

**Heritage Statement
D1 – Medical Centre
Erection of a part single part two storey building to
provide clinic**



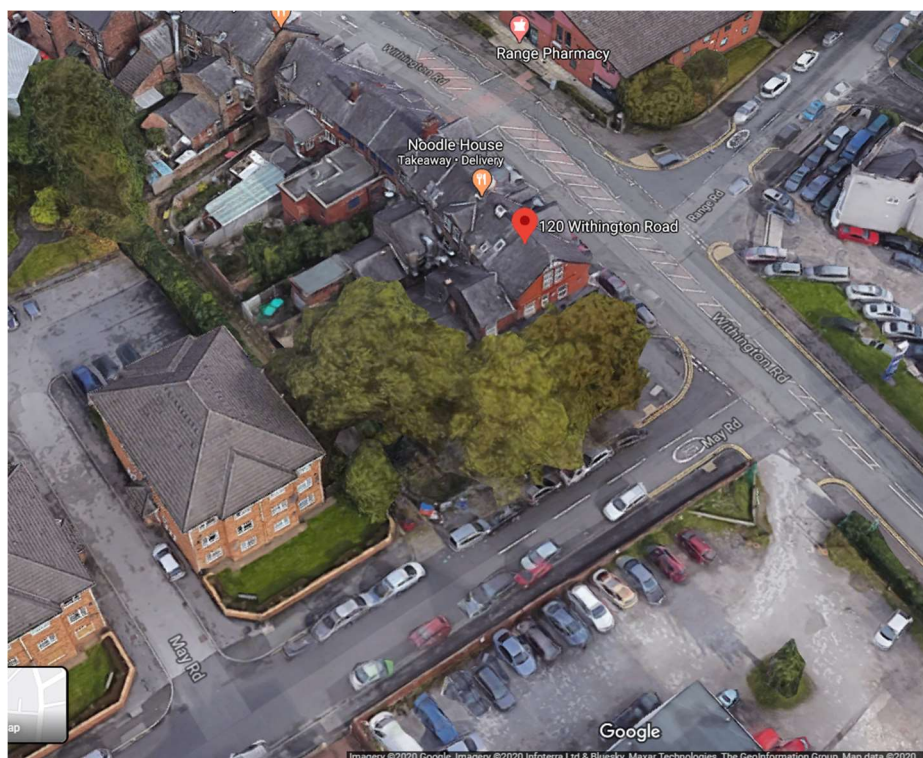
Client: Dr Ugo Umeadi

Address: land to the rear of the premises (120 and 120a) fronting
Withington Road,
Whalley Range
Manchester
M16 8FA

Revision: B

Date: 09/09/2020

Site and surrounding setting



The site in question is a derelict empty plot of land, refer to the photographic schedule at the end of this statement. It is overgrown and has no historical significance. Image courtesy of Google.



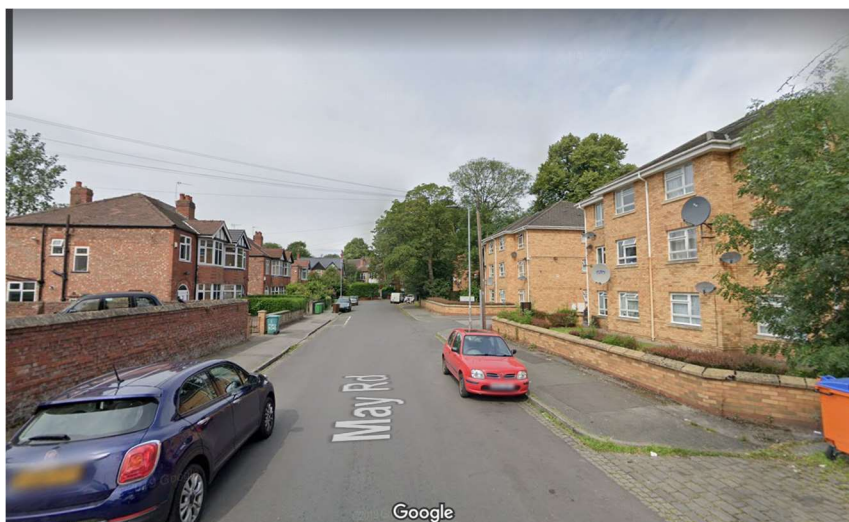
To the North is 120 / 120A Withington road, which is a waffle bar, dry cleaners and residential dwellings at first floor. Image courtesy of Google.



