DESIGN ACCESS & HERITAGE STATEMENT

REV-A

CONVERSION OF THE EXISTING BUILDING WITH A NEW INDEPENDENT CONTEMPORARY APARTMENT BUILDING TO FORM 14 APARTMENT.

8 POLYGON ROAD CRUMPSALL



ON BEHALF OF

Mr Muhammad Adnan Aslam

Job Ref: 13,148 **March 2024**

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1. INTRODUCTION

1.1 This planning application is submitted by Howard and Seddon Architects on behalf of Mr Muhammad Adnan Aslam, This report provides a Design Access and Heritage statement on No. 8 Polygon Road, a villa dating to the second half of the 19th century, and an undesignated heritage asset within the Crumpsall Lane conservation area. Our client is seeking full planning permission for the demolition of existing, later, extensions and the construction of new 3 storey independent contemporary apartment building within the curtilage of the site.

1.2 The proposal also includes the provision of 16 Car parking spaces, Refuse and Cycle Storage and associated hard and soft landscaping within the site to accommodate the scheme.

2. THE APPLICATION

2.1 The proposal consists on the conversion of the existing building with an independent 3 storey building with part basement within the grounds to form 14 Apartments.

2.2 The existing building will be converted into 8 Apartments split over the 4 Existing Floor Levels. Partial Demolition of the existing building is required in order to clear sufficient space within the site to construct a new 3 storey independent building which will be located to the south end of the site creating a further 6 Apartments.

2.3 This application seeks full approval for the conversion and part demolition of a vacant derelict care facility along with a new 3 Storey independent building creating a total of 14 Apartments. The vacant building was last occupied and in use in 2014.

2.4 The Proposal will create a mixture of 1 Bed Studios, 2 Bed Duplex and 3 Bed Apartments all designed in accordance with national described standards.

2.5 The residential space will be distributed as follows:

Conversion of Existing Building:
2 x 1 Bed Studio Apartments
2 x 2 Bed Duplex Apartments
4 x 2 Bed Apartments
2 x 3 Bed Apartments

Contemporary Apartment Building:
2 x 2 Bed Duplex Apartments
4 x 3 Bed Apartments

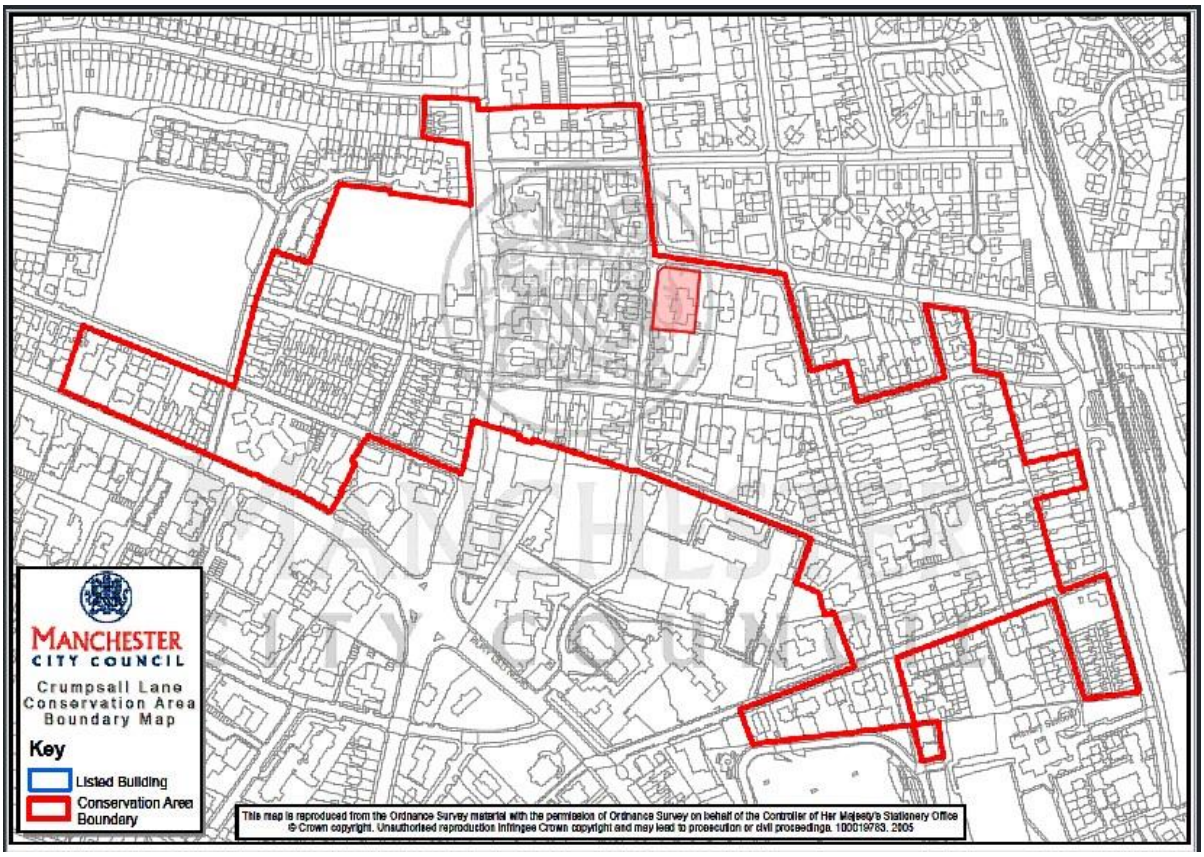
2.6 In addition to this report, the application is supported by plans and elevations prepared by Howard and Seddon Architects.

