Planning Policy 5 – Development Management – Planning For The Historic Environment - Statement And Justification

Heritage Statement

Prepared In Line With Government Guidance In Support Of The Proposed Conversion Of The Mount From Two Flats To One Residential Dwelling

The Mount Wythenshawe Road, Northern Moor, Manchester, M23 0PD

November 2012



This document has been produced in support of the application raised for the proposed works to The Mount, Wythenshawe Road, Northern Moor, Manchester, M23 0PD.

Introduction

The document has been prepared on the guidelines issued in the new Planning Policy Statement 5, Planning For The Historic Environment 2010. Guidance is particular relevant in Policy HE6 : Information Requirements For Applications For Consent Affecting Heritage Assets and Policy HE7 : Policy Principles Guiding The Determination Of Applications For Consent Relating To Heritage Assets and policies HE8, HE9 and HE10

The Mount was built circa early 19th Century as a farmhouse and is a Grade 2 listed building, Entry Number 1255037, first listed 03rd October 1974. It was extended to form double hipped property later in that century. In the 1970's it fell into local authority ownership under a compulsory purchase order following a period of neglect and vandalism. The building suffered theft of valuable items, flooding and damage by vandals. It was converted into Flats in 1976/77 under planning permission number 4954 (Inc demolition of redundant outbuildings). It underwent significant structural works to the roof and chimneys as part of this programme.

Thereafter it was occupied by social housing tenants, for approximately thirty years. In this period it again fell into a state of disrepair for significant periods of time (See Photographs in Appendix One), having being purchased under the Right To Buy scheme, by its former owners.

It was purchased by the applicant Mr Paul Lavelle in 2005 and renovated. (See Current Photographs in Appendix Two) It is currently rented to reputable long term tenants.

This application aims to deal with all the issues raised as a result of the proposed works of its conversion back to a family home.

Proposed Works

The proposed works are to convert the existing two flats to one single residential dwelling and to form access from Wythenshawe Road to The Mount.

Internally there will be minimal change to the current layout. The proposed layout has been proposed so that little alterations are required, whilst also bringing it towards modern 21st century living needs.

The timber stud partition to the staircase would be removed at the Ground Floor, which will open the staircase accessing the first floor to the ground floor hall. The staircase is to remain in situ. On the ground floor the existing bathroom will become an entrance, reverting back to the original layout prior to the works in the 1970's (See photograph in appendix Three) of the building were a new doorway will be formed

On the first floor the existing lounge will be divided into two bedrooms, the kitchen will form a new bedroom and the store room will become an en-suite.

No structural alterations are proposed by the new layout.

Roof – The roof is considered to be in reasonable condition and in fact is causing no problems, therefore no works are proposed.

Externally it is proposed that the area of hardstanding to the Hallas Grove Elevation will be landscaped and the area of hardstanding to the Wythenshawe Road elevation will become the driveway with access formed from Wythenshawe Road.

The layout is meant to be sympathetic to The Mount but also to enhance the existing property and its surrounding in the Street Scene, whilst were possible reverting its layout internally and externally to its original layout.

Significance Of The Heritage Asset

The Mount is an important building historically, within the local area, an area which, overtime has become heavily developed with modern housing estates which in part has destroyed The Mount's original character. The Mount is a Grade II listed building and gained its listed status in 03rd October 1974. Searches at English Heritage reveal the List Entry Number of The Mount to be 1255307. The Mount stands between 130 Wythenshawe Road and 15 Hallas Grove. The front of The Mount faces Wythenshawe Road, however it is accessed from the Rear via Hallas Grove. 15 Hallas Grove is accessed from Hallas Grove.

130 Wythenshawe Road was built in 2006 and has been built sympathetically to enhance the architectural significance of The Mount.

The remaining properties around The Mount namely on Hallas Grove were built in the early 1980's and are of poor architectural and build quality. Number 15 Hallas Grove has been built to the rear of The Mount and an extension has been added to it by its former owners. This extension is 3.00m from The Mount.

Impact Of The Proposal On The Listed Building.

