

# Heritage Design and Access Statement

**Former Howarth Metal Site, 111 Jersey Street, Ancoats, Manchester**

**Planning and Conservation Area Consent Application for formation of 1no. temporary open air carpark.**
**by SlaterWilde Ltd**

**Ref: SW055-PL003**
**December 2013**

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## 1.0 INTRODUCTION

This Historic, Design and Access statement has been prepared by SlaterWilde Ltd to support a Planning and Conservation area application made on behalf of Hardcastle Investment Ltd for a temporary car park. The application relates to the former Howarth Metals Site which is located at 111 Jersey Street, Ancoats, Manchester.
The Statement details the requirements as set out within the Government's amended guidance published 2010. It will address the following topics set out in the guidance, however, it will demonstrate that due to the limited/ temporary nature of the proposals, not all are relevant in this case:

- Amount
- Layout
- Scale
- Landscaping
- Appearance; and
- Access

Based on the proposals being considered as a minor application the statement will seek to provide adequate justification in order for the Council to deem the proposals acceptable and grant planning consent. It should be read in conjunction with the submitted plans.



**Fig.1 Existing Site Boundary Treatments to Jersey Street Works undertaken under Planning Approval 093162/FO/2010/N1**

## 2.0 SITE AND CONTEXT

### 2.01 Application Site

The site is located within the Ancoats Conservation Area and is bound by existing industrial buildings to the North and East and Jersey Street and Pollard Street to the South and West. The area of land for the applciation is 0.2574 hectares and is currently vacant.
The site was subject to demolition and remedial works inline with a previously approved application 093162/FO/2010/N1 submitted by the current owners Homes & Communities Agency (formely NW Development Agency).
Hardcastle Investments Ltd will be leesing the site from Homes & Communities Agency, the leese is subject to a 3 month notification to vacate period clause.

The site does not lie within a designated flood zone or is over 0.5 hectares in size and therefore a Flood risk assessment is not warrented.



**Fig.2 Existing Site Boundary Treatments to Pollard Street Works undertaken under Planning Approval 093162/FO/2010/N1**

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## 2.02 Description of Proposed Works

A temporary open air car park consisting of 11 mobility car parking spaces and 61 carparking spaces, welfare and security facilities and a portable toilet.
The purpose of the project is to transfer the use of the existing open air car park managed by the applicant and owed by Homes & Communities Agency, which is located on land bounded by Hood street, Cotton Street and Jersey Street to the porposed site for a temporary period of a maximium of two years.

The current carpark is operational Monday to Friday and occassional weekend use subject to the Halle Orchestras requirements. Commuting workers located in the surrounding streets of Ancoats and the city centre use this facility frequently as a secured site guarded by a person throughout the working hours.

The current carpark as described above will be being used for redevlopment, hence will not be available for the use of carparking. Therefore the current operation will be to move its use to an appropriate location near by.

## 3.0 SCALE, LAYOUT AND APPEARANCE

The proposed site is currently vacant and is bounded by existing masonry walls with arched head openings in filled with steel posts, existing buildings and security fencing. There are existing gates to the site shown in figure 1. The existing ground is concrete (base of demolished building) and will be used as in its current state or locally made good for the new car park. (Figure 2).

The welfare and security building is a temporary metal portable facility approximately 9mx3m containing an office, seating and drinks facility area.

The WC is a typical portable, self-contained toilet with its own recirculating flush tank system. Its location will be close to the welfare / security / site office and will be used by staff on the site.

There will be 2 staff working on the site between the hours of 7am-6pm in line with the opening times of the car park.

The proposals don't allow for any extra material or surface treatments to be added as the proposed use is temporary. Therefore the appearance of the site should not be affected negatively.

## 4.0 LANDSCAPING, SURFACE FINISH & ACCESS

### 4.01 Landscape

The site in its current state does not contain landscaping within its curtilage. No additional landscape will be added as the proposed use is temporary. Therefore the appearance of the site should not be affected negatively.

### 4.02 Surface Finish

As the proposal is for a temporary car park it will make use of the existing surfaces on site (concrete as described above). As this is the case although contaminates have been identified on site, refer to Wardall & Armstrongs desktop Study 2002, the site has been improved since with the removal of the of sources of risk and will not be addressed any further at this stage, they will however be investigated further once redevelopment of this site occurs. As no existing surface will be disturbed and the proposed use is not particularly vulnerable to the presence of contaminates we feel this to be an appropriate course to take.

### 4.03 Access

Highways access will not be affected. The existing entrance and exit will be maintained off Jersey Street therefore no adopted routes will be amended.

The car park layout submitted as part of the application is to be access inclusive mobility car parking spaces situated as close to the main entrance as possible. The site is relatively level hence access around site and on site meets the current access regulations. Emergency services access remains unaltered.



**Fig.3 Secure Existing gates to be used to allow access to the site**



**Fig.4 Existing ground within site area to be utilized in its current state with minimum localized making good.**

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## 5.0 CONCLUSION

The application is for a temporary period of maximum two years and will utilise the existing hard surfacing and boundary treatments. The proposal will secure the site and be managed during the hours 7am and 6pm and will be cleared of any debris and rubbish. Therefore the proposal will not materially affect the character of its context or the appearance of the Ancoats Conservation Area.

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