
4 Middleton Road, Manchester, Greater Manchester, M8 5DS

Design, Access and Heritage Statement

Proposal: Conversion of former Doctors Surgery Class E(e) (Formerly D1) to Educational College Class F1(a) (Local Community and Learning).

July 2021



Introduction

This statement accompanies a planning application for the conversion of the existing building, formerly a Doctors Surgery (Class E(e)) into a non-residential educational college (Class F1(a)) for teenage girls between the age of 17 and 19 years of age. The application site commonly known as Roselands, occupies a prominent site close to the junction of Leicester Road, Cheetham Hill Road, Middleton Road and Bury Old Road. The property is located on a large corner plot site at the corner of Middleton Road and Bennett Road within the Crumpsall Area. The property sits adjacent to the BT Exchange Building and offices. The subject property is of a traditional Victorian style common of its period. The property is not listed, however it is located within the Crumpsall Lane Conservation area.

Currently the property is vacant. The property was formerly occupied as Doctors Surgery however the building has remained vacant since its previous use. An application for the conversion of the site into a residential care home including the demolition of the existing bungalow, a new detached two storey property to the rear of the site and a two-storey side extension to the main building was submitted to the council in 2017 (App Ref: 116157/FO/2017), and permission was granted for the proposal, however this permission was never implemented. Currently, the applicants have purchased the site subject to receiving planning permission for the conversion to an educational college. The proposal for its conversion to an educational college will make efficient use of the prominent vacant building and large corner plot and associated land. The proposal does not include any alterations to the fabric of the building or any of the external elevations.

Shasheles Further Education College was established in 2016 and provides A levels, level 3 qualifications and vocational courses for 50-60 students between the ages of 16 and 18. The college is currently situated on at 458 —460 Lower Broughton Road but the current building is not large enough to cater for the students going forward and are not fit for purpose. The location and configuration of the above address is much more suited to the needs of the College, hence, this application.

This document contains photographs and a description of the proposed works and is to be read in conjunction with the accompanying drawings.

Site and Surrounding Area

The application site is approximately 1712sqm in size and comprises a large two storey dwelling to the south, facing Middleton Road and a disused bungalow to the rear facing Bennett Road. The site is broadly level to the East and with a gentle slope to the west towards Middleton Road.

There are a few major trees on the site but the vast amount of vegetation is mainly fruit or garden species of light growth.

There are two access points to the site. A vehicular access on Bennett road which will be retained and a pedestrian access on Middleton road which also will be retained. The vehicular access into the site opens to a tarred area which is used for parking.

The property lies within the Crumpsall Lane Conservation Area which contains many large detached and semi-detached Victorian dwellings reflecting the areas historical links to a once affluent domicile for business. Also noticeable are a large amount of modern residential retirement homes interspersed amongst the original properties.

Middleton Road and Bennett road comprise a mixture of both detached and semi – detached buildings with off road parking provided within each individual site. The existing properties along both roads are of two or three storey dwellings with brick or rendered walls and tiled roofs.



Google aerial view picture showing location of application site along Middleton Road.

Planning History

- (App Ref: 116157/FO/2017) Full planning Application for the 'Change of use of 'Roselands' from Class D1 (non residential institution) to Class C2 (residential care facility) with associated two storey rear extensions, and erection of two 2 storey detached properties (residential care , and ancillary offices use) following the demolition of the existing bungalow to the rear of the site.' Application Approved. Decision Date: 16-November-2017. This permission was never implemented.

Heritage Statement

The property is located within the Crumpsall Lane Conservation Area which received its designation in 2004. The Conservation Area is predominantly a residential area, with a row of shops and one public house. A large green space is located on the west side of Middleton Road.

There is no Conservation Area Appraisal for the Crumpsall Lane Conservation Area. The special interest of the Conservation Area has been assessed as follows:

- predominantly a residential area;
- materials are generally brick with stone details and some examples of render;
- buildings are two to three storeys;
- roofs have gable, hipped or flat roofs, with some dormer windows;

- boundary walls are built of brick or stone, often with hedges or trees to the boundaries, some stone gate posts;
- many large Victorian houses, along with semi-detached houses and terraces;
- houses range from early 19th C to early 21st C;
- one row of shops with a cast iron awning and one public house;
- mature trees to many property boundaries.

Contribution of the Proposal Site and Associated Structures to the Special Interest of the Conservation Area

The vacant buildings and associated site elements have been assessed against the Historic England criteria for elements that define special interest within a Conservation Area, and have been assigned a level of contribution to the special interest of the Conservation Area.

The main Roselands building has been identified as having a medium positive contribution to the character of the Conservation Area. This is on the basis that the house reflects the historic grain, materials and architectural styles of many of the historic buildings in the area.