The layout of the proposed conversion is intended to be unobtrusive to The Mount and its setting within the Street Scene and to enhance and improve the character of the existing property, within its local environment and its setting on the local street scene. These measures are further outlined below.

A new door will be formed in the existing ground floor bathroom. Research has shown that this was a former entry point to the building, prior to the works carried out in 1976/77. (See appendix four) A white wooden door is proposed to be used in this location.

The majority of the rooms will remain in there current form, with just a change of use. These are further detailed in the proposed finished schedule in appendix five.

Internally there is little architectural value surviving, with the exception of the ground floor doors and sash windows to the Wythenshawe Road Elevation. These will all retained. The first floor flat doors would be replaced with reproduction doors to match the ground floor.

The access to The Mount is proposed to be altered so that it is accessed from Wythenshawe Road. Research of the local area and maps indicates that the access to The Mount has altered significantly over time, much of it led by the major development in the area.

Appendix six details a historical map of the area from 1898. This map clearly shows that The Mount is accessed from three points. Two of these are to Wythenshawe Road and one to what is now Rackhouse Road.

The historical map of 1934 in Appendix Seven details little changes despite the building of the housing estate to the rear. This is still the case in the 1954 map in appendix eight.

Appendix Nine details the historical map of the area in 1994. It can be clearly seen from this map that the access has been changed to one entry point, most probably led by the construction of Hallas Grove and the works carried out in 1976/77.

The proposed entrance from Wythenshawe Road attempts to return The Mount to its original access three access points detailed in the historical maps in the relevant appendices.

Street Scene

The Street Scene of Wythenshawe Road has been added to the planning application. It is suggested that the new entrance formed to The Mount would complete the Street Scene making The Mount more visible from Wythenshawe Road.

Currently the properties on Hallas Grove and The Mount face backwards, with the rear of the properties facing the road. The new development of The Pines and 130 Wythenshawe Road, has helped reverse this, with the front of the properties facing Wythenshawe Road. It is believed that this has helped develop and improve the Street Scene of Wythenshawe Road. The application hopes to build on this theme.

It is currently accessed via the rear, with the less aesthetically appealing rear elevation (See appendix Ten) being the first that is viewed from this entrance. Forming the entrance from Wythenshawe Road, would make the more aesthetically appealing Wythenshawe Road elevation more visible to all. Therefore it is suggested that this would improve the aesthetic setting of the listed building giving it a greater sense of arrival and therefore improving the street scene.

It is the intention of the application to enhance the character of the existing property and that of the local area and Street Scene and to improve The Mounts prominent position on Wythenshawe Road, enhancing its overall setting within the Street Scene.

Conclusion

The Mount has held significance within the community and the built environment over the past 180 years. The proposal would have minimum impact on The Mount and has been designed to be sympathetic to the existing building and also to enhance the character of the existing property within its own setting and within its local community, whilst also enhancing it its current setting on the street scene.

Its design aims to for minimal alterations to be carried out to The Mount.

In conclusion, the proposals for the conversion of The Mount aims to build on the architectural and historical qualities present within the Grade II listed building, namely The Mount, while complementing these features with a carefully designed and sensitive layout.

