

Apr 2021

Design and Access Statement

Heritage Assessment

**131, Beech Road,
Chorlton,
Manchester**



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Design and access statement

1.0 Type of application

- 1.1 This design and access statement is in support of a planning application relating to the site listed below

2.0 Location of proposed development

131, Beech Road, Chorlton, Manchester

3.0 Description of proposed development

The application is for approval for minor amendments to the existing scheme approved 2015 – ref 109472/FO/2015 – that is currently under construction

4.0 Document first compiled on

15th April 2021

5.0 Amendments

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6.0 Applicant

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7.0 Agent

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8.0 Assessing the Planning background of the Site

8.1 The site is set within the Beech Road Conservation area at the centre of the thriving Beech Road village centre. The site has the benefit of a previous approval (ref 109472/FO/2015/SI) for the construction of a ground floor retail unit and the upper levels to residential apartments with a lift and staircase to the side.

This scheme is currently under construction and the structure is substantially complete with the retail unit and the residential apartments occupied. installed.

9.0 Assessment of the immediate site and wider context

9.1 The site tapers a little towards the rear but is basically rectangular and orientated north to south and fronts onto Beech Road along its northern boundary. The Site has the benefit of a planning approval granted in 2015 for the construction of a three store building with car parking to the front. The scheme was for a commercial unit at ground floor with 3 apartments above.

9.1 The plots and development pattern of properties in the area are of a compact urban character. However there is a large variation. There is no consistent predominate style of building along Beech Road, almost every building is contrasting in terms of size scale materials and set back from the roadway.

9.2 Looking to the right of the site no 133 is a single storey shed of a building orientated gable on to the street set some 8 metres back into the site and next an ornamental pub built right up to the back of pavement line and Looking to the left of the site there is a small scale terrace of relatively new two storey cottages built right up close to the roadway

10.0 Background

The 2015 application was approved for the demolition of the existing structures on the site and the construction of a new building. This building is now under construction and is substantially complete. The last element to be completed is the lift shaft and staircase. Having now lived with the staircase for a period of time, the client feels that the landings need to be a little more generous than the minimum requirements approved under the original application. Following consultations with the planning officer it was agreed that these amendments required a formal application for approval, hence this current application.

11.0 Design Principles and concepts

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The design principals of the original scheme are to be respected as part of the design of the proposed amendments and the scheme will not compromise the integrity of the original design or fundamentally affect the appropriateness of the building design. The amendments are highlighted on the scheme drawings included as part of the application.

The pallet of materials proposed remain unaltered from the approved scheme.

12:0 Heritage statement

The site is situated within the Chorlton Green conservation area, situated some three miles to the south west of the city centre and centered on the tranquil residential area of the green itself, the last remaining vestige of the original village. The significance of the area is put into context by the fact that this conservation area was one of the first two designated areas in Manchester back in 1970. The area has been a documented settlement since 610 AD.

However, the conservation area also includes the south side of the much more intense area along Beech Road, and this is the context around the subject site of this application.

The minor amendments suggested by this application do not compromise the principals of the heritage assessment agreed as part of the 2015 application and would therefore have no detrimental effect on the character of the conservation area.

Conclusion

We feel that this minor amendment has no fundamental impact on the design of the approved scheme and do not increase the floor area of the overall scheme.

We would therefore recommend that the application be approved.