

PLANNING APPLICATION WITHIN
A CONSERVATION AREA

FOR

THE CREATION OF 4NO SERVICED
APARTMENTS, WITH ROOF
TERRACE AND ERECTION OF
ROOF TOP EXTENSION

MARKETING SUITE
40 POTATO WHARF
CASTLEFIELDS
MANCHESTER
M3 4NB

ON BEHALF OF
FOUR PILLARS INVESTMENTS LTD

HERITAGE STATEMENT
DATED: NOVEMBER 2024

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
17 STATION LANE
GROTON
OLDHAM
OL4 5QY

TEL 07753859616 EMAIL:
alan.davies@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01 – The existing Potato Wharf Marketing suite at 40 Potato Wharf, Castlefield, M3 4NB, is a permanent structure with an adjoining substation that was given planning approval in March 2007 under app reference no. 08229/FO/2007/C3. It had approved use as Sui Generis (no class is specified in the Schedule to the Use Classes).

1.02 - The site is adjacent the River Medlock and the corner of Elm New Road

1.03 - The site is not used and has been vacant for a few years.

2.0 – CONSERVATION AREA

2.01 – The site is within Castlefields Conservation Area 1979

3.0 – PROPOSALS

3.01 - The First and Second Floors of the existing building where used as show flats for the new development in Potato Wharf.

The proposals are to replace these with 4No Serviced Apartments Two at First Floor and Two at Second Floor. The Services Apartments will be short term rentals for visitors to Manchester.

The proposal also includes a new access to a roof top terrace for the use by visitors to the Serviced Apartments

3.02 - The materials will match the contemporary cladding that covers the existing building. New windows formed will match the design and style of the existing.

4.0 - HERITAGE STATEMENT

This statement has been prepared in support of a planning application for the change of use to Air BNB's at the upper floors (within a Conservation Area).

It has been written in accordance with paragraph 200 of the Section 16 of the National Planning Policy Framework (NPPF), which states: -

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Within Section 16 of the NPPF are also relevant paragraphs :- 196,201,205,206 209 and 212.

These paragraphs have all been addressed within the Heritage Statement

The existing building is of a modern design using Black Cladding and Glazing given permission in 2007.

The Proposal although within the conservation area is not within the setting of a Listed Building. The proposals are to use materials to match the existing contemporary design to provide a positive impact in the Conservation Area.

4.0 - SURROUNDING HERITAGE ASSETS

VIADUCT

The proposed extension will not have any adverse effect on the nearby Viaduct which runs approx 100m from the site.

GIANTS BASIN

The proposed extension will not have any adverse effect on the nearby Giants Basin which runs approx 75m from the site.

CONSERVATION AREA

The proposed extension will not have any adverse effect on the Conservation Area. The addition is a small extension to the rear of a modern building and will be a positive addition to the conservation area.

4.0 - CONCLUSION

This Heritage Statement has been written with the level of detail proportionate to the scale and impact of the proposed development. The proposal is for a change of use to an existing building. The materials specified will match existing and will not adversely impact the Conservation Area.

The proposal also provides a new sustainable use and improvement to a empty building.

The building exists within the street scene and any impact on the conservation area will be minimal from the proposed rooftop extensions. The materials all match existing.