Appendix One – The Mount In A State Of Disrepair

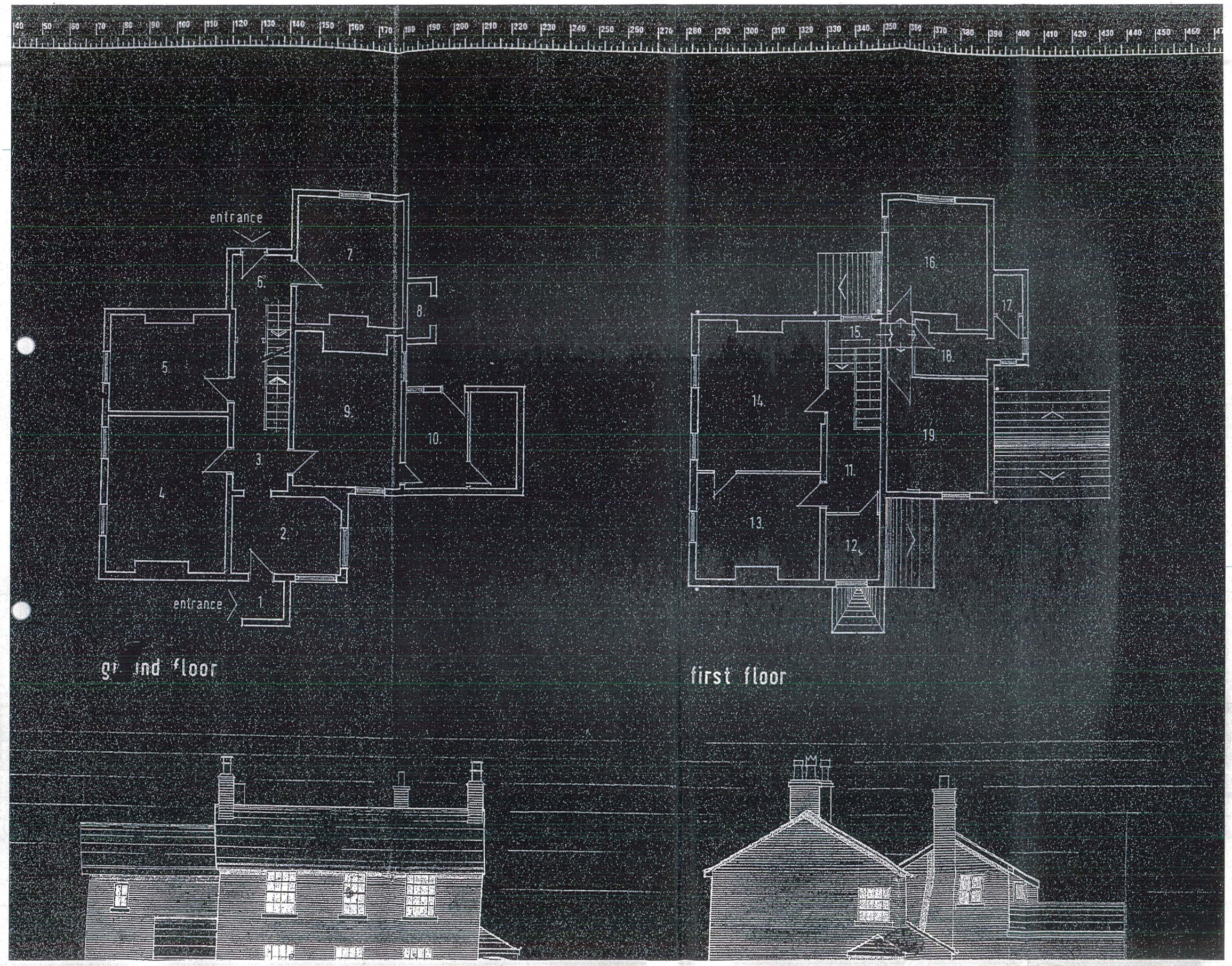




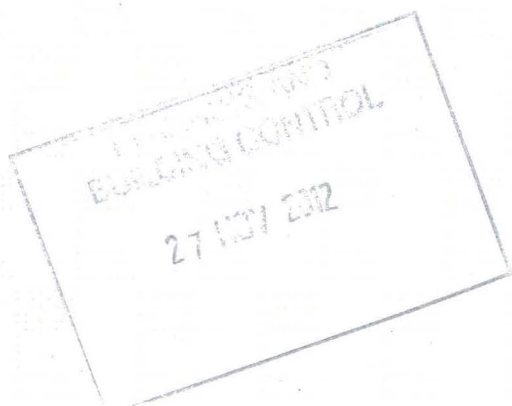
Appendix Two – The Mount Currently



Appendix Three – Layout Of The Mount From Planning Permission Number 4954 - 1974


entrance
1
2
3
4
5
6
7
8
9
10
entrance
ground floor
11
12
13
14
15
16
17
18
19
first floor

Appendix Four – Photograph of The Mount Prior To Works being carried out in 1976/77





