SHONTAINE LTD
4th October 2011

PPS 5 protecting the historic environment **Design statement**

Planning Application submission Change of use to A3

136 Burton Road, West Didsbury, Manchester M20 1JQ

PLANNING & BUILDING CONTROL
05 OCT 2011

Description of the proposal: (ground floor only).

Change of use at ground floor level from former pine furniture shop with workshop to A3 (restaurant), including the provision of disabled access.

The proposed ground floor A3 use if granted will be marketed to expand the choice of establishment for the local residents and visitors to the area.

Applicant name: Shontaine Ltd. c/o Mr Gopal Dangol, 136 Burton Road, West Didsbury, Manchester M20.

Agent: Mr Gopal Dangol, Shontaine Ltd. c/o 45 Old Lansdowne Road, West Didsbury, Manchester M20.

PPS 5 protecting the historic environment Design statement

The premises are within a conservation area but are not a listed building.

It is intend that all aspects of the proposal will take on the nature of the historic building and the surrounding premises and conservation area.

PPS5 puts new emphasis on **climate change**.

Climate change:

The premises have been vacant for over 3 years, since purchasing the premises we have removed large amounts of rubbish and debris from the premises and site. We have invested in major repair works to safe guard the structure (that was in danger of deteriorating into unsafe conditions) and at the same time incorporated the upgrade of the thermal insulation to walls, floor and roof construction to reduce the damage cause to the environment by the poor thermal insulation standards that existed.

The existing structure had only limited thermal insulation properties, there was only damaged lath and plaster ceiling without any thermal insulation materials with the roof space or floor voids. The exiting walls where in parts only 225mm solid brickwork and where open jointed and cracked. The window frames were distorted and broken with single glazing, or missing completely with just security boarding within the openings. Heating was by electrical heaters within the individual areas and rooms.

The repair and improvement work have increased the thermal insulation standards to those expected by modern construction and efficiency expectations.

Physical History:

136 Burton Road is one of five premises within a terrace, however 136 was build separately from the other four in the terrace with a straight structural joint between numbers 136 & 138. Number 138 was still in use as a carpet shop at the ground floor until recently (it is currently vacant & having work carried out) with flats at the upper levels, 140 is restaurant use at basement, ground & first floors, 142/144 are restaurant use with flats at the upper floors.

The structure consist of existing 3 storey end terrace premises with original three storey outrigger and a further single storey outrigger which dates from about 1890, further extended at the rear by a large single storey brick / concrete structure with a metal roof. All the main building is brick built with slate roofing. There are no basement areas to 136.

The ground floor premises comprise of a former retail pine shop with workshop, storage and former garage facilities. Premise has been vacant for over three years.

The first and second floors are accessed by a front door and staircase, configured as two residential units.

The premises where in poor over-all repair showing distortion and structural stress both internally and externally and was in need of extensive urgent repair works, the slate roof had sections damage and had been leaking large amounts of water for at least two years, the front of the premises where showing distress and some movement within the structure, the stone window sill to the first floor right hand window opening front elevation

was broken and the brickwork distorted due to movement within the structure, the brickwork capping / copings to the front elevation pike where loose and insecure with weed growth between to joints. We were concerned about the stability and safety of the structure and therefore have carried out full inspection of the structure and the necessary safety / repair work has been carried out to preserve the premises.

Due to the poor condition of the roofs weather protection instructions were given to carry out repairs to the main roof replacing rotted common rafters feet and to re-slate the areas of roof as necessary to make the roof weather tight to prevent further rain water access.

Heritage assets:

The heritage assets of the building have not been adequately maintained the building having been neglected and uncared for until our recent purchase and work. The building is located close to the cross road junction of Burton Road & Cavendish Road which is a prominent corner within a designated conservation area. This building needs to have a suitable occupancy and a commercial viable use so that it can enhance the area rather than be detrimental to the conservation area. We have shown that we are prepared to invest in the building (by carrying out the urgent repair works to maintain the structure and prevent its total lost to the area). Our proposals will bring the historic building back into a viable commercial use that will become an asset to the area and residents in addition to providing financial benefit of employment and tax revenue to both the Local authority and central government.

Enabling development:

The proposed change of use would allow the marketing of the premise on a viable commercial use, which would then make it a feasible proposition for investment. The commercial use of A3 facilitates for further restoration of the building, which should be a valued asset to the area, by generating the income to re-pay for the repair and required maintenance works, the proposal would also create employment and use of the building therefore enhancing the benefit to the area and preserving the heritage assets of the building.

Social: The proposed use of A3 will increase the choice and availability of difference establishments in the area, and remove the disused untidy and depredating premises therefore improving both the area and the street quality. Also provides local employment and additional business to local suppliers and trades.
The refurbishment improves the quality of accommodation to comply with the British / European standards and Building regulations requirement, improving the access and energy efficiency and therefore reducing the carbon footprint of the building.

Economic: The proposal will bring the disused premises back into useful use and therefore addition tax revenue to both the city council and government, and will provide income and the necessary finance so that the premises may be suitability maintained.

Planning: The proposals incorporate use of the existing structure and materials no change to the existing external structure i.e. brickwork walls, slate roofs, timber shop front, remain has existing. The proposal is compactable with the surrounding historic buildings, areas and use.

Scale: The building scale is compatible with the surround area. The overall building area remains has existing and is in keeping with the conservation area.

Landscaping: Access is directly from the public pavement, there are no public spaces on the site. There are only private yard areas which are existing hard landscaped, i.e. paved or concreted access areas.

Appearance: Details plans of the existing and proposed layout and side / rear elevations are included; (there are no alteration to the front elevation)

Vehicle and Transport: The new proposal will not affected the existing transport access that will remain the same. Vehicle access for the deliveries is to the rear of the premises.