

DESIGN AND ACCESS HERITAGE STATEMENT

Brookfield Villa, Upper Park Road, Manchester M14 3BT
Proposed Change of Use as 3no Self-Contained Flats to Children's Home
For Mr W Choudry

GENERAL

Site History and Background

The site of approximately 675sq m is near the north central part of the Manchester Victoria Park Conservation Area and was constructed approximately 100 years ago using buff coloured brick beneath a tiled roof

The building received planning permission for 3no self-contained flats on 14th August 2012 which was carried out

Environs

The property is at the northern western end of Upper Park Road close to junction with Oxford Place and consists of various period listed buildings of varying architectural styles off the tree lined and grass verged Upper Park Road

This building has been formed by taking land off the larger three storey building set back off and the construction of a "cheaper" designed two storey house that was then formed into a single bed flat on the ground floor and 2no 2-bed flats on the first floor with planning permission to form additional rooms in the roof void with front and back dormers that wasn't commenced

Security by Design

The property is bounded by mature hedging, walling and fencing to the front, rear and sides with an extended drive to the rear via a narrow entrance

The Proposal

Our clients wish to convert the property into a children's home with no alterations externally and internally except for upgrading fixtures and fittings

Car Parking

There are no changes to the existing car parking but 2no additional spaces can be included if required, 2no cycle spaces have been included in the rear enclosed yard area

Landscaping

We propose that the front landscaped area be retained in its entirety due to its maturity

We propose alterations to the rear to provide an open amenity area

Tree protection would be provided to existing trees as required

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned

Heritage Statement

The proposals of this change of use application have taken into account that the works would involve no alterations to the front of the existing house of minor architectural merit as the property is not of similar construction to the existing houses in Upper Park Road and other buildings running in area. If it is required to increase carparking then the design will have minimum impact on the existing front garden

It is considered that there be limited impact on or affect surrounding properties and conclude that the change of use preserves the designated heritage of the Conservation Area