The Mount. *Grade II.*

Appendix Five – Finishes Schedule

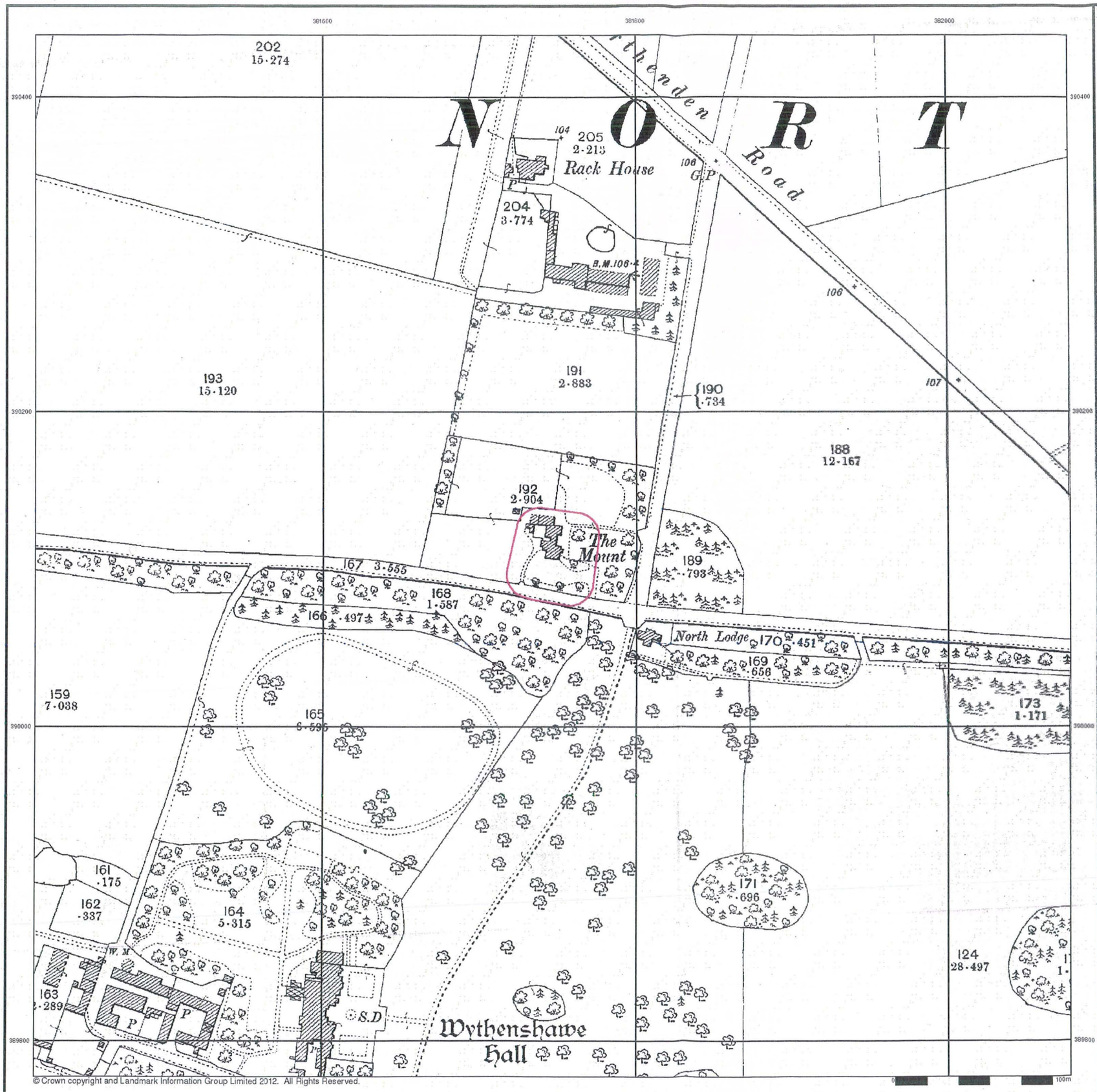
The Mount - Wythenshawe Road

Existing And Proposed Finishes Schedule

Room	Proposed Room Use	Existing Wall	Proposed Wall Finish	Existing Skirting	Proposed Skirting	Existing Floor	Proposed Floor Finish	Existing Door	Proposed Door
Flat One									
Lounge	Lounge	Wallpaper	Strip And Matt Emulsion	5 Inch Small Torus	Retain and Decorate	Carpet	New Carpet	Original Door	Retain Original Door And Decorate
Kitchen	Kitchen	Painted Plaster	Painted Plaster	5 Inch Small Torus	Retain and Decorate	Carpet	New Carpet	Original Door	Retain Original Door And Decorate
Bedroom One	Dining	Wallpaper	Strip And Matt Emulsion	5 Inch Small Torus	Retain and Decorate	Carpet	New Carpet	Original Door	Retain Original Door And Decorate
Bedroom Two	Study	Wallpaper	Strip And Matt Emulsion	5 Inch Small Torus	Retain and Decorate	Carpet	New Carpet	Original Door	Retain Original Door And Decorate
Hall	Hall	Wallpaper	Strip And Matt Emulsion	5 Inch Small Torus	Retain and Decorate	Carpet	New Carpet	Original Door	Retain Original Door And Decorate
Bathroom	Entrance	Tiled	Tiled And Painted Plaster	5 Inch Small Torus	Retain and Decorate	Carpet	New Carpet	Original Door	Retain Original Door And Decorate
Flat Two									
