

Plan:8 Town Planning Ltd

DAS Heritage Statement

Proposal: Erection of an additional storey and side extension to the existing community centre, resulting in a three-storey building. The proposal includes use of part of the building for student accommodation.

Site Address: 9 Dolphin Street Manchester M12 6BG

Prepared for Turkish Cultural Centre



Plan:8 Town Planning Ltd

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Proposal and Concept

The proposed development involves a new additional storey and side extension to create a three storey building. The side extension will fly over the parking and servicing area. As with the existing building the proposed development will be set behind the back of footpath to allow some defensible space and planting. Parking, for nine cars, will be provided with the spaces positioned parallel to the road accessed via a driveway. Refuse storage and recycling storage is to the rear of the building in a dedicated area.

Design and Access

This section of the statement responds to the Design and Access considerations as suggested appropriate in best practice guidance.

Amount

The proposal is for an extension to an existing cultural centre. The proposal is limited to the visual impact. The quality of its design and appearance will not harm the street scene, the materials and design matching the host building.

Layout

The proposal will be on the right hand side of the plot and will retain parking at ground floor level.

Scale

The proposal is to be a three storey side extension.

Appearance

The design is envisaged to complement the existing building.

Access

The proposal in terms of access is detailed in the submitted TS.

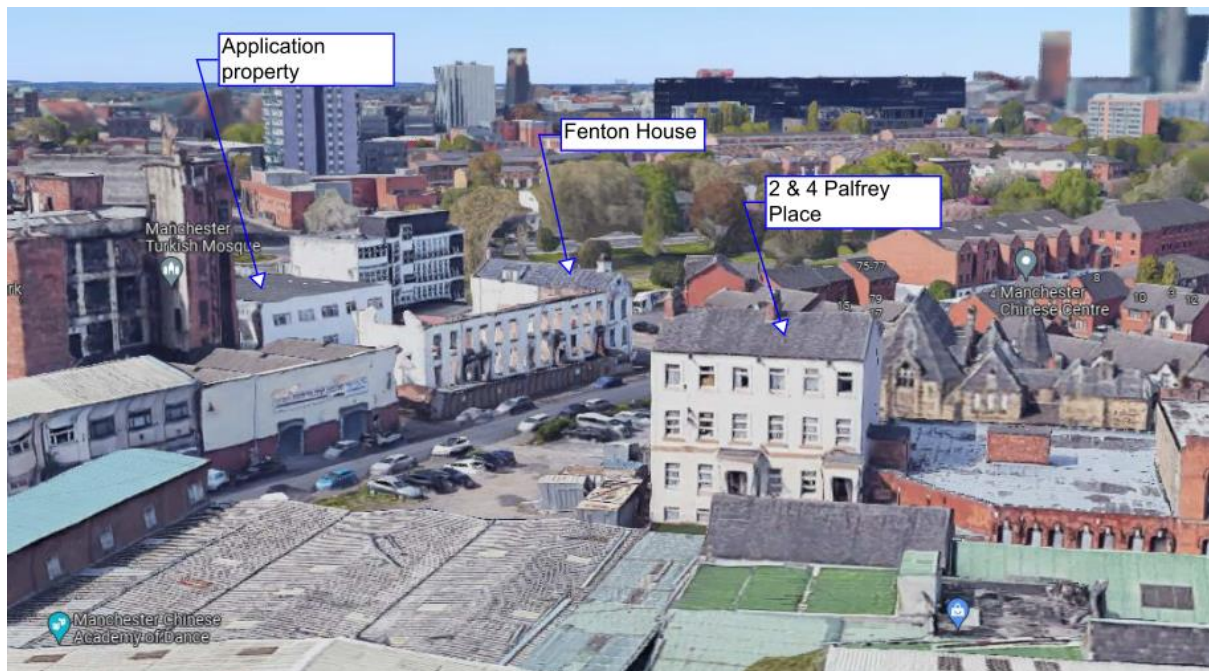
Heritage Planning Policy Framework and Appraisal

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role.

Paragraph 189 of the NPPF advises that planning applications submitted relating to Heritage Assets should bear in mind any designation records and other records. The Council have requested that listed buildings to the rear are considered. There are two list entries being Fenton House on Higher Ardwick and 2 & 4 Palfrey Place. The location of these relative to the application site is shown below, the listed buildings are edged blue and application site edged red.



The list descriptions confirm the reasons for the listing of each property. Palfrey Place is a pair of town houses dating to early to mid-19th Century. Palfrey Place is over 70metres away and is separated by two highways (Harkness Street and Dolphin Place) and a development site that is located between Dolphin Place and Harkness Street. Fenton House is located to the northeast over the rear yard of the application proposal and across Dolphin Place; it is not to the rear, rather, it is diagonally located across Dolphin Place. Images below show the relative locations on Google Earth birds eye view.



In response we acknowledge that the proposal will change the appearance of the development site. The application site is not however functionally linked to the curtilage of either of the listed buildings. The proposed extensions to the Turkish Centre will not cause loss or negative change to views of or sequential views toward the listed buildings. There are other modern buildings closer and higher in relation to both listed buildings. As such we consider that the proposed development will not result in harm to the setting of the listed buildings.

Further in terms of the impact upon the historic environment the guidance surrounding setting of heritage assets is given in the NPPF: *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”* (Glossary, NPPF, 2015).

Government guidance explains that an assessment of the impact upon heritage assets needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. The definition of Significance (for heritage policy) is: *“The value of a heritage asset 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.”* (Glossary, NPPF, 2015).

It seems appropriate to consider the setting over time and the proposed development in context of all current surroundings. There have been changes to many properties in the area. This proposal will retain the significance of the heritage assets given that the value described in the list description will be unchanged. The proposal here will have such a limited impact upon the character of the heritage assets, and not harming views over the site, that the proposal will result in less than substantial harm. IN fact we do not consider there will harm caused. As a result, in response to the framework we conclude the degree of harm is not significant.

The NPPF confirms at Paragraph 196 that: “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.....” (Para 196 , NPPF).

The benefits of the proposal are provided by a proposed extension to an incredibly important cultural building for the Turkish Community. Furthermore, there will be a positive impact upon for the economic impact of the area with local building contractors gaining employment. The proposal makes efficient use of land within the existing built up area without causing harm to heritage assets.

The scheme can be considered in accordance with Manchester Planning Policy and the NPPF. Our assessment of the site, surrounding area and proposed alterations has reflected advice within local policies and the NPPF. The applicant respectfully requests positive consideration from the Local Planning Authority.