To the South is a commercial building with no historical significance. Image courtesy of Google.

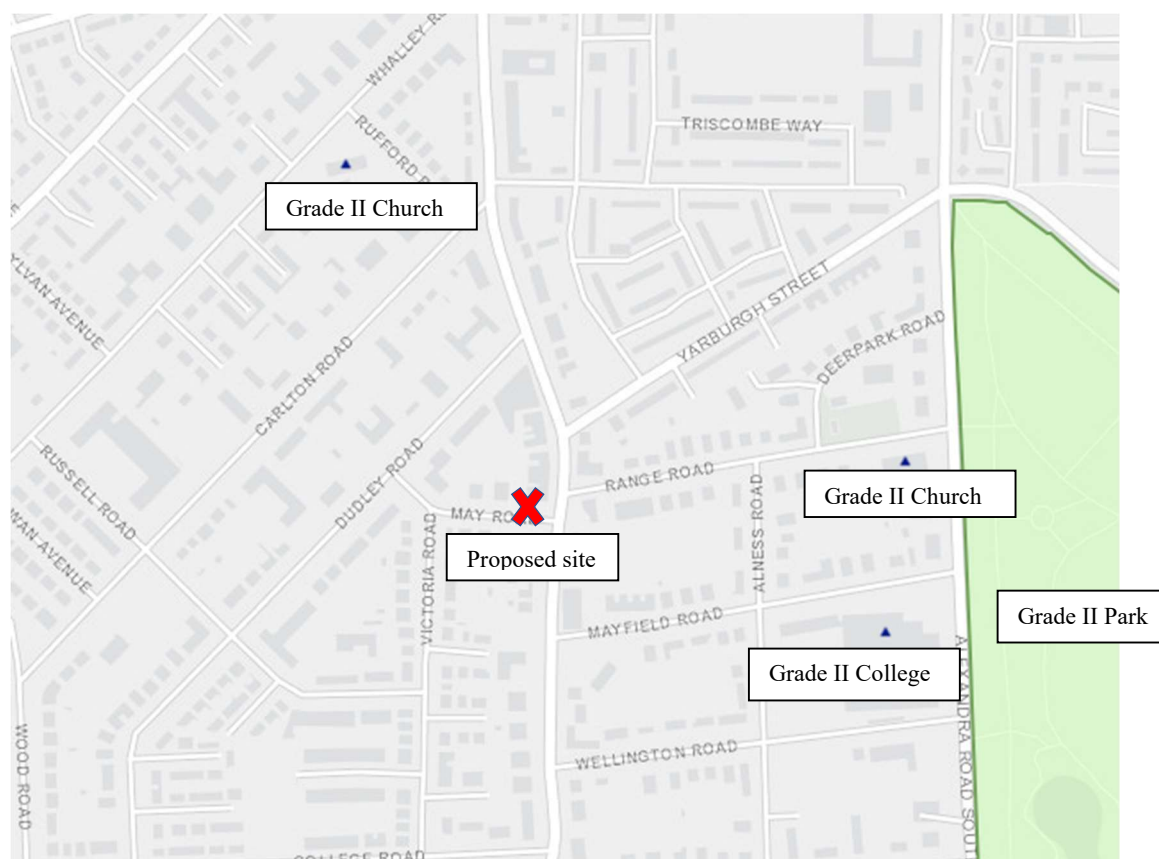


To the East is a Withington Road, with views of ALUK Motors Ltd card dealership. Image courtesy of Google.



To the West are some residential buildings, with no historical significance. Image courtesy of Google.