Entrance	Entrance	Painted Plaster	Matt Emulsion	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Carpet	New Carpet	Pine 4 Panel Door	Reproduction Door To Match Downstairs
Hall + Landing	Hall / Landing	Painted Plaster	Matt Emulsion	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Carpet	New Carpet	Pine 4 Panel Door	Reproduction Door To Match Downstairs
Lounge	Bedroom	Painted Plaster	Matt Emulsion	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Carpet	New Carpet	Pine 4 Panel Door	Reproduction Door To Match Downstairs
Bathroom	Bathroom	Tiles	New Tiles	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Tiled	New Tiles	Pine 4 Panel Door, with Glass Panels	Reproduction Door To Match Downstairs
Kitchen	Bedroom	Painted Plaster	Matt Emulsion	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Laminate Flooring	Carpet	Pine 4 Panel Door, with Glass Panels	Reproduction Door To Match Downstairs
Bedroom One	Bedroom	Painted Plaster	Matt Emulsion	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Carpet	Carpet	Pine 4 Panel Door	Reproduction Door To Match Downstairs
Bedroom Two	Bedroom	Painted Plaster	Matt Emulsion	3 Inch Pencil Round Skirting	To Match 5 Inch Small Taurus Downstairs	Carpet	Carpet	Pine 4 Panel Door	Reproduction Door To Match Downstairs

