

11 Egerton Crescent, Withington Manchester M20 4PN

1. INTRODUCTION

This statement forms part of a full Planning application to change of use from House & Café to large HMO, enlarged rear dormer and solar panels to roof within the Withington Conservation Area

2. LOCATION OF PROPOSED DEVELOPMENT

11 Egerton Crescent, Withington, Manchester. M20 4PN

3. DESCRIPTION OF PROPOSED DEVELOPMENT

Change of use from House & Café to large HMO (7 bedrooms), enlarged rear dormer and solar panels to roof.

4. DATE OF PREPARATION

9th December 2022

5. DATE OF ANY AMENDMENTS

None

6. APPLICANT

Mrs T. Gavin

7. AGENT

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8. HERITAGE ASSET (Architectural Character and Setting)

11 Egerton Crescent is a 3-storey semi-detached property situated in the Withington Conservation Area. The property was built in 1928 as a Post Office with a 3-bedroom residential accommodation for the Postmaster and his family. The Post Office consisted of ½ the current ground floor cafe area, the other half being a living room and part of the house, originally there was a staircase to an upstairs toilet and an area where the telegram boys waited for their next telegram.

The property is built from red brickwork with the front elevation having a smooth 'stock' finish. Windows to the upper floors have Upvc frames with double glazed. Timber window frames with double glazed are present at ground floor. The front windows to the cafe are protected behind large metal roller shutters fixed externally to the face of the brickwork. Timber doors and frames are also located at the side and rear at ground floor level. The pitched roof slopes front to back with a side gable wall. The roof has a slate finish with 5 velux windows located on the front facing slope and a flat roof dormer to part of the rear face. The upper floor of living accommodation is situated in the roof space which was converted in 1992.

A single storey timber framed conservatory was constructed to the rear in 1996

An external metal staircase was built to the side of the property in 2002 and the property was converted to a 4 Bedroom HMO in 2004. In 2019 the current owners applied for the commercial use to the front half of the ground floor to be enlarged across the whole width of the building and this has since been used as café/record shop which ceased trading earlier this year.

The property is set back from the road by approx. 2.5metres and accommodates a small external seating area.

Internally, the property has undergone many layout alterations over the years and there is no plaster of timber features of any note.

The property is within the Withington Conservation area, which is situated approximately three miles south of the city centre of Manchester. It consists principally of a linear shopping centre with

some nearby housing at a point where one of the main radial road routes from the city centre branches: the junction of Wilmslow Road, Palatine Road, Burton Road and Parsonage Road. The conservation area was designated by the City Council in July 1983, and the boundary is composed mainly of property boundaries rather than streets.



Photo 01: Front elevation (Egerton Crescent)



Photo 02: Side elevation



Photo 03: Rear elevation

9. HISTORICAL SIGNIFICANCE

11 Egerton Rd is set in a side street off Wilmslow Rd. The building is subservient to most of the surrounding properties and adorned with little or no decorative architectural features seen on neighbouring buildings. The building has undergone extensive alterations internally and externally throughout many years of development and therefore has little historic significance.

10. PROPOSED DEVELOPMENT

Change of use from Café to Large HMO

To facilitate the change of use at ground floor level, the proposals include the removal of the large shop windows and door fronting Egerton Crescent including removal of advertisement signage, external lighting and metal roller shutters. New window openings will be formed in the front elevation to proportions that are more sympathetic to the adjoining and neighbouring residential properties. New windows will be fabricated in Upvc to match existing upper windows. The existing entrance to the side of the property will remain unaltered.

Enlarged rear dormer

The existing rear dormer will be enlarged across the whole of the rear roof to enable additional headroom to the second-floor bedrooms. The external cheeks of the dormer will be finished in vertically hung slate to match existing and the new windows will be fabricated in Upvc to match existing. The existing flat roof will be replaced with a new single ply rubber finish to match the proposed dormer.

Solar panels

10 Nr new photovoltaic solar panels are proposed to the front facing roof slop laid flat against the roof pitch. The panels measure approx. 1.8m by 1.1m and project approx. 50mm above the finished roof surface. 2Nr existing velux rooflights will be removed from the front elevation to facilitate the location of the new solar panels. A further 8 solar panels are proposed to the top of the new flat roof dormer. These panels will be set at an angle of 13 degrees.

11. IMPACT OF THE DEVELOPMENT

The enlargement of the rear dormer and the solar panels located on the dormer will not be seen from the public road.

The alterations to the front facade including the new windows create a greater residential feel to the building, which is in keeping with other surrounding building.

12. JUSTIFICATION STATEMENT

The existing cafe/shop is situated in a tertiary trading position from other retail outlets on Wilmslow Rd and its economic viability has reduced in the current climate of reduced retailing and harsh cost of living.

Withington, with its excellent public transport links to the University is well situated to accommodate the more mature student. The current youthful population also adds a vibrant vibe to Withington helping to support the small traders and cafes that already exist.

The owner currently operates a 7 bed HMO at the adjacent property No7 Egerton Crescent and have experienced a high demand for tenants looking for quality accommodation and have had no behavioural problems or complaints from the neighbourhood.

They also own No5 Egerton Crescent which was converted in 2011 from workrooms/office space into a 5 bed HMO accommodating young professionals some who have lived in the property for over 6 years so have lived in harmony with our current 7 bed student HMO property with no complaints.

Between the 3 properties there is ample parking provision, and all recycling bins are housed within the property curtilage and unseen from the street.

As part of the redevelopment the existing kitchen within the house will be upgraded and enlarged to improve the overall facilities in the property. The extension to rear dormer roof will increase the usable size of the bedrooms on the second floor vastly improving this accommodation.

The proposed solar panels have been proposed to reduce the demand for energy from the national grid, this will both benefit the environment and reduce running costs for the students residing in the accommodation.