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

Prepared In Line With Government Guidance In Support Of The Proposed Extension at

130 Wythenshawe Road, Northern Moor, Manchester, M23 0PD

March 2010 Rev A



This document has been produced In support of the application raised for the proposed extension to 130 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 issued 23rd March 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 extension is adjacent to a Grade II listed property, namely The Mount, Hallas Grove, Northern Moor, Manchester, M23 0PD. The Mount was formerly owned by the local authority and was converted into Flats in the 1970's by the same. It fell into a state of disrepair for significant periods of time. It was purchased by Mr Paul Lavelle in 2005 and renovated. It is currently rented to long term tenants.

The access to the extension is via the existing driveway on Wythenshawe Road, whilst the access to The Mount is via Hallas Grove.

The materials used would be Cheshire Wire Cut Bricks and Welsh Slate on the Roofs. These materials have previously been approved and have been proven to be a good match to those used

Proposed Works

The proposed works are an extension to the existing three bedroom property sited on 130 Wythenshawe Road, Northern Moor, Manchester M23 0PD. The works compromise a ground and First Floor Extension and incorporates a garage, additional ground floor living areas and two bedrooms. The extension is solely for the purposes of the family living in the property.

It is adequately sized for the Plot and off road parking for 3 / 4 cars will be provided. Access will be via the existing driveway.

No proposed works are to be carried out on The Mount.

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 Mounts original character. The Mount is a Grade II listed building and gained its listed status in 1974. The Mount stands between 130 Wythenshawe Road and 11 Hallas Grove. The front of The Mount faces Wythenshawe Road however, it is accessed from the Rear via 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 quality. Number 15 Hallas Grove has been built to the rear of The Mount and an extension has been added to it, post completion by its former owners.

Impact Of The Proposal Of The Listed Building.

No works are proposed to be carried out on The Mount. The building line of the extension will be that of 130 Wythenshawe Road, which is behind The Mount and is intended not to detract from the Character of The Mount. Adequate space has been left on both sides of 130 Wythenshawe Road and The Mount, again the intention is not to detract from the character of The Mount.

Conversations have taken place between the owner Mr Paul Lavelle and Mr Dave Lawless from the planning department. Photographs have been provided to the above. The conservation officer has been informed of the same and no comments have been received to date.

The location plan of the extension has been the subject of discussions between the parties and the Location Plan has been revised following comments received by the planning department.

The location of the proposed extension and its proximity to the listed building, have been designed to have minimum impact on the listed building. Its distance from the listed building is the same as the extension on number 15 Hallas Grove.

In terms of the impact of the extension to the view from Wythenshawe Road, the proposed works will greatly improve The Mounts prominent position of Wythenshawe Road, enhancing the setting and will shield the view of the poorer quality housing built to the rear of The Mount.

Conclusion

In conclusion, the proposals for the extension to 130 Wythenshawe Road aim 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, modern and sensitive construction.

The building has held significance within the community and the built environment over the past 150 years. The extension would have minimum impact on The Mount and been designed to be sympathetic to the existing structure and also to enhance the same, whilst also blending in via the use of reclaimed materials.

The view of The Mount would be greatly increased due to shielding the poorer quality houses built to the rear of The Mount.