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# Heritage Statement

Hertage Statement to accompany a Planning Application at Etrop Grange Hotel, Thorley Lane, Wythenshawe, Manchester, M90 4EG

**Ref: Heritage Statement 2014 on behalf of ParkingEye Ltd Etrop Grange Hotel, Thorley Lane, Wythenshawe, Manchester, M90 4EG**

Friday, 13 October 2017

PROPOSAL: INSTALLATION OF CAR PARK MANAGEMENT SYSTEM WHICH INCLUDES THE INSTALLATION OF AUTOMATIC NUMBER PLATE RECOGNITION CAMERAS AND ASSOCIATED SITE SIGNAGE.

LOCATION: Etrop Grange Hotel, Thorley Lane, Wythenshawe, Manchester, M90 4EG

Heritage Statement to accompany a Planning Application at Etrop Grange Hotel, Thorley Lane, Wythenshawe, Manchester, M90 4EG

Applicant Registered Office Address:

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| | |
|---|---|
| Review and Acceptance by: | Gemma Lang<br>On behalf of ParkingEye Ltd |
| Job Title: | Account Manager |
| Date: | Friday, 13 October 2017 |

| Rev. | Date. | By. | Description of Modification |
|---|---|---|---|
| 1 | 13/10/2017 | Gemma Lang | First Draft |
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## 1. Introduction

This supporting heritage statement has been produced to support a planning application for the installation of a car park management system and associated signage within the car park of the grade II listed Etrop Grange Hotel, Thorley Lane, Wythenshawe, Manchester, M90 4EG.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed building to pay special regard to the desirability of preserving the building or its setting. The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

'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

To comply with these requirements, this document provides a brief assessment of the significance of the grade II listed Etrop Grange Hotel, proportionate to both the importance of the asset and the likely impacts. This assessment is undertaken on the basis of published information, Archival research and on-site visual survey. It culminates in an assessment of the impact of the Proposed Development on the significance of the listed building, in light of the statutory duties and national and local policy.



## 2. Assessment of Significance

House, now hotel. Probably later C18; altered. Red brick in Flemish bond with sandstone dressings and slate roof. Double-depth plan with shallow back extension and later addition to this. Palladian style on small scale. Three storeys, 1:3:1 bays, symmetrical, with pedimented centre breaking forwards slightly, stone plinth, modillioned eaves cornice and pediment. Central round-headed doorway (up 3 steps) with pedimented Tuscan pilaster doorcase, fanlight with renewed radiating tracery; tall sashed windows at ground and 1st floors with prominent raised sills and flat-arched heads with large keystones; square windows at 2nd floor, with raised sills. Gable chimneys. Left gable wall rebuilt c.1900; right-hand gable wall has some cross-window casements. Rear: stair-window with intersecting tracery. Interior: dog-legged staicase with open-string, 3 turned balusters per tread (all those above 1st flight recently restored), mahogany handrail; otherwise, altered.

Source: https://www.historicengland.org.uk/listing/the-list/list-entry/1197799




Grade: II

Date Listed: 18-Dec-1963.

English Heritage Building ID: 1197799

## 3. Overview of Proposals and Planning Context

The proposed development involves the installation of an ANPR car park management system along with associated signage to prevent misuse of the car park. ANPR cameras are to be installed on new columns which will monitor the entrance and exit points of the car park and the associated signage is to be mounted on new signage poles and 3 on the walls detailing the terms and conditions of using the car park.




KEY

ANPR Camera

Wireless Subscriber / Client

External / Internal Cabinet location

Main Wireless Base Station

Payment Machine

ADSL Location

Comms cable route

Electrical cable route

Camera cable route

| Total Parking Spaces | Blue Badge Spaces | Parent & Child Spaces |
|---|---|---|
| | | |




## Signage Type, Allocation and Size

| Sign Type | Size | No of Wall Signs | No of Pole Signs | No of New Poles – Standard Size | No of New Poles – Short Size |
|---|---|---|---|---|---|
| 1 - P sign | 600x800mm | 2 | 0 | 0 | 0 |
| 2 - Main signage | 600x800mm | 1 | 10 | 10 | 0 |
| 3 - BB badge bay | 600x600mm | 0 | 0 | 0 | 0 |

## Key for Installation Locations

| Icon | Definition |
|---|---|
| | Sign to be installed on existing lighting column |
| | Sign to be installed on existing signage pole |
| | Sign to be installed on new signage pole |
| | Sign to be installed on new camera column |
| | Sign to be installed on a wall |
| | Sign to be installed on existing double poles |
| | Sign to be installed on new double poles |
| | Sign to be installed on fence |
| P | Payment machine |
| | Entrance & Exit |

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## 4. Assessment of Impact

There is currently no system on site managing the car park. This means the car park is open to misuse and so spaces are not always available for people using the hotel and therefore the amenities that this building provides.

It is proposed to sensitively install the associated equipment on the site in a way that would limit the impact on the character and appearance of the building. Signage is to be installed on the perimeter of the site on existing fencing where possible to reduce the need to install new infrastructure which may impact on the character of the area.

As the majority of the equipment and infrastructure is to be installed on new columns around the perimeter, the impact on the buildings character will be limited as the main aesthetics are associated with the building frontage.

Location 1



Location 2



## 5. Conclusion

The proposals adopt a sensitive approach to the listed building and are based on an appreciation of the significance of this designated heritage asset. The development aims to increase the amount of visitors to the asset by discouraging people from parking in the car park who are not visiting the building itself.

The required infrastructure is minor in nature and as such, will not alter the special interest or significance of the building.