



## Planning Statement

Ref: DA25060 – Berkley Court

Site address: Berkeley Court, 150 Bury Old Road, Manchester, M7 4QZ

Date: 1<sup>st</sup> December 2025

Proposal: Upward extension to create 8 apartments; recladding and parking amendments

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### 1. Introduction

This Planning Statement supports the resubmission of a previously approved development at Berkeley Court. The new application mirrors the form, scale and architectural approach of planning permission 117954/FO/2017, which lapsed due to time rather than policy conflict. Current policy remains supportive, and the planning circumstances around the site have not changed in any way that undermines the principle of development. This document therefore:

- Re-states and strengthens the planning case for the approved scheme in the context of current policy.
- Provides an expanded narrative that reflects a deeper understanding of the site, the building's condition and the Conservation Area setting.
- Demonstrates clear compliance with national and local planning policy.
- Explains how the proposals address existing detracting features and deliver a material improvement to the built environment.

The applicant now exercises full control of the site, ensuring that the approved development is deliverable without third-party constraint.

### 2. Site and Surroundings

Berkeley Court is a three-storey residential block positioned prominently along Bury Old Road, within the Crumpsall Lane Conservation Area. The immediate area exhibits a strong and consistent brick vernacular, characteristic of late Victorian and early 20th-century development.

By contrast, Berkeley Court is a later insertion whose material palette and detailing do not reflect this established character. The building displays:

- Weathered and rotting timber panels.
- Composite cladding in poor condition.
- Dated fenestration and fragmented detailing.
- A lack of coherence in its façade composition.

These issues have resulted in a building that now reads as visually intrusive within the Conservation Area, weakening the architectural integrity of this approach into the designation. The proposed development directly addresses these longstanding weaknesses.

### 3. The Proposed Development

The proposals reinstate the previously approved scheme, enhanced by a deeper appreciation of the site's context and heritage setting. While the form of development remains unchanged from 2018, the justification for it is now more robust.



The key intervention is the recladding of the entire building in high-quality brickwork. This is a transformative change. Brick is the defining material of the Conservation Area, and its introduction restores visual coherence, durability and contextual alignment. The new façade will be more ordered, refined and sympathetic to the surrounding townscape.

The upward extension is intentionally modest and recessed to avoid undue prominence. Its contemporary form respects the rhythm, proportions and general scale of nearby buildings without resorting to imitation. Internally, the extension delivers eight well-designed apartments, contributing positively to the local housing mix.

Landscape improvements—particularly structured hedging and soft planting—soften the site boundaries and reinforce a clearer relationship between building and street. Collectively, the proposals elevate architectural quality, improve legibility and provide a more appropriate transition between private and public spaces.

#### **4. Planning History**

Permission was granted in March 2018 for the upward extension and recladding of Berkeley Court. In granting consent, the Council confirmed that:

- The scale and design were appropriate.
- The recladding improved the Conservation Area.
- Amenity impacts were acceptable.
- Highways and servicing arrangements posed no concerns.

This application replicates that approved scheme. This statement together with the accompanying Heritage Statement and BNG note provide detailed rationale in support of renewed approval.

#### **5. Planning Policy Context and Assessment**

The proposal aligns strongly with the NPPF and the Manchester Core Strategy. The following assessment explains how it supports key planning objectives.

##### **5.1 Efficient Use of Land**

The development makes efficient use of an already developed, well-connected site, delivering additional homes without expanding the building footprint. This approach aligns with NPPF objectives for optimising land use and supporting sustainable communities.

##### **5.2 Design Quality**

The scheme addresses clear deficiencies in the existing building. By introducing brickwork, clarifying façade composition and improving detailing, the development enhances durability, visual coherence and architectural integrity. This directly supports NPPF and DM1 expectations of high-quality, context-responsive design.

##### **5.3 Housing Delivery**

The creation of eight new dwellings supports local housing need in a sustainable and accessible location. Intensification is modest, balanced and compatible with the established residential character.