The secondary bungalow building has been identified as having a neutral contribution to the character of the Conservation Area. This is on the basis that it is a late 20th C or early 21st C building but the siting reflects the position of earlier outbuildings and the materials are contextual with the Conservation Area. The building lies to the rear of Roselands and is not part of any key views.

History, Development and Usage

The 1893 OS plan documents that the southern half of the current site, which contains the two structures, was intended as a single plot. The 1922 and 1932 OS plans also show the northern plot as a separate plot. It was between 1932 and 1952 that the northern vacant plot became part of the garden of Roselands. Roselands was most recently used as a nursing home. Earlier outbuildings were demolished and a small bungalow constructed to the rear of Roselands in the late 20th C. The site is now vacant.

Character Impact Assessment

The proposed works will improve the proposal site within the Conservation Area. The proposals will cause no harm to the significant views or historical special interest of the Conservation Area. The proposed change of use will retain the existing building as it currently stands and does not include any

alterations to fabric, appearance or design of the properties or the site as a whole. The proposed new development will also have no impact upon buildings which make a positive contribution to the character of the Conservation Area. Accordingly, it is not considered that the proposal will have any adverse impact on the character of the Conservation Area. Overall, the proposed change of use will have a neutral effect on the architectural quality of the Conservation Area and will make a positive contribution by creating new use for a vacant historic structure with two new high quality structures which will bring activity and vibrancy to this part of the Conservation Area.

Proposal

The proposal is limited to the conversion of the property into an educational college with a few minor internal alterations. These consist of the opening up of part of the ground floor area to create a large common room area, and conversion of the other rooms at first and second floor level into class rooms. The separate single storey bungalow will be converted into a large dining room area. The proposal does not include any extensions to the existing building.

The buildings external elevations will not be altered by the proposal and the existing entrance and fenestration arrangement will remain as existing. The properties appearance will not be change in any way and the property will retain its existing relationship with the neighbouring properties and the wider street scene.

Landscaping

The site is mainly grassed lawn areas to the West of the site with some hedges and a number of mixed trees of varying species and sizes. The site is also tarred from the vehicular access point into the site and opened up to accommodate parking. All of the existing trees and hedges will be retained both within the site and on its boundaries.

The existing hardstanding area to the rear of the building will be retained providing on site car parking for staff, teachers and visitors to the site. The car parking area includes 6no. car parking spaces and 1no. disabled car parking spaces.

Access

The existing pedestrian access from Middleton Road and vehicular access on Bennett Road will be retained.

Transport considerations

The site is in a convenient location with easy walking distance to buses. Nearby local Shopping facilities are also located within a short walking distance of the site. We understand from the applicant that the students of the college will all be from the surrounding local Jewish Community living in the neighbouring areas. This will mean that for the most part students will be able to make their way to the college on foot or using a sustainable mode of transport. The proposed scheme will include the provision of a sheltered bicycle storage area.

Impact on Neighbouring Amenity

In terms of neighbouring amenity, to the west of the site, the building faces out onto Bennett Road with no immediate neighbouring properties. To the east the site sits a fair distance from the BT Exchange Building and is in any case screened from the neighbouring building by existing boundary fencing and dense trees and foliage.

It is not considered that the proposed change of use will have any adverse impact on the amenity of the neighbouring uses.

The property includes the provision of 7 off street car parking spaces (6 regular spaces and 1 disabled space) which will ensure that there isn't any increased car parking pressure from the proposed use.

Arboriculture and FRA.

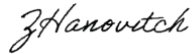
The council have on file from the previous application, an Arboricultural Impact Assessment, Flood Risk Assessment, Ecology Assessment, Bat Survey and Topographical Assessment. This application does not propose any building works and the change of use is not materially different from the buildings current use. Until September 2020, the existing and Proposed uses were in the same Class and permission would not have been required. The reason the class for doctor's surgery was changed was presumably to allow them to open up more easily on High streets. This should not prejudice the proposed change of use.

Conclusion

The existing property has been vacant and unused for several years. This proposal seeks to bring the property back into use whilst providing a communal facility, housing an established educational college for local teenagers. The proposed use is similar to the existing use class and will retain the existing character appearance of the building and does not include any changes to the fabric of the building or the external elevations. The proposal incorporates minor internal alterations to change the internal layout to suit the college layout. The proposal complies with national and local policy requirements and should be approved accordingly.

We trust that you will find this proposal acceptable and grant approval for this proposal as submitted. Should you require any information, please do not hesitate to contact me at info@eatownplanning.co.uk or 0330 221 0449.

Zalman Hanovitch MSc

A handwritten signature in black ink, appearing to read 'Z Hanovitch', written in a cursive style.

Town Planner

EA Town Planning Ltd