BUTTERFIELD ARCHITECTURE

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Design and Access Statement

To accompany the full planning and listed building consent application at:

37 Liverpool Road
Manchester
M3 4NQ

Ref: PP-06854995

Type of Application(s)	Listed Building Consent Application Planning application (change of use and proposed extension/alterations)
Location of Proposed Development	37 Liverpool Road Manchester M3 4NQ
Description of Proposed Development	Conversion of existing cafe into one residential dwelling
Date of Preparation	20th June 2019 - Rev A
Applicant	Dr Jimmy Charro 1 Haddon Court Llanyre, Powys LD1 6DY
Agent	Butterfield Architecture Ltd 102 Roseneath Road Urmston Manchester M41 5AZ

To be read in conjunction with the information as scheduled in 2162 - Drawing Issue Register

General Introduction



The property is a mid terrace property contained within a row of buildings which retain many of their original architectural features. The property is comprised of 3 stories and a basement. It is built with “old English” red brindle facing brick in a stretcher bond at basement level and Flemish bond from ground to second floor with a low pitched slate roof. The property’s construction is dated between 1820-30, although we believe they may date as far back as 1788.

The number 37 terrace “garret workshop house’ is located on Liverpool Road, off Deansgate in Castlefield, Manchester. As well as being Grade II listed, the house also lies within the Castlefield Conservation Area. This Design and Access statement is accompanied by a Historic Building Impact Assessment in support of the Listed Building Consent for this proposal.

The building was previously (until March 2018) a café spread over the ground and first floor of no. 37. Some original features remain internally although many have been removed or covered over the years, these shall be further explored later in this document. Externally, the front elevation at ground floor has been converted to a shop front, our proposal restores the existing front elevation to its’ former glory, in line with the listing (please see ‘Historic Building Impact Assessment’).

Brief

This project involves the conversion of an existing cafe into a 3-bed town house and the brief includes:

- Retention and restoration of the original 3 storey building (and basement), and reinstatement of the front elevation to keep the original features in-line with the Grade II listing.
- Demolition of the existing non-original single-storey rear extension to the property and replacement with a single storey extension with a roof terrace for amenity space.
- Creation of a contemporary extension to the rear of the property, to compliment the existing period architecture.
- Re-modelling of the interior across the house, retaining and restoring the original features.

The Site

The property is located in a vibrant and lively part of the city, adjacent to Deansgate. There are two bars sited at either end of the row of buildings in which No. 37 is situated. At ground floor the other buildings accommodate an estate agent, a former solicitor’s offices, a former insurance company and a former newsagents complete the row. It is clear that the area has generally been in decline, both visually and by the fact these businesses have not been sustained.

Neighbouring properties:

33 Liverpool Road – Estate Agents: Class B1
35 Liverpool Road – Insurance Company (Closed down): Class B1
39 Liverpool Road – Solicitors Offices: Class A2 (planning approval to be converted to C3)
41 Liverpool Road – Solicitors Offices: Class A2 (planning approval to be converted to C3)
43 Liverpool Road – Public House: Class 3



29-41 Liverpool Road (listed)



37 Liverpool Road

Use

Although the other buildings in the row all have a business/shop/bar use at ground floor, we are proposing a fully residential town-house. It is clear that the area cannot currently sustain these sorts of commercial uses. This is evidenced by the fact several of the businesses in the row have been shut down. Manchester LDF policy seeks to regenerate the area and it is clear that the proposed level of investment involved in restoring no. 37 will act as a catalyst for the future investment in the rest of the row and the locality more generally.

The scale of investment required and planning and heritage constraints mean that the only viable way of creating this level of value at no. 37 would be through residential use.

Design

Few original architectural features remain other than the external masonry walls themselves, the build up around the fireplaces, some internal wall finishes, some door and window openings although not the doors or windows themselves, some floorboards and joists, some roof structure, and the stone and brick finish to basement floor. These elements are all proposed to be retained and restored as part of the project.

Externally we are proposing the front elevation be restored, retaining all original architectural features, and those that have been removed or altered be reinstated as original. As there would be proposed change of use from a cafe to residential, the existing shop front would be removed; this is not an original feature and it removal would improve the legibility of the original listed building. The original Georgian front arched doorway and Georgian sash window would be reintroduced in its place.

