

Planning, Design, Access and Heritage Statement – Formation of rear first floor additional kitchen space room over existing ground floor room

Location: 254-258 Bury New Road, Whitefield, Manchester, M45 8QN

Description of works – To increase kitchen space at first floor by 22sqm with a flat roof extension, infill over rear flat roofed area at the rear. The application relates to part of a three-storey building which is located in a prominent main road location within the All Saints Conservation Area and is also part of the Whitefield District Shopping Centre. The property is currently in use as a restaurant, bar and coffee shop over two floors, with the second floor used as ancillary offices to the business. The application premises relate to an infill area at the rear of the property concealed from view. the frontage of the building has a three bay frontage, with the end part of the building in a separate use as a tanning salon.

The building is circa 19th Century and the front elevation has an imposing facade faced with black and white timber type framing at first and second floor with projecting pediments and gabled dormers between. The ground floor has been significantly altered and has large window openings with perforated metal roller shutter doors. There is also an outdoor seating area at the front which is enclosed by low level planters and screens to the edge of the site boundary adjacent to the public pavement and which can be covered by the retractable awnings which extend out from the fascia. This application seeks the enlargement of the first-floor kitchen extension to the rear of the property over an existing ground floor flat roofed part of the building. It would be faced with matching brick and the structure would sit on the existing building with high level glazed lights to the rear walls, with the remaining structure concealed as infill.

The extension would be 2,7m high and project 3.250m from the rear main elevation and would sit within the existing building curtilage area and within the applicant's ownership. It is proposed to use this area for additional fridge accommodation / general kitchen use.

In Chapter 16 NPPF - Conserving and enhancing the historic environment, paragraph 189 states that in determining planning applications, LPA's should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than sufficient to understand the potential impact of the proposal on their significance.

Paragraph 190 states that LPA's should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of any available evidence and any necessary expertise. Paragraph 191 states that where there is evidence of deliberate neglect of, or damage to a heritage asset, the much improved state of the heritage asset should not be taken into account 254-258 Bury New Road, Whitefield.

Paragraph 192 states that in determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make for sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Paragraph 196 states that where a development proposal would lead to less than substantial harm to the significance of an asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 72 sets out the duties imposed upon a Local planning Authority in respect of Conservation Areas in exercising its planning functions. UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 -Conservation Area Control seeks to preserve or enhance the special character of the Conservation Areas. In the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building. Impact on the Conservation Area - The proposed building is in a prominent main road location within the All Saints Conservation Area. It is within an imposing 3 storey c1900 property faced with black and white timber type framing applied to the front elevation at first and second floor and with lateral gables at each end, with projecting pediments, and with gabled dormers between. The black and white Framing has a generally vertical emphasis and is a feature found in other c1900 buildings within the conservation area. There is a concrete tile roof and brick side and rear elevations. The ground floor facade is much altered with improved proportions no unsightly roller shutters but still retains a range of modern details and signs. Overall the property appears to be in need of an uplift and a level of repair/redecoration. In the 2006 Conservation Area Appraisal, the block was referred to as a building of significance. Whilst it was also mentioned as a negative feature, the negative tag was due to the appearance of the ground floor frontage.

The setting of the application site is the Bury new road corridor between Church lane and Hamilton Road. Within the setting the character of the area remains as an attractive Victorian/Edwardian suburb, with gardens, trees and shrubs, though with a level of disruption and significant activity due to the busy A56. There is a high level of prosperity in the area with the application site now a vibrant part of the local entertainment in the area of St Pauls.

The 2006 appraisal put forward a range of policies and actions. Two are particularly relevant to this application In part 6.2 Policies for the Control of Development, page 39, Policy 10 states ' The Council will resist proposed extensions that are too dominant, in a prominent location, or are otherwise detrimental to the character of the

building to which they are attached, or to the character or appearance of the wider Conservation Area.'

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Under part 6.3 Policies and Actions for Enhancement, Commercial Frontages on page 45, the following comment was made.. 'There are several commercial frontages along Bury New Road within the Conservation Area. Many of these have poorly considered shop fronts and signage, which detract from the character and appearance of the area.' The application property was used as a photo example for this issue. These policies support and interpret the LPAs Local Plan policies and are consistent with the aims of the 2018 NPPF concerning the protection of the significance of designated heritage assets such as the character of the All Saints Conservation Area. It is accepted that an infill first floor rear extension will not give rise to a level of harm unacceptable in conservation area terms and the proposal is subservient to the main host building, a first floor single storey rear flat roofed extension should not cause harm to the character of the building within the setting and surroundings of the building and within the conservation area. On balance, it is considered that the proposed development would be neutral in its impact on the significance of the conservation area if anything would improve the service to the public in terms of Hamilton's is a busy and vibrant destination venue in the local area. It is therefore considered on balance that the proposed small rear extension / development would comply with national and local planning policies.

Highways – There is no change to approval 63113/FUL

Drainage – There is no change to approval 63113/FUL

Material use – There is no change to approval 63113/FUL

Conclusion

This note, together with my heritage and planning opinion, provides an independent view to the proposal to construct a rear first floor infill building that would have an acceptable impact upon the conservation area and there are no highways or drainage issues. However, the extension to which this application relates is required for the owner of the property to make sure his business is viable. In my professional opinion, the impact on the conservation area will be a positive benefit and important to this commercial venture as a local employer within the community.

Synergy Design Consultants Ltd