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

Planning Application Commercial Use. June 2016

Proposed rear extension at 76 Portland Street , M1 4GU

Description of the proposal:

The proposal is to increase the floor area at the rear of the premises to both the 1st and 2nd floor levels (which will then be similar in footprint / area to the existing adjoining building number 78 Portland Street). The extension will provided additional floor space to allow for additional facilities for customer and staff use.

The existing 3 storey building is sub divided into 2 shop units at the ground floor level with separate entrances from Portland Street, plus a separate rear entrance leading to a staircase that provides access up to the 1st & 2nd floors which are an established health studio.

Applicant name: Mr. Sam Lam Dao. **c/o** 1E, Queens Road, Cheetham Hill, M8 8UQ

Agent: Mr. Sam Lam Dao. c/o Mr. Haw Lam. 1E, Queens Road, Cheetham Hill, M8 8UQ

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76 Portland Street is within the George Street conservation area and is a listed building within the terrace of numbers 74 to 84 Portland Street, a Grade 11 (dated 6/6/1994) a building of special interest warranting preservation. The full terraces Numbers 70 to 92 Portland Street run from Princess Street to Nicholas Street. The proposal will replace the poor quality cement rendering to the existing ground floor rear extension & existing outrigger extensions with brickwork that is more suitable and sympathetic for the listed building & conservation area.

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 not been improved for many years; some work has been carried out but with little consideration for the conservation area and / or insulation / heat loss / climate change.

We intend to invested in the building by rebuilding / extending the rear of the premises to make it 3 storey similar to the adjoining building number 78. Our proposal will remove the existing external wall section of poor quality / little insulated rear extension and replace it with a well insulated construction to current new build insulation requirements and with brick elevations in keeping with the George Street Conservation Area and listed building status it enjoys.

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 exist in the present construction.

The existing structure has only very limited thermal insulation properties, there is only un-insulated metal roofing to the part of the ground floor existing extension, the existing 1st floor outrigger has lath and plaster ceiling without any thermal insulation materials within the roof space or floor voids. The existing extensions walls are in parts only 225 mm (or less) solid brickwork with poor cement render finish externally. The window frame is distorted & poor fitting with single glazing, heating is by existing gas boiler & radiators within the individual areas and rooms.

The proposed extension & improvement work will increased the thermal insulation standards to those expected by modern construction and efficiency expectations.

Physical History:

76 Portland Street is within the George Street conservation area and is a listed building within the terrace of numbers 74 to 84 Portland Street, a Grade 11 (dated 6/6/1994) building of special interest warranting preservation.

Originally the building elevations would have been brickwork with slate roofs, the site would have had a small open rear yard area accessed from Reyner Street, which similar to the other building in the terrace have been build over many years ago. Although the site of number 76 is only about 58 sq m in area the total area is completely covered with the building leaving no external space other than the public pavement areas of Portland Street at the front & Reyner Street roadway to the rear.

Over a long period of time alterations have taken place on the terrace of buildings including poor quality repairs, unsympathetic extensions with cement render finishes & metal roofing to the rear extensions.

The 3 storey building is sub divided into 2 shop units at the ground floor level with separate entrances from Portland Street, plus a separate rear entrance leading to a staircase that provides access up to the 1st & 2nd floors which are an established health studio.

Heritage assets:

The heritage assets of the building have not been adequately maintained the building having been neglected and uncared for a period of many years.

The building location Portland Street is a major access road with many historic building, it also forms the boundary of the George Street Conservation Area a prominent corner within a designated conservation area. This & adjoining buildings needs to have suitable improvements, occupancy and a commercial viable use so that it can enhance the area rather than be detrimental to the conservation area.

Our proposals will bring the rear elevation back in sympathy with the historic building and help to maintain a viable commercial use that will become an asset to the area and addition to providing financial benefit of employment and tax revenue to both the Local authority and central government.

Enabling development:

The proposed alterations will allow the continuing use of the premise on a viable commercial use, which then make it a feasible proposition for the tenants / occupants. The continuing commercial use facilitates for further investment & 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 continuing use and improvements will maintain the choice and availability of difference establishments in the area, and remove the untidy and depredating parts at the rear of premises therefore improving both the area and the street quality. Also provides local employment and additional business to local suppliers and trades.
The alterations / refurbishment improve 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 begin to improve the depreciated / neglected area view from Reyner Street, improving the premises back scene and therefore will be more attractive and appeal to new customers.
By improving & continuing the use of the premises it will provide income and the necessary finance so that the premises may be suitability maintained which in turn may encourage the building owners within the terrace to improve their premises / street view & may provide addition tax revenue to both the city council and government.
Continue to provide local employment and additional business to local suppliers and trades:

Planning: The alteration to the premises incorporate the use of materials that match the original building construction and remove altered areas of the building which do not fit in with the listed building or conservation area i.e. replacement of poor quality cement rendered areas with brickwork walls to match the original structure. The proposal is compactable with the surrounding areas and use.

Scale: The building scale is compatible with the surround area. The overall building footprint area remains as existing (no increase) and is in keeping with the conservation area.

Landscaping: Access is directly from the public pavement / road there are no public spaces on the site. The building footprint covers the full site area.

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 (Reyner Street).
The only existing vehicle access facilities are the public streets; the customers of all the premises within the area use the on street parking provisions. There are both parking and loading provisions marked on the streets adjacent to the premises.