

**HERITAGE STATEMENT,
FOR THE SCHEME WINDOW REPLACEMENT
AT WOOLLAM PLACE, LIVERPOOL RD,
POTATO WHARF, CASTLEFIELD,
MANCHESTER, M3 4NB**

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STORM TEMPEST
PROPERTY CONSULTANCY

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1.0 INTRODUCTION

This Heritage Statement is regarding Woollam Place, Liverpool Road and Potato Wharf, Castlefield, Manchester, located within Manchester city council's Castlefield Conservation Area. The statement has been prepared by Storm Tempest Ltd on the instructions of the Riverside Group. The application is for permission to undertake the following works:

- The replacement of all existing hardwood timber external doors throughout the scheme

Woollam Place, Liverpool Road and Potato Wharf is a 66 two-bedroom apartment scheme within four separate blocks over three-storeys, built from assumed cavity insulated wall construction with an external brickwork leaf. The existing doors are hardwood timber doors.

2.0 STATUTORY CONSTRAINTS

Conservation areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" They are designated by the local planning authority using local criteria.

The character and appearance of a conservation area is a product of many factors including, but not limited to, buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping and street furniture. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These factors combine to create a locally distinctive sense of place worthy of protection.

Where several periods of historical development have defined an area, the character of individual parts of the conservation area may differ. Contrasts between the appearance of the various parts and the combination of buildings of differing ages, materials and styles may contribute to the special character of that area.

Conservation area designation does not prevent development from taking place. Rather, it is aimed at managing change, and controlling the way new development and other investment reflects the character of the surroundings. The legislation underpinning conservation areas also provides control over the demolition of unlisted buildings and the felling and lopping of trees.

In completing this Heritage Statement, reference has been made to section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF).

3.0 PROPERTY DESCRIPTION & PROPOSALS

Woollam Place, Liverpool Road and Potato Wharf, Castlefield, Manchester is a scheme that is estimated to have been constructed in 1993. All buildings are traditional build, constructed with an external brickwork leaf and assumed cavity insulated wall. The roof comprises a hipped roof to each building, made up of slate roofing tiles, believed to be the original roof covering from construction.

The proposed extent of the works is as follows:

- To complete external door replacement throughout the scheme in accordance with the Storm Tempest Ltd drawings

The proposals will cause slight disruption to the building fabric in terms of decoration that will be made good on completion. Cyclical maintenance will then take place in accordance with Planned Programmes to maintain the doors.

4.0 HERITAGE SIGNIFICANCE & IMPACT

Woollam Place, Liverpool Road and Potato Wharf, are located within Castlefield Conservation Area, within the Castlefield area of Manchester. The appearance change is limited to replacing the existing timber doors with Flamebreak timber door set, painted black c/w fire rated letterbox and electronic release, Briton closure. The reasoning is to maintain general upkeep and due to the existing doors reaching their intended lifespan, in accordance with Paragraph 196 of the National Planning Policy Framework (NPPF) to ensure the upkeep of the doors and prevent decay of the existing.

The proposal, in accordance 'Proposals affecting heritage assets' of the NPPF, is to replace the existing doorsets in a material that matches the existing. This is to maintain the building and ensure the doors are kept in a reasonable condition.

To minimise the impact of the alterations, a like-for-like door material replacement has been selected, in accordance with Paragraphs 206 and 207 of the NPPF. The proposals benefit the residents and visitors use of the building.

The material replicates the existing so as to ensure the architectural appearance of the building is maintained.

5.0 CONCLUSION

The proposal set out in this application represent an opportunity to improve the doors throughout Woollam Place, Liverpool Road and Potato Wharf, by completing door replacements as noted above.

For the reasons set out in this statement it is considered that the works proposed will not have a detrimental impact upon the architectural and historical interest of the building and surrounding buildings and will preserve the character of the building. It is therefore considered that the proposal complies with policies regarding heritage.