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HERITAGE STATEMENT FOR 30 SEYMOUR RD, CRUMPSALL
MANCHESTER, M8 5BG
PROPOSED BASEMENT CONVERSION in the CRUMPSALL LANE
CRUMPSALL CONSERVATION AREA

The proposed scheme is to extend the existing dwellings to form an additional 2 bed flat within an existing basement area, there are presently 6 No flats on the site within the curtledge of the boundary, our client's intension is to provide a further flatlet within the footprint of the existing structure.
In doing so this would NOT affect heritage of the building and have little or NO effect on the designation of the council policy in respect of the heritage of the site and overall area in general.
The site is located within the CRUMPSALL LANE CONSERVATION AREA, where various properties of all styles and types are found. Whilst this building in itself does not hold such historical value, its location within the conservation area does. It is our intention where possible to keep such architectural features that allow the building to sit well within its surroundings.
Our client clearly intends to keep and maintain such features as the window fenestration, roof and wall finishes which compliment the surrounding properties as a whole.
The historical value of such a property is clearly understood and is to be tastefully maintained, whilst we understand the building is not listed it clearly is of some importance to the area and in determining the extent of the proposals. Each aspect of the elevational treatment has been noted and carefully thought through.
In viewing the proposal, we have consulted various planning policies in accordance with historical planning practice guidelines and determined that the scheme would not be detrimental to the planning requirements.
Structural integrity
The existing building has been examined by engineers and found to be capable of supporting the new structure and will not compromise the integrity of the building.
Viability
The site is located within an area predominantly suited for flats etc near a high populous of students, who clearly require accommodation, this proposal intends to solve that situation however, small a contribution it makes. The requirement for such accommodation is very strong, any such additions to existing buildings even in the conservation area should be welcomed.
Conclusion
The proposal does not detract from other properties in the area that have been carried out or are proposing to complete similar schemes. The environmental impact of such an extension would in our opinion be insignificant compared to much larger schemes proposed in the area. However, in this particular project we are aware of the historical values and issues.
Local and National policy is to retain and maintain such sites without detriment to their structure integrity or aesthetics of the area

Impact Assessment
The development of the existing basement into living accommodation will have NO significant impact on the area as a whole and none on the existing structure. It will though allow a proposal to take place within an unused part of the existing structure and form much-needed accommodation for a person (s).
We understand that the council and our client are attempting to provide living accommodation without affecting the Crumpsall lane CONSERVATION AREA and within the confines of an existing apartment block of dwellings.
Note the scheme has NO light wells visible from the street, has little or NO impact on the arboricultural element and is clearly within Article 4 of the policy

The site reflects the heritage of the area and aims to comply with both national and local planning policies in respect of retaining the heritage of the site.

National Policy
This scheme applies within the NPPF Permitted development policy presently adopted by the Manchester city council planning department and implemented to preserve the heritage and conservation of the Crumpsall area in general

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