## 5.4 Sustainable Transport and Parking

Parking and access arrangements remain safe and efficient. The layout mirrors the previously approved scheme, supplemented by modest adjustments within a low-value grassed area. The site benefits from excellent public transport options, reducing reliance on private vehicles.

## 5.5 Biodiversity

Though the site is currently of low ecological value, the proposals introduces elements of enhancement detailed in the accompanying BNG note. These enhancements represent a clear uplift in biodiversity and landscape value.

## 5.6 Heritage and Conservation

The existing building detracts from the Conservation Area. The proposals remedy this by replacing harmful materials, refining massing and reinforcing the architectural language of the area. No heritage harm is identified; the development achieves enhancement. The Heritage Statement provides full supporting analysis.

## 6. Design Assessment

The design approach is rooted in contextual improvement rather than replication. The recladding introduces permanence, texture and authenticity through the use of brick, addressing material failure and visual fragmentation. The refined façade composition adds clarity and rhythm, enhancing the building's legibility.

The roof extension is scaled and positioned to remain recessive, ensuring balanced proportions and avoiding dominance in local views. The contemporary architectural language is deliberately restrained, allowing the building to integrate into its context without competing with historic forms.

The cumulative effect is a coherent, well-considered design response that strengthens the character of the streetscape and resolves longstanding visual harm.

## 7. Residential Amenity

The proposal maintains established relationships with neighbouring properties, respecting privacy, outlook and daylight. The approved building envelope is unchanged, and previous conclusions on amenity remain applicable. Future residents will benefit from improved living conditions through:

- Enhanced daylight and ventilation.
- Better insulation and acoustic performance due to recladding.
- Well-proportioned internal layouts.

These improvements elevate residential quality while safeguarding neighbouring amenity.

## 8. Highways, Parking and Servicing

The transport impacts of the proposal were previously accepted and remain unchanged. The existing access points function efficiently, and vehicle movement patterns are unaffected. The modest parking amendments support on-site circulation and do not affect the wider highway network.



Refuse storage and servicing provisions continue to meet operational needs and comply with local standards.

## 9. Biodiversity and Landscape Improvements

The existing landscape is sparse and contributes little to visual or ecological value. The enhanced landscape strategy introduces structure, colour and seasonal variation through new planting and hedging. These changes help anchor the building within its setting, soften its edges and contribute positively to the public realm.

Ecological measures—including bird and bat boxes—provide additional benefits, ensuring the scheme aligns with wider environmental objectives.

## 10. Deliverability

With full control of the site, the applicant is well-positioned to deliver the development swiftly. The construction methodology is straightforward, relying on established technologies suitable for recladding and rooftop extensions. No abnormal constraints or third-party agreements inhibit delivery.

## 11. Planning Balance and Conclusion

A balanced and proportionate planning judgment must evaluate the benefits of the proposal against any potential impacts. Here, the balance is unequivocally positive.

The existing building exhibits significant visual and material deficiencies that undermine the character of the Conservation Area. Without intervention, these issues will intensify, further eroding the townscape. The proposal presents a transformative opportunity to remedy this by replacing harmful materials with high-quality brickwork, improving façade composition and introducing a sensitively designed extension.

The development enhances the Conservation Area, aligns with the statutory duty to preserve or enhance, and reflects both national and local design expectations. It contributes to sustainable development by delivering additional homes in a highly accessible location while safeguarding amenity and improving biodiversity.

When viewed collectively, the scheme:

- Removes existing harm and restores architectural coherence.
- Reinforces the character and appearance of the Conservation Area.
- Provides new homes that support sustainable urban living.
- Strengthens landscape and ecological value.
- Aligns fully with the NPPF and Manchester Core Strategy.

There are no identified harms that justify refusal. The proposal represents a clear public benefit and should be approved without delay.