Appendix Six – Historical Map Of Area 1898





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Cheshire

Published 1898

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

009_16
1898
1:2,500

Order Details

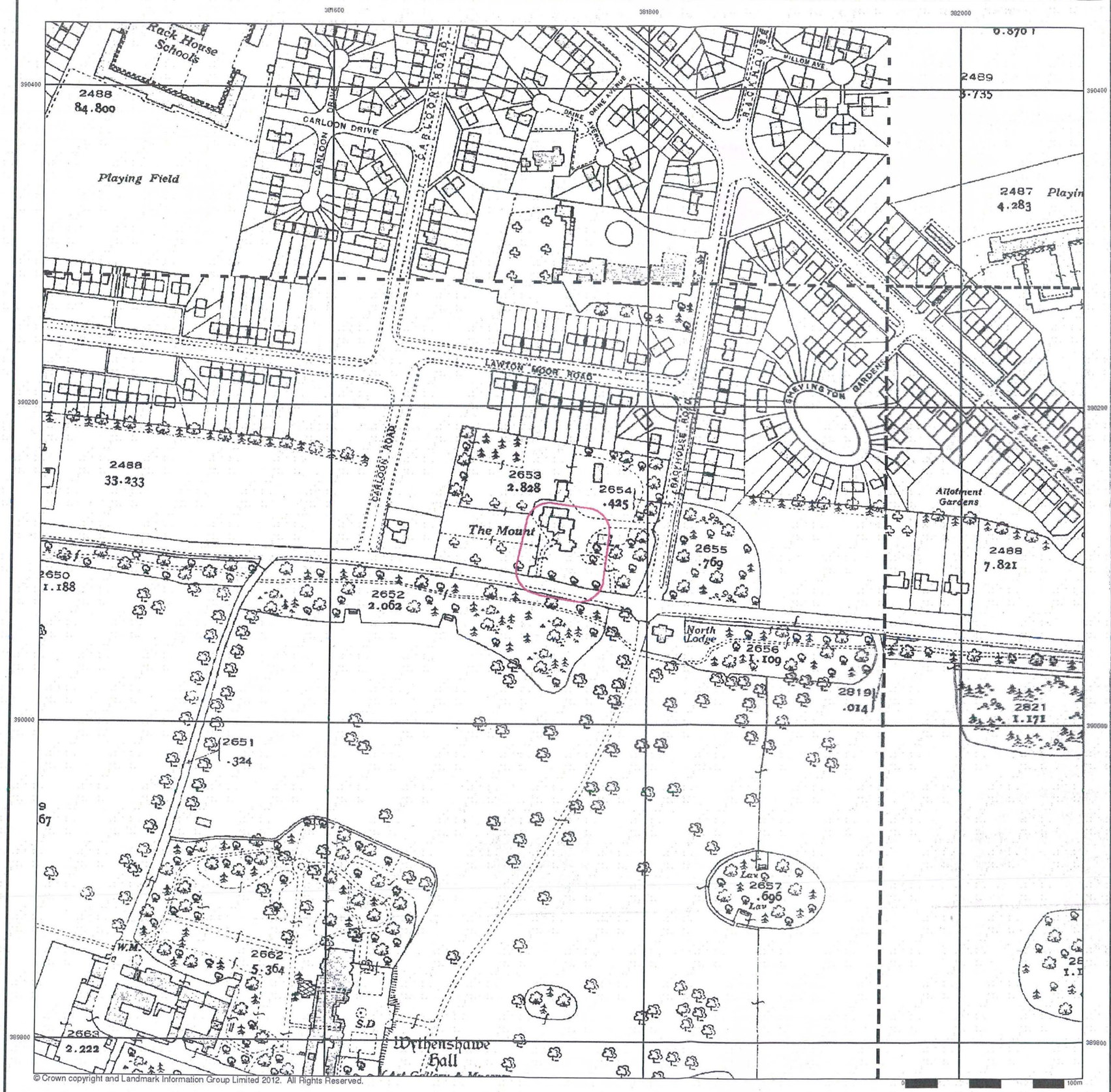
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National Grid Reference:	381750_390110
Site Area (Ha):	0.3

Site Details

Flat 1, The Mount, Wythenshawe Road, MANCHESTER, M23 0PD

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Appendix Seven – Historical Map Of Area 1934



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Lancashire And Furness
Published 1934 - 1935
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