Nearby Listed Features

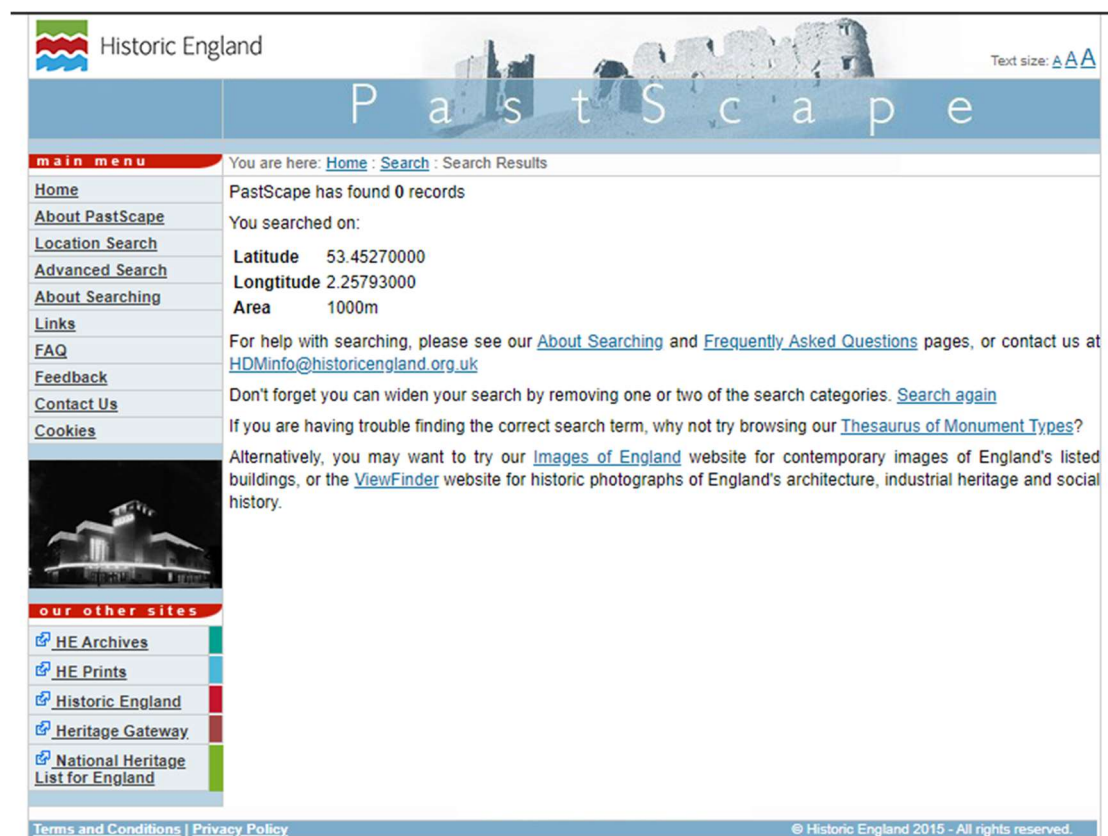


From a search off historical England, there are 2 Grade II listed Churches, a College, and a park in the local area. However, none of these have any impact or are impacted by the proposed development site.

These listed assets cannot be seen from the site, or will be affected in any manner by the proposal. No features will be affected by the proposal, especially due to the small scale nature of the development.

History of Site and settings

With further investigation into non-listed sites on Past scape, nothing was found regarding the site. The search was conducted using the Latitude and longitude of the site, to ensure that the search was accurate.



Screenshot of Pastscape, confirming the site and nearby has no historical significance.

Significance of any interior / exterior

There is no existing building on site, therefore this is not relevant.

Impact on the historic fabric

There is nothing of historical value on the site or nearby to be affected.

Justification and Conclusion

With further investigation to the historical significance of the site and area, there was nothing of significance found to suggest that the development will have an impact against.

There is nothing to which the site will have a negative implication upon historically. The site is situated across from a nearby car dealership, dry cleaners, and waffle bar. It has been designed to be modern, a stark contrast to the commercial properties fronting Withington Road. It additionally provides a barrier between the newer residential properties to the West and the derelict properties on Withington Road.

Careful thought has been taken into ensuring that the trees within the site have been inspected by an arborist, with his professional opinion regarding their health, and determining what possibilities there are to design whilst respecting nature. Refer to the Design and Access statement for further information regarding the trees.

In conclusion, the clinic is a small scale, thought out proposal. It will improve the medical care within the area, whilst upscaling the site and surrounding areas.

Photographic Schedule
Erection of a Private Clinic – May Clinic
Land to the West of Withington Road and corner of May Road

Client: Dr Ugo Umeadi

Address: land to the rear of the premises (120 and 120a) fronting
Withington Road,
Whalley Range
Manchester
M16 8FA

Ref. No: 127657_FO_2020

Date of photographs: 01/05/2020

Date of Schedule: 09/09/2020

This schedule of photographs has been prepared in line with the ongoing COVID-19 Pandemic to fulfil the Planning Officers requests and help give a better indication about the current property and surrounding area. All photos were taken on the date/s stated above.

