HERITAGE STATEMENT,
FOR THE ENTRANCE DOOR REPLACEMENT, AT

4-6 UNION STREET, MANCHESTER

M4 1PT

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STORM TEMPEST
PROPERTY CONSULTANCY

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1.0 INTRODUCTION

This Heritage Statement is regarding 4-6 Union Street, Manchester. 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 the existing entrance door.

4-6 Union Street consists of individual apartments over five storeys, built from assumed cavity wall construction with a pitched, concrete-tile roof covering.

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.

3.0 PROPERTY DESCRIPTION & PROPOSALS

The building is assumed to have been constructed c.19th century.

The proposed extent of the works is as follows:

- To complete a replacement of the entrance door at the scheme in accordance with the Storm Tempest Ltd drawings

4.0 HERITAGE SIGNIFICANCE & IMPACT

4-6 Union Street is a building located in the Smithfield Conservation area of Manchester. The appearance change is limited to replacing the existing entrance door with a similar style non-thermal double-glazed automatic sliding door. The reasoning is to increase the security of the scheme and assure the safety of the residents following frequent occurrences of anti-social behaviour in the recessed area of the building's entrance. There have been numerous and ongoing complaints from residents that the recessed area of the entrance is often used as a shelter by victims of drug and alcohol abuse to indulge in their habits. This has led to abusive behaviour and language being directed towards residents as they make their way in and out of their homes. Consequently, The Riverside Group have made the decision to replace the entrance door to ensure the recessed area cannot be accessed by anybody who does not reside in the building, ensuring the safety of their customers and discouraging the use of this area to take drugs and alcohol.

Paragraph 196 in Section 16 of the National Planning Policy Framework (NPPF) notes that a strategy should take into account, 'the desirability of sustaining and enhancing the significance of heritage assets.' This proposal sets out to maintain the general upkeep of the property due to the existing automatic door reaching the end of its intended lifespan. This therefore sustains the significance of a heritage asset by preventing the use of the recessed entrance for anti-social behaviour and drug/alcohol consumption.

Part C of Paragraph 196 refers to 'making a positive contribution to local character and distinctiveness'. The proposal will ensure the recessed area of the entrance to 4-6 Union Street can be used only by residents, and will therefore decrease the occurrences of anti-social behaviour in this specific area. This will allow the building to regain its former character, and allow residents to feel safe when entering and exiting their homes.

To minimise the impact of the alterations, the existing material is to be used in a slightly different aesthetic. The door will remain a sliding, glazed, automatic unit, in accordance with paragraphs 206 and 207 of the NPPF which refers to, 'harm to, or loss of, the significance of a designated heritage asset (from its **alteration** or destruction, or from development within its setting).'

5.0 CONCLUSION

The proposal set out in this application represent an opportunity to improve the security and the safety the residents at 4-6 Union Street, whilst also maintaining the general upkeep of the building.

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.