111_09 1935 1:2,500	111_10 1935 1:2,500
111_13 1935 1:2,500	111_14 1934 1:2,500

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27 NOV 2012

Order Details

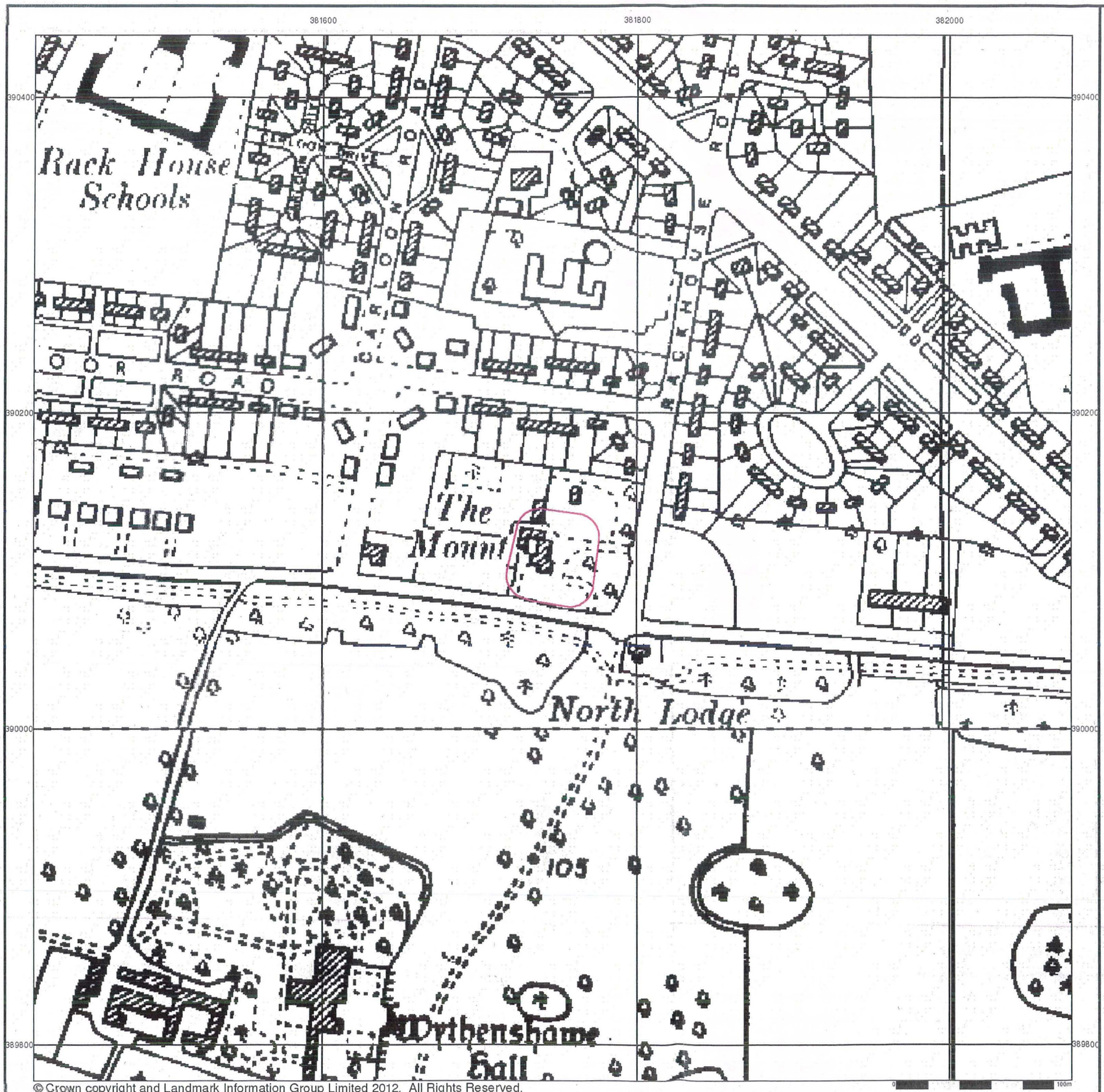
Order Number: 37168567_1_1
Customer Ref: Wythenshawe Road
National Grid Reference: 381750_390110
Site Area (Ha): 0.3

Site Details

Flat 1, The Mount, Wythenshawe Road, MANCHESTER, M23 0PD

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Appendix Eight – Historical Map Of Area 1954



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Ordnance Survey Plan
Published 1954 - 1955
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89SW
1955
1:10,560

SJ88NW
1954
1:10,560

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27 NOV 2012

Order Details

Order Number:	37168567_1_1
Customer Ref:	Wythenshawe Road
National Grid Reference:	381750_390110
Site Area (Ha):	0.3

Site Details

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Appendix Nine – Historical Map Of Area 1994

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Large-Scale National Grid Data
Published 1994
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8190SE
1994
1:1,250

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27 NOV 2012

Order Details

Order Number: 37168567_1_1
Customer Ref: Wythenshawe Road
National Grid Reference: 381750_390110
Site Area (Ha): 0.3

Site Details

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Appendix Ten – The Mount -Rear Elevation