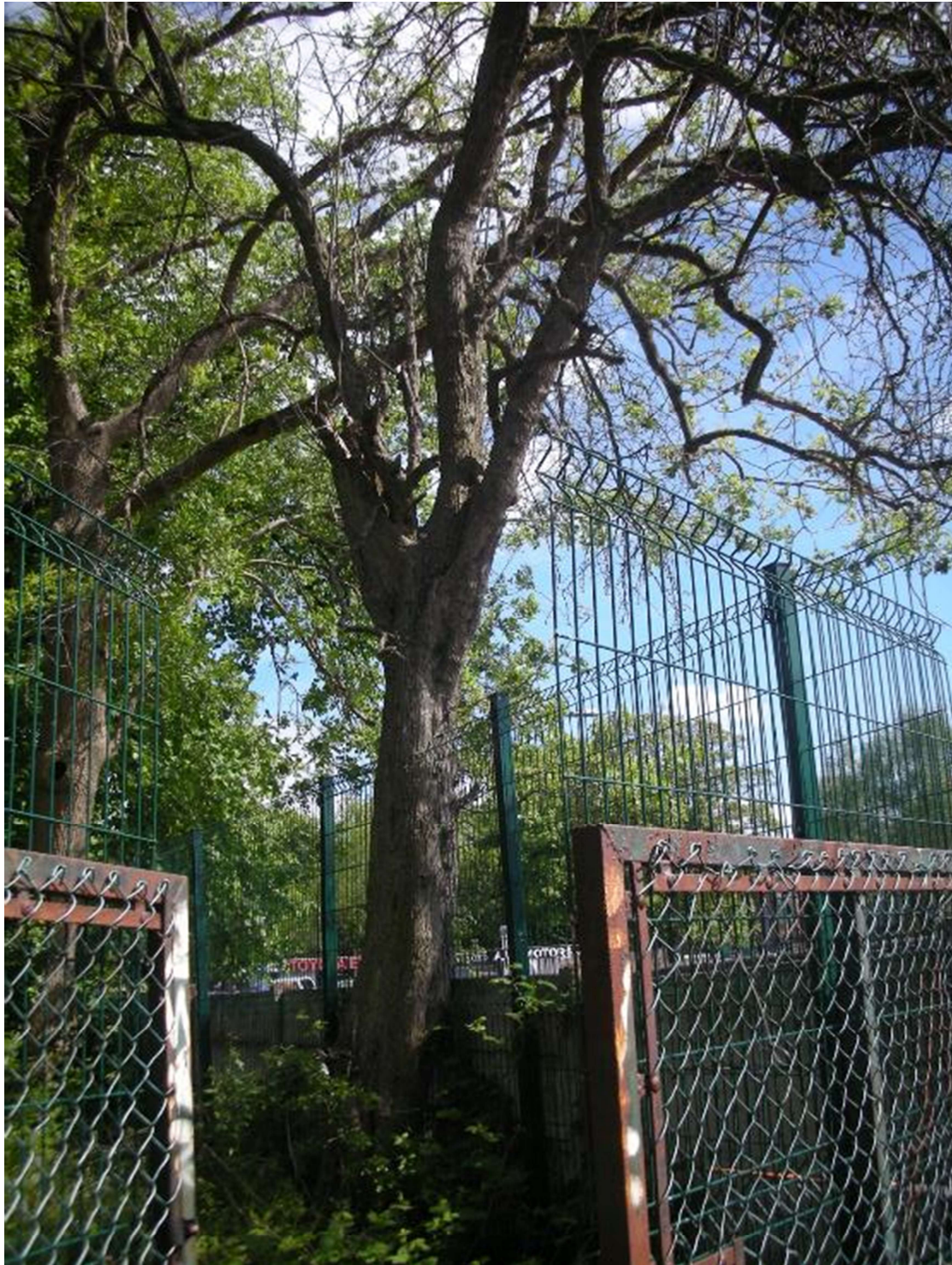


Figure 1: T2

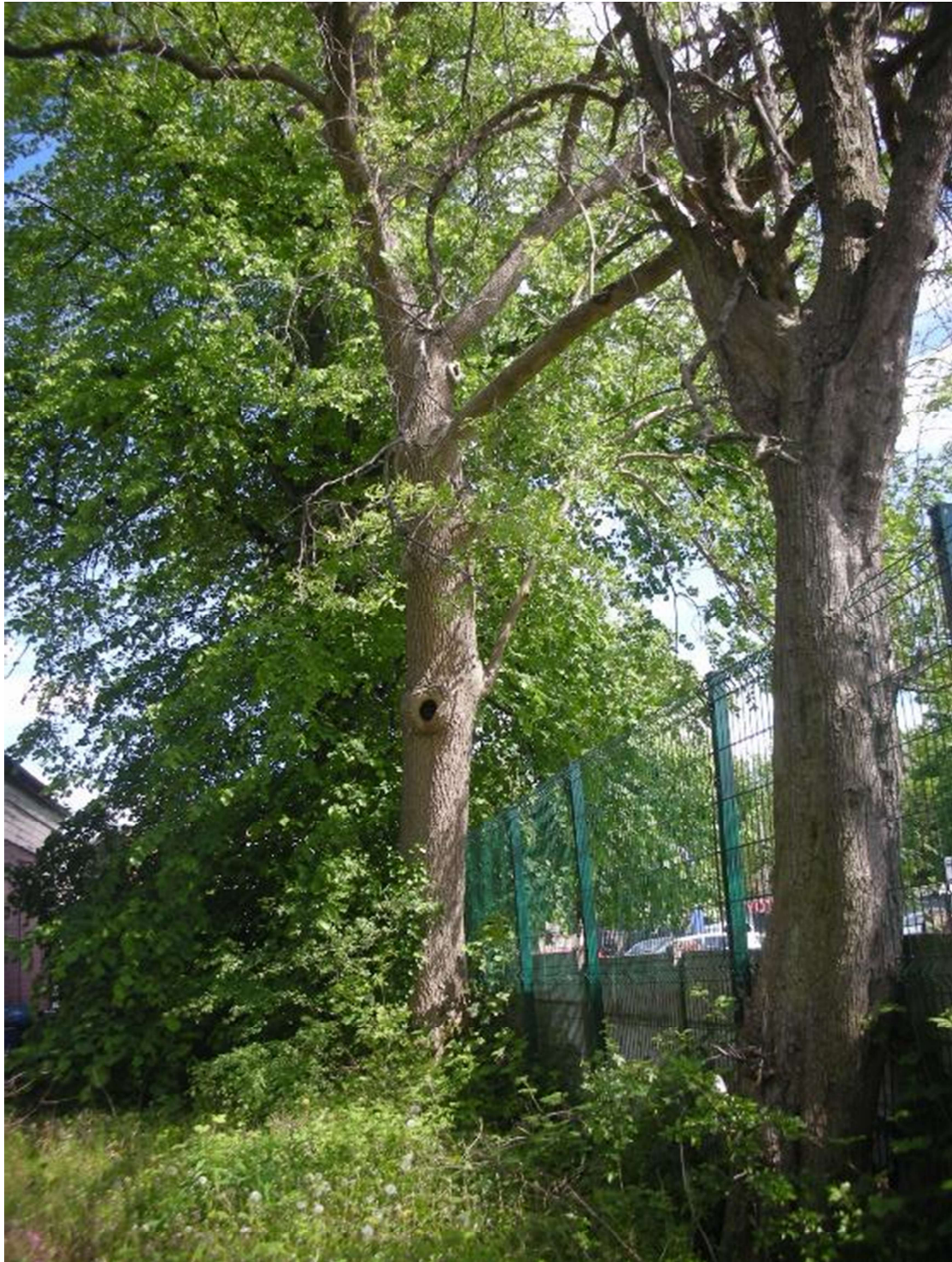


Figure 2: T3 & T4



Figure 3: T1



Figure 4: T1



Figure 5: T3 & T4



Figure 6: Images of 120/ 120A



Figure 7: Images of 120/ 120A



Figure 8: Images of 120/ 120A



Figure 9: Images of 120/ 120A



Figure 10: Existing entry gate and T2



Figure 11: Demolished outbuilding (white outline on wall)



