

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

JULY 2023



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4379-07-23

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1.0 INTRODUCTION

This Heritage Statement is regarding Woollam Place, Liverpool Road and Potato Wharf, Castlefield, 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 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.

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

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 new aluminium doors. The reasoning is to maintain general upkeep and due to the existing doors reaching their intended lifespan.

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.