3. CONTEXT

Site location and description

3.1 The application site is situated on the Junction of Polygon Road and Crumpsall Lane, located within The Crumpsall Lane Conservation Area

3.2 The site is located within Crumpsall Lane conservation area (See below)



Although there are no other designated heritage assets within the vicinity, and the property does not appear on a list of locally listed buildings. It is in poor repair, with a poor-quality extension, and not in use, and in its current condition, it is a negative feature within the conservation area.

3.2 The Site is currently occupied by a derelict former Nursing home which has been vacant since 2014.

3.3 Vehicular and pedestrian access onto the site is gained through Polygon Road along the western boundary of the site.

3.4 The existing Site measures 1670m2 the existing building occupies a footprint of some 470m²

3.5 The existing contours of the development plot are fairly flat with less than 0.1m oscillation of height. The site contains a number of Trees, hedgerows and shrubs fronting Polygon Road and Crumpsall Lane.

3.6 The surrounding area has a mixture of Uses ranging from Nursing Home to the south of the site, residential houses and apartment to the West with sheltered Apartment Building to the north.

3.7 There is a mixture of Large Semi-Detached house as well as Apartment in the area.

3.8 The site has good access to the national motorway network; The A576 provides direct access to the M60 Ring Road and Bury Old Road Provides direct access into Manchester City Centre.

3.9 Crumpsal Metrolink Station is located 500m East of the application site. Other main Train stations like Piccadilly or Manchester airport can be reached from there. All major destinations throughout the UK can be reached from those train stations.

3.10 Regular bus services can be found on Crumpsall Lane and Middleton Road.

3.11 Image below shows the approximate boundary of the application site.



4. HERITAGE

This report describes the heritage context and the asset, with a commentary on its significance, and the potential for impact on the conservation area due to the development proposals.

