rear, not visible from the public highway. The proposal is to use matching brickwork and matching black metal railings to the new light-wells. It was chosen to use a flat roof on the extension as a pitched roof does not fall below the existing first floor windows.

SUPPORTING HERITAGE STATEMENT

3.1 HERITAGE POLICY CONTEXT

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) was published on 19th February 2019. With regard to the historic environment, the overarching aim of the policy is that 'our historic environments... can better be cherished if their spirit of place thrives, rather than withers.' The relevant policy is outlined within chapter 16, 'Conserving and Enhancing the Historic Environment'. This chapter reasserts that heritage assets should be conserved in a 'manner appropriate to their significance' (Paragraph 184).

Also within NPPF Section 16 it states, proposals affecting heritage assets should be determined by 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;'

Local Authority Heritage Policy

The property is situated within Whalley Range and is subject to the City of Manchester's Core Strategy which was adopted on 11 July 2012.

The Core Strategy replaces significant elements of the existing Unitary Development Plan (UDP) as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications.

Relevant policies to the development:

Policy CC 9 Design and Heritage

'Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.'

Policy EN 1: Design Principles and Strategic Character Areas

Policy EN 3: Heritage *'Proposals which enable the re-use of heritage*

assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

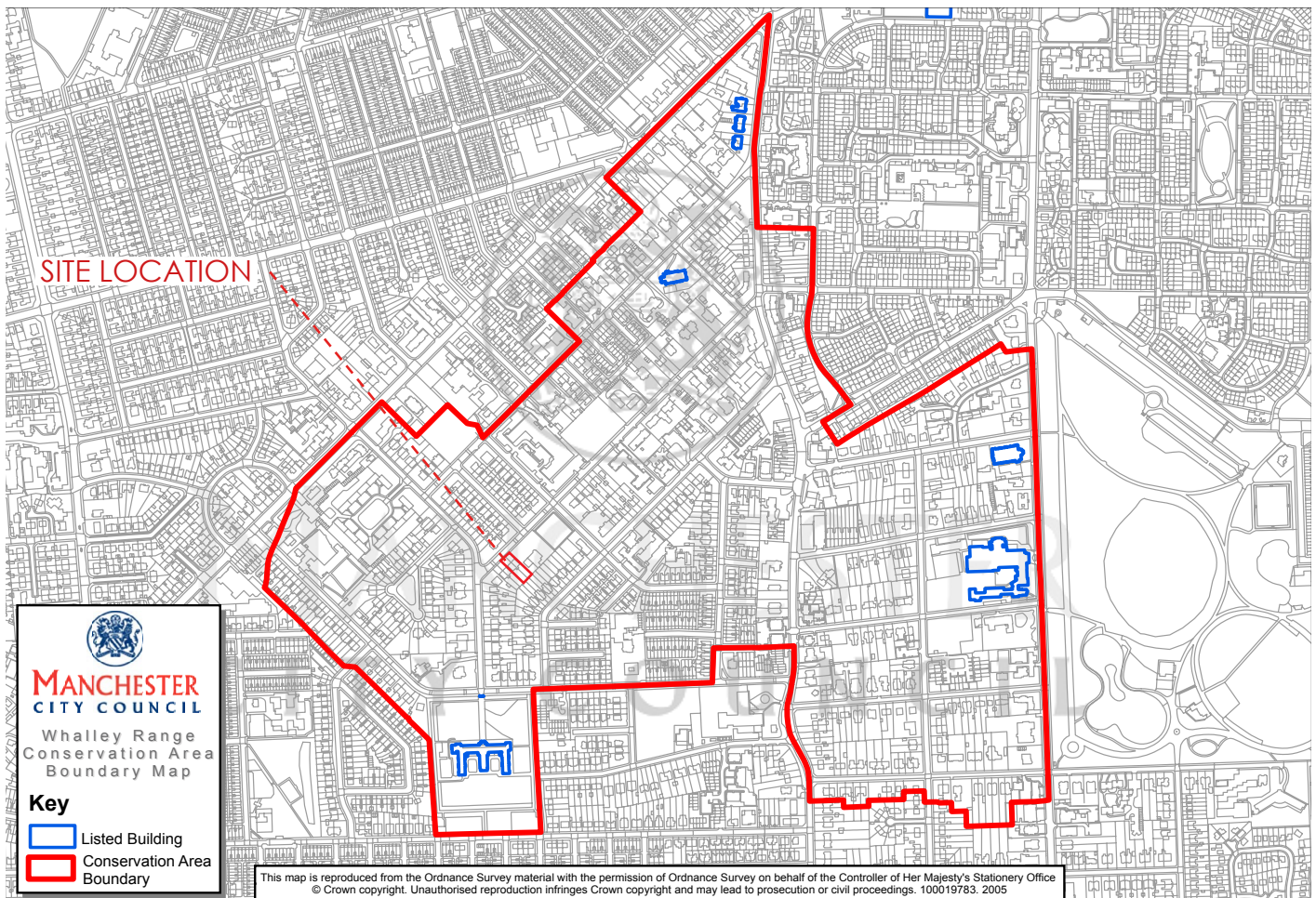
The following is taken from MCC website guidance on the Whalley Range conversation area: 'Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities.'

Historic England Advice

Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (December 2017) This document gives assistance concerning the assessment of the setting of heritage assets. It states that 'Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views.'

Historic England also recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes



3.2 DESCRIPTION OF SITE

Whalley Range conservation area was designated in October 1991, which is predominately residential across the whole area, many of the original houses still remain. During the second world war many of the families who resided in these dwellings moved away resulting in the neglect of the area. Following this over the years there has been investment into the area utilising many of the large families homes for multiple occupation.

The subject site is located to the south western side of the Whalley Range Conservation area on Carlton Road and the building itself is not subject to any listing or heritage designation. Carlton Road is a long road approx half a mile with various house types, the site is located to the western side end of the road. The building itself is 2no. large semi-detached dwellings which have been converted into flats. The architectural features on the building are common to the local area, slate roofs with large bay windows and stone features typical of the Victorian dwelling style. The house type is repeated in the immediate area with the house type mainly seen on Wood Road.

There is one listed building within close proximity to the site, The British Muslim Heritage Centre, formerly the GMB National College (Grade II listed.) The building is located a sort 3 minute walk.

3.3 DESCRIPTION OF WORKS / IMPACT ON THE SETTING OF THE CONSERVATION AREA

The proposal seeks permission for a rear extension of the building with internal alterations to existing apartments. The proposal does not alter the main elevation of the building, all features seen from the main highway are to be the same. The extension is to use matching brickwork and white upvc windows which are used on houses of this type in the area. All other works to the building are the internal conversion works such as floor sound insulation upgrades, wall plastering etc.

The proposal has minimal impact onto the original character of the existing building with also no impact on the surrounding listed heritage assets or street scene. The alterations are entirely in keeping with the area in terms of visual character subsequently we would consider the proposal acceptable.

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