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Planning and Heritage Statement



For: Willed Limited

Regarding: 200 Burton Road
West Didsbury
Manchester
M20 2LW

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Introduction

1.0 Background and Rationale

1.1.1 This Heritage Statement is submitted in support of an application for full planning permission made to Manchester City Council by Willed Limited for "alterations to fenestration and conversion of existing one bedroom flats into two, two bedroom flats".

1.1.2 The purpose is to provide further information about the proposal and how it relates to adopted planning policy and explains how all of the relevant matters relating to planning have been taken into account.

1.1.3 The application site is located in the Albert Park Conservation Area. The Statement therefore incorporates an assessment of the impact of the development on the significance of the designated heritage asset.

1.1.4 In addition to this Heritage Statement, the application is submitted with the following documents and drawings:

- Planning Application Forms
- Drawing: 18056-11C Existing and Proposed Plans
- Drawing: 18056-12A Existing and Proposed Elevations

1.2 Scope and Structure

1.2.1 This Statement is structured into seven sections, as follows;

- Section 2 describes the characteristics of the site and the surroundings context.
- Section 3: sets out the details of the proposal including the layout and design of buildings, landscaping and arrangements for access and parking.
- Section 4 considers the national and local planning policy context examining how the proposal fits within the policy framework.
- Section 5 carries out an assessment of the significance of the Heritage Asset.
- Section 6 provides an appraisal of the planning issues and assessment of the impact of the development on the significance of the designated heritage asset.
- Section 7 summarises the Planning and Heritage Statement and draws conclusions.

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Site and Context

2.0 Site Description

2.1.1 The application site is located at 200 Burton Road, Didsbury. It comprises a typical Victorian terraced retail unit to the ground floor, currently trading as Mary and Archie's - a bar serving food, with large one bedroom flats to the first and second floors.

2.1.2 The front elevation has timber bi-folding doors opening onto the pavement, and a single pedestrian door into Mary and Archie's, with first floor windows to the flat's reception room. Facing stretcher bond brickwork is provided to the first floor, and there are stone window cills and brick arches above the windows.

2.1.3 The right and rear elevations are mainly facing brickwork in stretcher bond, with windows to the upstairs flats, and also two doors leading to each of the flats, which both have their own have internal staircases.

2.1.4 The site is accessed directly from Burton Road, with the side elevation fronting Orchard Street, and an alley to the rear providing access to the enclosed bin storage area.

2.1.5 The brickwork is relatively modern to all elevations, and appears to have been completely rebuilt in the past.

3.0 Surrounding Context

3.1.1 The area is an established primarily residential neighbourhood to the west of Didsbury Village, however Burton Road is a busy local centre comprising mostly retail to the ground floor with residential to the upper parts, and is within the Albert Park Conservation Area.

3.1.2 West Didsbury is well defined by a pattern of development orientated along the high street of traditional terraced properties, with period features and a mixed-use character. Residential accommodation above commercial units is typical.

3.1.3 A short walk to the north of the site is the Burton Road Metrolink Station, and Burton Road is also a major bus route.

4.0 Planning History

4.1.1 Two applications were found in an online search:

- 114575/FO/2016 Creation of an outside seating area on forecourt of premises
- 102318/JO/2013/S1 Alteration to bar opening hours

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The Proposals

5.0 Development Proposals

5.1.1 The application is for full planning permission for the following alterations to fenestration to the side and rear elevations:

- RHS: Converting the existing side window to the bar to bi-folding doors to match the front elevation.
- RHS: Formation of a new window to the bar, to provide more natural light to the bar area.
- RHS: Enlargement of second floor window.
- Rear: Enlargement of first floor window.

5.1.2 The two existing large one bedroom flats will also be reconfigured to two bedroom flats.

5.1.3 The ground floor retail unit and existing first floor flat will remain unchanged, and the latter has been recently refurbished by the applicant.

6.0 Design and Materials

6.1 Bi-Folding Doors

6.1.1 The proposed bi-fold doors to the side elevation, facing Orchard Street, will be formed in timber to match the front elevation, and painted to finish, in the same opening as the existing side window.

6.1.2 Although bi-folding doors are requested, there is no intention to place tables on Orchard Street.

6.2 New Window

6.2.1 A window the same size as the existing window will be created behind the bar, to offer more natural light to the rear of the property. The new window will be fixed shut, and also formed in painted timber.

6.3 Enlarged Windows

6.3.1 It is proposed the rear window to the second floor will be made wider, and the rear window will also be made wider, and formed in painted timber, with mock sash design in uPVC to match the other windows to the upper floors.

6.3.2 Stone cills, and brick arches will be provided, to match the existing windows.

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7.0 Noise Breakout

7.1.1 We have included in the application a survey with regards to noise breakout from the premises and its impact on with the residences in Orchard Street.

7.1.2 It should be noted that the premises at 198 Burton Road, on the opposite side of Orchard Street, already has bi-folding doors to the Orchard Street elevation.

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Assessing Significance & Impact

8.0 Background and Criteria

8.1.1 Assessing significance is a key principle for managing change to heritage assets, and is embedded within current NPPF

8.1.2 It sets out the following criteria for planning authorities to use to evaluate a planning application:

126 Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,29 including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive a positive contribution to character and distinctiveness;
- opportunities to draw on the contribution made by the historic environment of the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering

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the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

8.1.3 Significance can be measured according to hierarchical levels; the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

9.0 Significance of the Property

9.1.1 Based on the above, we consider 200 Burton Road to be of Low significance; the building is not listed and there are many buildings of similar character and design across south Manchester.

9.1.2 In this particular case, the brickwork is all modern and has been rebuilt, or built after the more historic adjacent properties.

10.0 Impact Assessment

10.1.1 Given that the brickwork is modern and the windows not original, we do not believe that any historic fabric will be affected by the work.

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Appendix I –Photographs



Photograph 1. Front and right elevations



Photograph 2. Right elevation from rear – brickwork appears modern.

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Photograph 3. Rear elevation to the ground floor, showing entrance to second floor flat, and bin store.



Photograph 4. Rear elevation to first and second floors.

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Photograph 5. Ground floor bar from rear to front.

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