The front basement stair well shall also be reinstated based on the research findings with railings that match those evidenced on other properties of the area and era; with a stone tread and brick riser stair within.



Lever Street precedent



Proposed reinstated front elevation

To the rear of the property we would intent to demolish the dilapidated single storey extension with a lean-to roof created from modern timber rafters and solid floor buildup. It has been deemed to have no architectural significance through the survey of the existing property. As with 39-41, we would be observing (Archaeological watching brief) the full strip out and if any original features are found we shall endeavour to retain and restore them as part of the works. In its place we are proposing a new single storey extension that would enhance the property and the area in general. The proposed demolition and build would also enable the party wall junctions/architectural detailing to be addressed more elegantly and provide a more technically robust solution in terms of weather proofing. The height of the proposed single storey element to the rear has been designed and modeled to respect that of the neighbouring buildings.

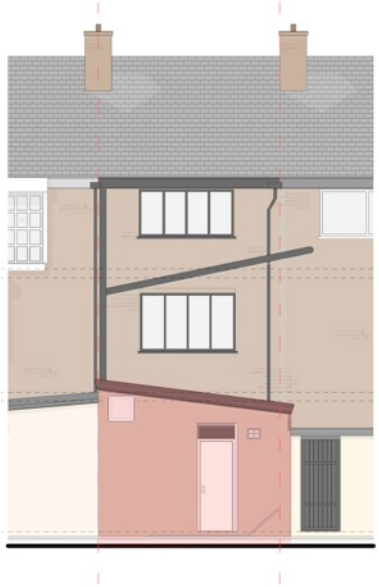
The proposed extension would be a mixture of modern brick and large glazing. The roof terrace at first floor would have a glazed balustrade surround in order to allow an uninterrupted view of the existing rear elevation. The fully glazed pop-up that would all access to the terrace also ahs the same intension of not obstructing the view to the existing, in addition to letting in lots of natural light to the property. Overall, the contemporary addition seeks to compliment the existing building. It is in keeping with similar developments in the immediate vicinity and seeks to integrate itself into the general feel and character of the area.

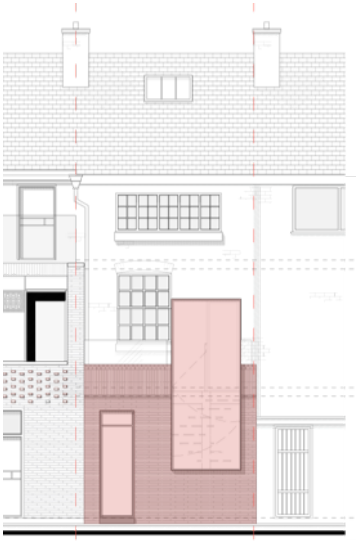
Internally no. 37's plan would be substantially remodeled to recreate spaces similar to what they would have been historically, proposed spaces that are not recreating historic spaces would be made clear through high level separation glazing strips and shadow gaps to provide a 'pod' like effect. All modern interventions within the listed building would be made obviously of their time. Services to be concealed within ceiling voids.

Scale

The front elevation will remain largely unchanged in terms of scale and general layout. The proposed works include demolishing the rear single storey non-original element of the building as previously described and replacing with a modern extension with a roof terrace and glazed pop-up for access.

The diagrams on the following page highlight the element to be demolished and the extent of the proposed extension.





Proposed single storey extension

Overlooking

The proposal includes the addition of a single storey extension with access to a roof terrace through a glazed pop-up to the rear of the property. The existing single storey section of the building is to be demolished. The ground floor of the proposed extension will accommodate the living area.

While there are several windows on neighbouring properties, the labelled photos on the following pages demonstrate that almost all of these properties are uninhabited, or the rooms themselves are used for storage etc. There are windows proposed to the extension to the ground floor living area. Their purpose is to bring light into the spaces rather than for views out, and so efforts will be made to obscure views in and out whilst still maximising natural lighting of the spaces. For example, the spiral staircase for access to the terrace, will sit within the glazed pop-up to minimise direct views in, yet maximise natural light entry to the property.