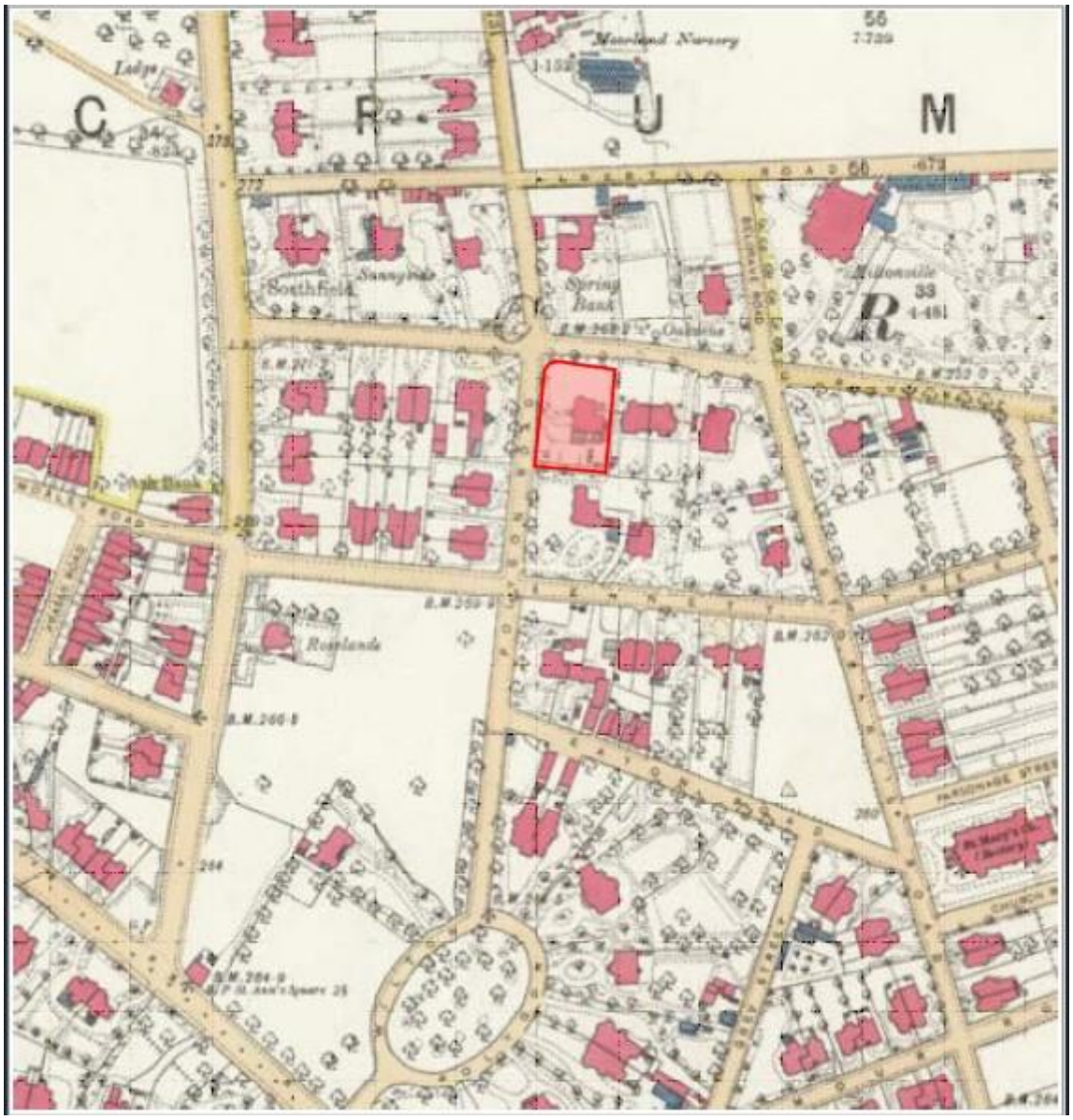
4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The Act also places a statutory duty upon the Local Planning Authority, in determining applications for development affecting listed buildings, to pay special regard to the desirability of preserving the special interest and setting of a listed building.

4.2 The National Planning Policy Framework (NPPF- 2021) includes advice on heritage matters and what should be taken into account when dealing with the historic environment. It states that; 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'.

4.3 The conservation area is a historic residential area, although the site of the earliest houses constructed in the area has been incorporated into the King David's school site. Characterised by mature trees and gardens, and with a consistent scale of 3 story villas and paired, semi-detached houses, the conservation area has a cohesive townscape. Whilst there is a general texture and tone throughout the area, provided through the use of red brick, other materials and finishes, including pale render and some timber, are also used, and these provide further visual interest, acting as a foil to the general brick work.

