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Design, Access & Heritage Statement

THE WOODSTOCK

139 BARLOW MOOR ROAD
GREATER MANCHESTER
MANCHESTER
M20 2DY

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Reg No 9251414



22117/JW

11th January 2024

Re: The Woodstock, 139 Barlow Moor Rd, Manchester M20 2DY

DESCRIPTION / PROPOSED WORKS

This Statement has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) that the Government revised in July 2018. This replaces the previous NPPF published in March 2012.

Page 55 of the NPPF – **'Proposals affecting heritage assets'** – states, in paragraph 189, 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". Paragraph 189, further directs that "the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance". As set out in paragraph 029 of the Government's online planning guidance to making a planning application, Design and Access Statements should be: **"proportionate to the complexity of the application, but should not be long."**

This Statement has been prepared in support of applications that seek Planning Permission for the works to an existing public house on 139 Barlow Moor Road, Manchester.

The proposal is fully illustrated on the scaled application drawings, photomontages and described in this Statement of Significance, which is proportionate to the scheme under consideration.

BACKGROUND AND CONTEXT

The subject premises is a Grade II listed building but does not fall within a Conservation Area. It's listing description is included below:

Large detached house, now British Council offices (when surveyed). Late C19. Red brick, red tile roof. Square plan plus large porch-cum-staircase on north side. Queen Anne style. Two storeys over cellars, with a string course, deeply coved plastered eaves, and steeply pitched roofs. The entrance front is dominated by a large stair-turret in the centre, which has a full-width balcony on large stone brackets, with wrought-iron railings, the doorway beneath this and a very large canted oriel rising from balcony to eaves, with wooden transoms and mullions including a semicircular light in the centre, and a parapet with central pediment; and a hipped roof with shaped brick upstand including a terracotta panel; the side ranges have only one narrow window at ground floor. East front has (inter alia) a round-headed archway in the centre, and a small 1st-floor oriel to the right (in similar style to that at the front, including upstand above); south front has 2-storey canted bay to right, with cross-windows, parapet and large shaped gable in roof behind. Very tall chimneys. Interior not inspected.



Photograph 1: Showing the Woodstock public house from the carpark.

THE SITE

The Subject premises is believed to have been constructed in 1877 as a house for E. Rogerson before being bought by the British council in 1948. From 1948 -1951 the building was used to home oversea students before being converted into offices. In the 1980's, the British council closed doors before the building was refurbished to create the public house it is today. The building consists of a red brick façade and red roof tile. The building is believed to be of queen Anne style consisting of parapet walls, bay windows and round headed archways. Some trees within the site have tree preservation orders.



THE PROPOSALS

The proposals, which are the subject of the application submissions, are within the curtilage of the existing site and external only which involve the installation of butterfly awning on weighted planters. This will allow for easy removal upon end of product life and have no effect on the heritage setting.

Drawing Checklist:

- 23117 – 101 Existing GF
- 23117 – 301 Proposed GF
- 118737-28726-01 Awning Elevations

HISTORIC IMPACT ASSESMENT

The scheme has been developed to have no negative effects on the heritage building. The awning has been positioned away from the building and behind the existing external bar servey and pergola.

SUMMARY

Securing the future of the building as a business is crucial to securing the future of the building itself. These works will be a positive addition and are in line with paragraph 196 of the NPPF which states:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

The design has been developed to have minimal impact on the surrounding area whilst still providing an external seating area which will be a comfortable environment for the customers. The proposed awning has been positioned and selected to have minimal impact on the heritage setting whilst taking into account the street scene and public users.

The Woodstock is an important part of the local community. The effective use of the external space, is crucial for the public house in maintaining a sustainable business model moving forward.