Frosted window 2nd floor of pub **Storage room 2nd floor of pub**



Storage room 1st floor of pub

Rear of No 37 (*proposal extent in red)



Looking out of the second floor rear window of no.37 towards pub (no.43) and the apartments.



Looking out of the second floor rear window of no.37, towards apartment block garden at the rear.

Regeneration Precedents

We include this section as evidence of developments with a similar nature to our proposal in the immediate area, and still within the Castlefield Conservation Area. On Southern Street, within 200 metres of our proposal, there are three new townhouse developments. While obviously new, modern developments, they are sympathetic in volume and elevation design to their context and are a welcome addition to the area, enhancing its' character and helping the regeneration of the area as a whole. While these were not listed buildings, these are included to show precedent in the care and quality of the design that enhances the area – something we will be achieving in our own proposal.









Access

The existing front entrance to the property is to remain the same in terms of its location and function. There will also be an access door to the rear of the property within the new extension.

The staircase from first to second floor is proposed to be retained and restored, including its timber enclosure. The timber balustrade that surrounds the stair at second floor is also proposed to be restored.

The staircase from ground to first floor is proposed to be removed, it has been identified as non-original or historic; however, we do propose, that the design of the new stair matches that of the existing in terms of locations, incline and over all form.

With regards to the existing non-original stair from basement to ground floor, we are proposing to remove it, as it is severely damaged from dry rot. The replacement stair has been proposed within the same location, with a general form matching the existing with open risers and slim stringers. However, the incline of the existing stair is very steep, even with a handrail it would be very difficult to get up and down. This is demonstrated through the basements lack of use over the years - allowing for the basement space to be riddled with dry rot. In order to bring the property into a practical and sustainable modern day use, our proposal would be a stair that matches the location and general form of the existing, however has a more manageable incline.

Based on the historic maps (these can be found in the Archaeological Desktop Survey submitted), and evidence from other properties within the row and area, there was a stair/light well to the front of the property with stone treads with brick risers. However, we have proposed the stair/light well is shallower then those found in other properties along the terrace; This is based on the 1850 map, which shows 37 having a reduced number of steps in comparison to the other properties, marrying this with there being no current visible evidence of a doorway within the 37 basement, we have come to the conclusion that the external steps were minimal as the window opening to the basement would have been used as a delivery window. Our proposal reflects these findings, however we would like to state that if any evidence be found during excavation of this area that would prove differently, we would notify and revise the proposal appropriately.

Lighting

Lighting will be installed to the front and rear external doors of the building for security purposes. This will be operated by photoelectric cell/daylight sensor. We are currently proposing an external light such as this: https://www.astrolighting.com/products/7971, that is discrete clear modern addition yet in keeping with the antique brass Georgian window and door furniture.

Safety

We have had a response from our consultation with ‘Design for Security’ (on behalf of Greater Manchester Police) with comments on the proposal for 37 Liverpool Road. The recommendation have and shall be implemented further as the detailed design on the proposal moves forward.

Landscape

No landscape works are to be done.

Party Wall

A Party Wall Agreement under the Party Wall Act of 1996 will be issued to the attached neighbouring properties at 39 Liverpool Road and 35 Liverpool Road. The works affecting the neighbouring properties will include building on the boundary line.

Environmental Impact and Sustainability

The existing and proposed building's fabric and structure are to be enhanced to improve its environmental performance. The proposed structure is to be properly insulated to reduce energy consumption. The development of the existing property takes into account sustainable building measures and energy efficiency through design. The installation of the thinnest double glazed unit Georgian windows is proposed for the existing listed property. The extension is to have double and triple glazed windows that will insulate the building and maximise passive solar gains where possible. The windows will also provide natural ventilation to the building. The larger size of the proposed window openings allows maximum light to enter the building, giving

naturally light, bright spaces. In addition to the passive technologies adopted in the building, energy and water efficient heating appliances will be installed to all units.

Waste Strategy

Recycling bins (black, blue, brown and green) would be located on the ground floor at the back of the building, as it is currently (in a bespoke bin storage unit).