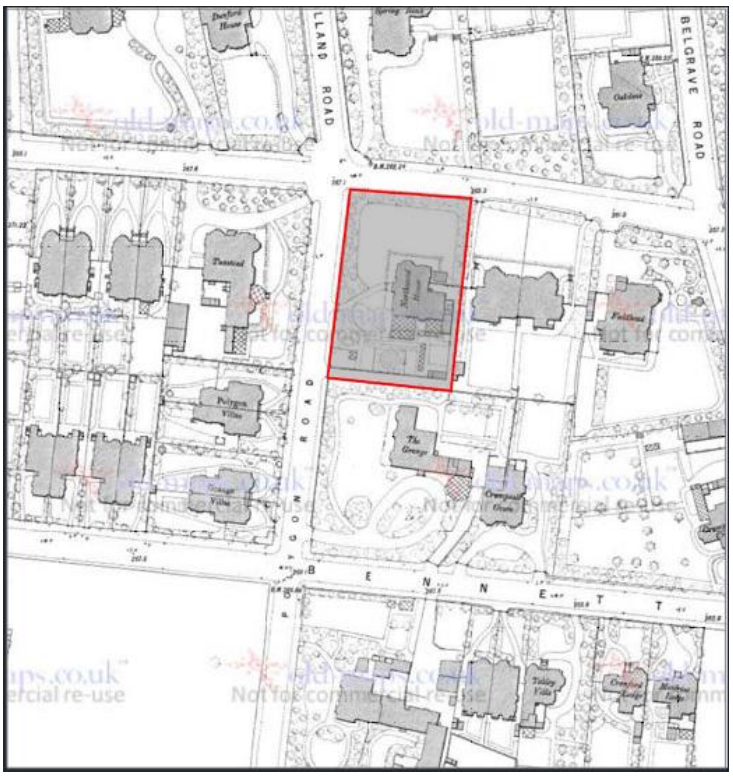
4.4 The area evolved from former farmland, with the expansion of Manchester, and the earliest maps show that the site now occupied by 8 Polygon Road, was located in the fields of Yew Tree farm, which was swept away as the area expanded. The residential circus of Wilton and Polygon from where the street name arose, was in existence at this point to the south, and represents the earliest purpose-built suburb in Crumpsall. This appears to date from the 1830's/1840's, and consisted of individual villas set in large grounds, contrasting with the denser development of Cheetham Hill. Envisaged as a circular form, with a central greenspace, the development was never completed and the north west side of the circus became the site for the Cheetham Hill Methodist church, and the existing houses were demolished to make way for King David school.

The character of the area changed rapidly from the 1840's and by the turn of the 19th century it had become a fully-fledged suburban settlement. (See Below)



4.5 With a new grid created by merging the different geometries of the earlier field boundaries and the pre-existing Crumpsall Lane with the orientation of Bury Old Road / Cheetham Hill Road, and Middleton Road. Further developments following this era led to a dilution of the character of detached and paired villas, as smaller dwellings replaced the earlier houses, as different types of residential properties. In 1890, 8 Polygon Road was identified as Northwood House (later changed again to Westwood). As with many of the houses within the area, which resembled more of a garden estate than the denser residential areas around it, the property had extensive

glass houses attached, as well as ancillary buildings within the grounds. The ordnance survey maps from this period illustrates the cohesive character and appearance, and the array of villa types which occupied the area. Plot sizes were generous, and allowed expansion into the grounds, with structures such as glass houses, whilst other houses were more diminutive, and occupied smaller plots, but there was a general townscape quality of large houses set in extensive grounds, which afforded glimpsed views through trees of consistently scaled three storey dwellings.



Whilst many of the villas still survive, much of their detailing has led to some loss of character. Fenestration throughout the conservation area now consists overwhelmingly of uPVC windows, and the original vertical sash windows have been replaced with casements. Many of the houses have been rendered, which has led to further deterioration in architectural detailing and reduction in the consistent tone and texture of the red brick. Whilst some slate roofs remain, most have been replaced by concrete tiles, and these also degrade the formerly consistent appearance.

Some of the gardens are overgrown and require landscape management, whilst repairs are also needed to some of the villas. A number of the original villas have been lost, including The Grange directly to the south of 8 Polygon Road, and replaced with developments which do not follow the underlying grain or form of the area

5. PLANNING GUIDANCE

MANCHESTER CITY COUNCIL POLICY
CONSERVATION AREAS

The Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;
ii) the effect of major changes to the appearance of existing buildings;
iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
iv) the effect of signs and advertisements;
v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e. Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

CORE STRATEGY- POLICY EN 3 HERITAGE

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

This remains the primary legislation governing the historic built environment, and in relation to conservation areas, a Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework 2021

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government sees three dimensions to sustainable development: economic, social and environmental, and these roles should be regarded as mutually dependent. Economic growth can secure higher

social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The planning system is therefore expected to play an active role in guiding development to sustainable solutions. Policies 189 -208 are related to conserving and enhancing the historic environment. The NPPF describes the historic environment in terms of “heritage assets.” It defines the significance of a heritage asset as its value ‘to this and future generations because of its heritage interest. That interest may be archaeological, *architectural, artistic or historic*. *Significance derives not only from a heritage asset’s physical presence, but also from its setting.’*

Paragraph 193 sets out policy principles guiding the consideration of impact of development
on the significance of a designated heritage asset. The more important the asset, the greater the weight should be given to the asset’s conservation. Any harm to or loss should require clear or convincing justification.