Figure 12: Misc images of shipping container and land to the North



Figure 13: Further images of T2



Figure 14: Further images of T3 + T4



Figure 15: Further images od 120/120A



Figure 16: Eastern boundary and access gate from Withington Road

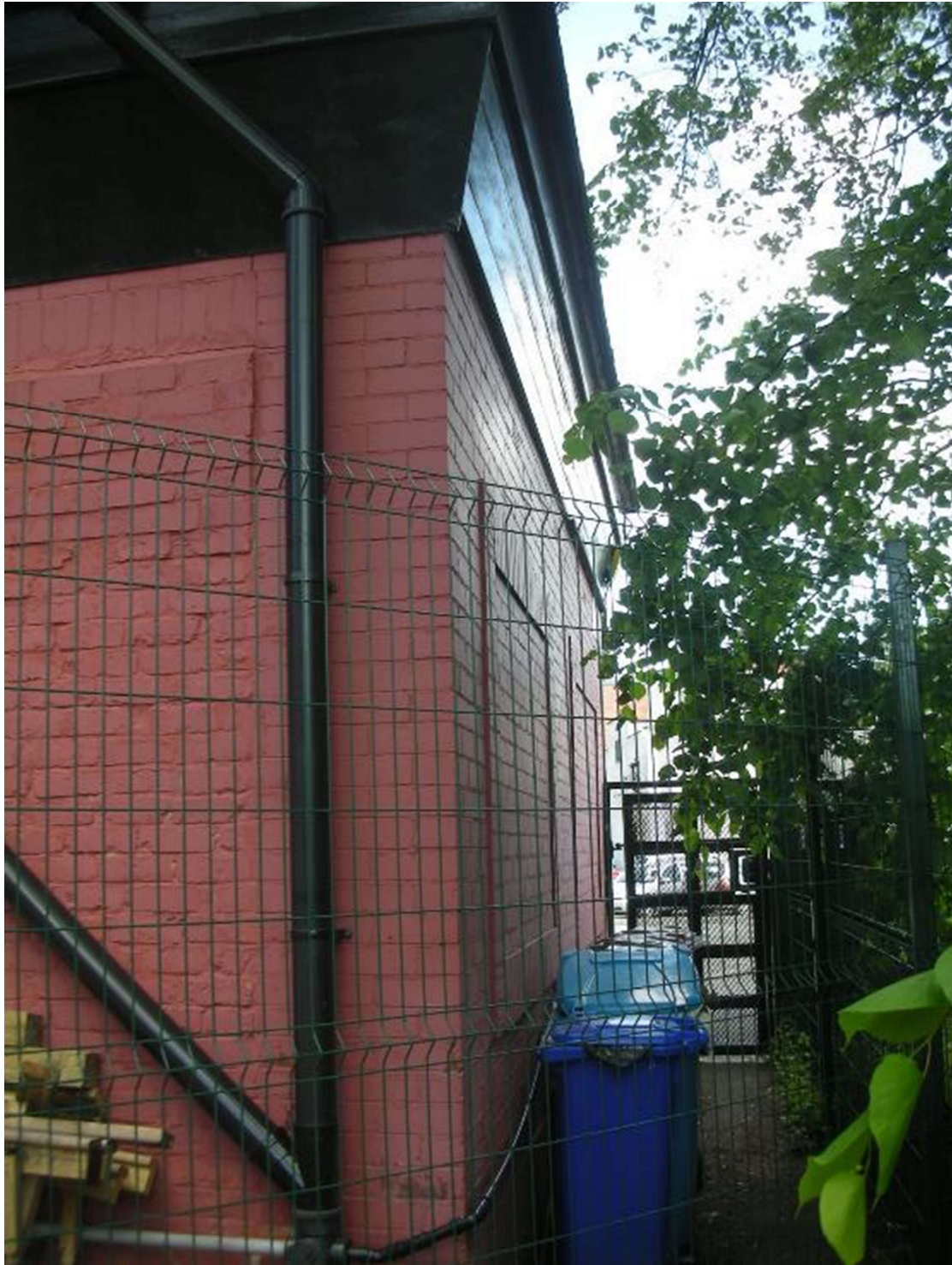


Figure 17: Further image of access for 120/120A from Withington road



Figure 18: Street View of site



Figure 19: Street view of entry gate and 2 May Road



Figure 20: Images of 2 May Road



Figure 21: Further Views from the street of site and number 2



Figure 22: View to South of parking lot and commercial building / Dwellings to the West (down May Road)



Figure 23: Street view of number 2 / View of the site from May Road



Figure 24: View of the Eastern Boundary and Withington Road from May Road intersection