Paragraphs 194 and 195 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets’ importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 196 of the NPPF states that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraph 197 states that local planning authorities should take account of the desirability of new development sustaining and enhancing the significance of heritage assets; the positive contribution that heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local distinctiveness.

Paragraph 199 provides a series of tests which should be applied in cases where substantial harm to or total loss of significance will be caused. In the case of development proposals which will lead to substantial harm or loss, this harm should be weighed against the public benefits of the proposal.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 states that the effect of a development on a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect non-designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm and the significance of the heritage asset.

Paragraph 206 states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 207 states that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 194 or less than substantial harm under paragraph 195, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or the World Heritage Site as a whole.

Policy 208 concerns enabling development and the need for LPAs to assess whether the benefits of this would outweigh planning policies if the future conservation of a heritage asset is secured.

PLANNING PRACTICE GUIDE

The PPG provides further technical detail and guidance on the approach outlined in the NPPF. In relation to conservation areas, Para 18 states that the following principles should be taken into account with regard to policies and decision-making:

An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area, then its demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in para 199 of the NPPF. However, the justification for its demolition will still be proportionate to the relative significance of the building and its contribution to the significance of the conservation area as a whole.

Para 017 on the assessment of substantial harm advises that, Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

6. DESIGN CONSIDERATIONS

6.1 Good design is central to all objectives of national and local planning policy. Section 7 of the National Planning Policy Framework relates to Good Design. In summary it seeks that designs aim to ensure developments:

- will function well and add to the overall quality of the area;
- establish a strong sense of place;
- optimise site potential and sustain an appropriate mix of uses;
- respond to local character and identity;
- create safe and accessible environments;
- are visually attractive as a result of good architecture and appropriate landscaping.

6.2 Policy EN1 of the Core Strategy outlines a number of criteria against which new development is assessed. It seeks to achieve good design for all developments.

6.3 Core strategy- Policy EN 3 Heritage
Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Amount and Scale

6.4 The re-purposing of the building via the new extensions, would provide the funding to ensure that the original building is properly conserved, and also acknowledges the changing context of the villas within the conservation area as a series of adapted buildings, from single occupancy originally, to hotels and apartments. This reflects the changing social and economic evolution of the area, and responds to the contemporary needs of users.

6.5 The site forms a gateway into the conservation area, and the current condition of the building, the unmanaged garden, and the general appearance of decline are significant negative attributes which dilutes the significance of the assets. The existing extensions, whilst smaller in scale than the proposal, are of poor architectural quality, and in attempting to pick up on visual cues relating to the original building, they are simple reductive structures which are neither good copy of period architecture, or high-quality contemporary extensions.

6.6 The poor condition of the building, and its low-quality extensions, are negative in the contribution to the conservation area, and this is exacerbated

by the non-contextual design of the care homes directly to the south of the site, and the apartments directly opposite on the corner of Polygon Road/Crumpsall Lane. Whilst these are contemporary buildings, they lack integrity and neither acknowledge nor respect the conservation area. The proposal works with the grain of the original building, but does so in an honest and contemporary manner, adding further interest to the parent building, as a contrast. It will help lift the quality of this part of the conservation area, by allowing the original building to once again provide a positive contribution, whilst also demonstrating how good modern design standards can add to the historic character. At the moment, the poor condition of the building, its low-quality extensions, and the proximity of the anonymous new developments to the south and opposite, all conspire to present a much-denuded quality to the conservation area.

6.7 The application proposes to part demolish the existing poor-quality extension and convert the remaining part of the existing building into 8 Apartments. The proposal also includes the construction of a new detached 3 storey building creating a further 6 apartments

6.8 The existing Site measures 1670m2 the existing building occupies a footprint of some 470m². As part of the conversion works the Existing Buildings Footprint will be reduced to 246m2 due to the removal of the poor-quality extension previously constructed which was in the region of 225m2. The space created on site once the extension is removed would provide sufficient space for the new detached 3 Storey Building with a new floor plate of 190m2

6.9 The rooms have been designed to provide a mixture of apartments all designed to meet National Described Standards.

6.10 The conversion works to the existing building enhances the existing features and replicates the elevational treatments improving the buildings character. The works look to enhance the elevational treatment of the building by removing historical additions to the structure that were out of keeping with the form of the original building.

6.11 The proposed building has been designed to create a contemporary structure that sits well within the grounds of the site making the most of the constraints of the site, overlooking distances are met and respect privacy both to windows at habitable rooms and to private gardens which has also been considered when designing the scheme.

6.12 15 No. Car parking spaces for the apartments are proposed within the **site.**

Layout

6.13 The proposed layout is largely dictated by existing building, Site boundary constraints and the overlooking distances with adjacent buildings.

6.14 The entrance to the proposed development has been carefully considered in relation to pedestrian and vehicular routes and spaces to enable easy access from Polygon Road

6.15 The access into to the building is easily located on the front facade and easily accessible for pedestrians as well as being close to front gate. Level pathways will allow access from the parking space to both Main entrances as well as to Landscaped zones within the site.

6.16 Appropriate space and width will be given on both frontages of the development so they are commensurate with the surrounding area to meet with existing High Standards of light, privacy and space.

Scale

6.17 The scale of the development is proportionate to the neighbouring residential blocks on Polygon Road and has a lower height that other apartment blocks in the area. The scale of the development is lessened by taking a contemporary approach to the design which allows the form to sit well between existing buildings along the street scene.

Landscape

6.18 The proposed development will be accompanied with a complementary landscaping scheme to reflect the communal amenity space left at the front of the site. Amenity space has been identified within the development and will be enhanced to increase the levels of green space and improve the existing levels areas on site.

6.19 New footpaths will be constructed in similar materials to the existing paths to link the development to the existing paths. The access road will be re-laid to provide a new surface to access the car park linking it to Polygon Road.

Appearance

6.20 The proposed development has been designed to enhance the aesthetics of the area. Large windows with modern materials respecting the existing fenestration have been incorporated into the design of the new detached building on the front and rear elevation.

6.21 The proposals incorporate the use of red facing brickwork on the main body to blend in with the adjacent apartments, dark slate pitched roofs and white timber window frames for the openings, maintaining the character of the area while incorporating modern materials that will give a more contemporary approach to the new build development, while enhancing the thermal and acoustic performance for a more sustainable result.

6.22 All the proposed fencing and boundary treatment will emulate the existing ones, using low brick walls for the site separation and timber fencing for the back garden with the neighbouring house.

7. ACCESS COMPONENT

7.1 The application site is well accessed from the main road. Major transport routes can be accessed quickly from Crumpsall Lane and Middleton Road including the M60 and A56 Bury New Road.

7.2 A56 Bury New Road is a main bus route linking the application site with Manchester city centre, as well as destinations such as Trafford centre or Partington.

7.3 The Crumpsall tram station is located 500m east with connection to Altrincham, Eccles, Piccadilly, Didsbury and Manchester Airport.

7.4 W.C. and en-suite facilities are provided on the principal floors of the apartments affording excellent disabled access to all areas. In addition, the design incorporates the following features:

- The entrance doors and halls of each apartment are wide and spacious to allow disabled access.
- A toilet and washing facilities are provided on the all floors.
- All internal doors have been designed to incorporate a minimum clear opening width of 775mm to allow a wheelchair user to pass through easily.
- The stairs are designed to ensure access for the ambulant disabled.
- The proposal incorporates adequate provision for disabled car parking.

This is in line with, and in many respects surpasses current access standards in Part M of the Building Regulations. In this way the requirements of the Disability Discrimination Act and the circulation and access requirements of policy DC6 have been fully satisfied.

8. ASSOCIATED INFORMATION

8.1 This Design and Access Statement should be read in conjunction with the relevant application drawings and documents, specifically:

Howard and Seddon ARIBA Chartered Architects drawings:

13,148 - 200	Existing Site Plan
13,148 - 201	Existing Basement Plan
13,148 - 202	Existing Ground Floor Plan
13,148 - 203	Existing First Floor Plan

13,148 - 204	Existing Second Floor Plan
13,148 - 210	Existing Elevations 1 of 4
13,148 - 211	Existing Elevations 2 of 4
13,148 - 212	Existing Elevations 3 of 4
13,148 - 213	Existing Elevations 4 of 4
13,148 - 214	Existing Street Scene
13,148 - 300	Proposed Site Plan
13,148 - 301	Proposed Basement and Ground Floor Plan (conversion)
13,148 - 302	Proposed 1st and 2nd Floor Plan (conversion)
13,148 - 303	New Build Basement and Ground Floor Plan
13,148 - 304	New Build 1st and 2nd Floor Plan
13,148 - 310	Proposed Elevations 1 of 4
13,148 - 311	Proposed Elevations 2 of 4
13,148 - 312	Proposed Elevations 3 of 4
13,148 - 313	Proposed Elevations 4 of 4
13,148 - 314	Proposed Street Scene West Elevation
13,148 - 316	Proposed Street Scenes

9. RECENT PLANNING HISTORY

OCTOBER 2021

Change of use of existing building, together with the erection of 4 storey extension, installation of roof dormer to the existing building and demolition of southern annex to create 25 residential apartments (Class C3) with associated car parking, cycle storage and bin store.

128475/FO/2020 WITHDRAWN

FEBRUARY 2015

Conversion of existing building to create 9 self-contained apartments (8 no. two-bedroom and 1 no. one-bedroom) (Use Class C3a), with hard and soft landscaping, and car parking.

108021/FO/2015/N1 APPROVED

DECEMBER 2013

Erection of 9 no. 3 storey 4 bedroom houses with associated car parking, landscaping and boundary treatment following demolition of existing nursing home building

103377/FO/2013/N1 WITHDRAWN

SEPTEMBER 2010

Continued display of free standing non-illuminated advertising name board

094233/AO/2010/N1 APPROVED

MARCH 1995

2 storey extension to provide a fire escape staircase to existing nursing home

047359/FO/NORTH1/95 APPROVED

10. SUMMARY & CONCLUSION

10.1 This planning application is submitted by Howard and Seddon Architects on behalf of Mr Muhammad Adnan Aslam, and is seeking full planning permission for the Part Demolition and Conversion of the existing vacant building to create 8 Apartments with a new 3 storey independent contemporary apartment building to form an additional 6 apartments, 14 in total within the curtilage of site.

10.2 The Existing Site measures 1670m2 the existing building occupies a footprint of some 470m². As part of the conversion works the Existing Buildings Footprint will be reduced to 246m2 due to the removal of the poor-quality extension previously constructed which was in the region of 225m2. The space created on site once the extension is removed would provide sufficient space for the new detached 3 Storey Building with a new floor plate of 190m2

10.3 The residential space will be distributed as follows:

Conversion of Existing Building:
2 x 1 Bed Studio Apartments
2 x 2 Bed Duplex Apartments
4 x 2 Bed Apartments
2 x 3 Bed Apartments

Contemporary Apartment Building:
2 x 2 Bed Duplex Apartments
4 x 3 Bed Apartments

10.4 The proposal will rescue the building from further deterioration, and also demonstrate how good quality contemporary architecture can complement the historic environment. The building has little intrinsic merit, and its significance relates to the cumulative value of the villas within the conservation area. The new build element will allow for the sustainable refurbishment of the existing building, as well as acknowledging the changing social and economic context of the conservation area.

10.6 The proposed development is of ‘high quality’, is architecturally charismatic, aesthetically pleasing and has been designed to meet the requirements of modern living as well as being sympathetic within the environment of the established residential area.

10.7 The development preserves the character and integrity of the area, modifying use of the site to residential and further enhances its setting in providing a prestigious and charismatic piece of architecture, according to the aspect of the area and keeping its own style, not harming or threatening the existing high quality status and individuality of the area.

10.8 There would be no adverse consequences for the residential amenities of neighbouring dwellings, either from overshadowing or loss of privacy.

10.9 The development is in a sustainable location.

10.11 In terms of impacts on heritage assets, there is no heritage harm, the proposal is beneficial to the conservation area, and complies with national and local policies.

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