

October 2023

DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

Proposed Roof Canopy to side entrance and section of new fencing to 231 Bury Road, Whitefield, Manchester M45 8QP.

INTRODUCTION

- 1.1 This application seeks permission for the erection of a flat roof canopy and small section of new fencing.
- 1.2 This document has been prepared to explain the design process behind the submitted application.

2 PLANNING HISTORY

2.1. Relevant Planning History

54177: Change of use from bank (Class A2) to restaurant (Class A3) - Approve with Conditions 24/08/2011

54716: Non-material amendment following grant of planning permission 54177 for 4 no. larger replacement windows at front - Approve with Conditions 13/01/2012

54751: Erection of conservatory to the south side - Refused 01/03/2012

55239: Erection of conservatory to the south side (resubmission) - Approve with Conditions 18/07/2012

60696: Change of use of grassed area to car park - Approve with Conditions 29/03/2017

63114: Variation of condition no. 3 of planning permission 60696 to change the proposed car park surfacing/drainage scheme and condition nos.1, 4, 5, 6 to substitute the previously approved site layout plan from 0.01 rev B to 0.01 rev C - Refused 03/10/2018

68307: Lean-to retractable canopy structure over existing patio with full-height glazing to south & east elevations and timber wall to west elevation. – Refused 03/10/22.

3 THE SITE

3.1 The site lies on the corner of Bury New Road & Church Lane, Whitefield Manchester.

3.2 231 Bury New Road is a building which is located on the edge of the All Saints Conservation Area and is classed as a non-designated heritage asset (NDHA). See figure 2.

3.3 The Building is used as a restaurant (Class A3) following change of use from a bank (Class A2).

3.4 The building is constructed from red brick with brick detailing and a slate roof. The building is of substantial scale and has tall stepped Dutch style gables. The window & door frames are a mix of Aluminium, Upvc and timber.

3.5 The site is accessed from Bank Street which is a single track road to the rear of building which leads to a small car park used by its staff and visitors.

3.6 Whitefield tunnel runs alongside the building and under the rear car park. Whitefield tunnel is undergoing essential construction repairs and improvements which has closed off the usual route from the car park down the south side of the building to the main entrance at the front of the restaurant. The Alternative access route down Bank Street has now been closed off for the maintenance works. Currently the only route option into the restaurant from the car park is to walk up the single road Bank Street & down Silver Street and back up Bury New Road.

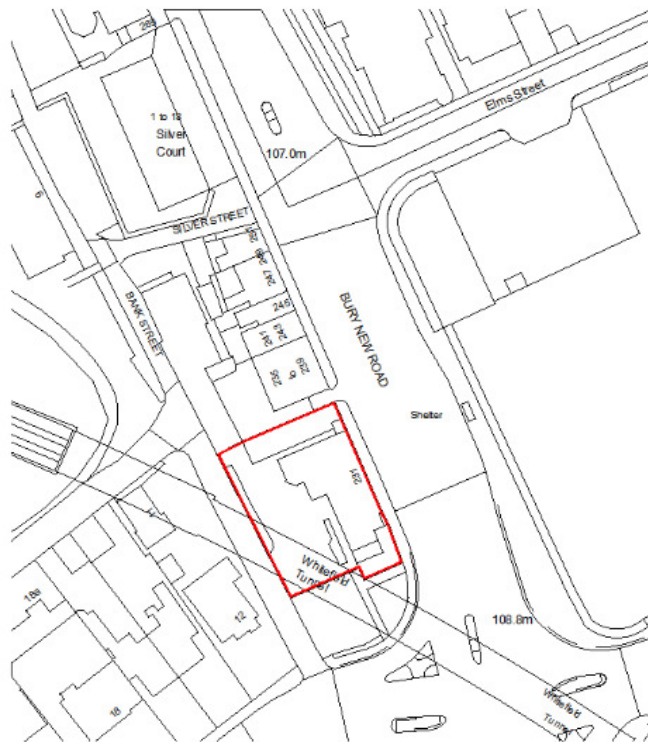


Figure 1: Location Plan with site outlined in red– Not to scale

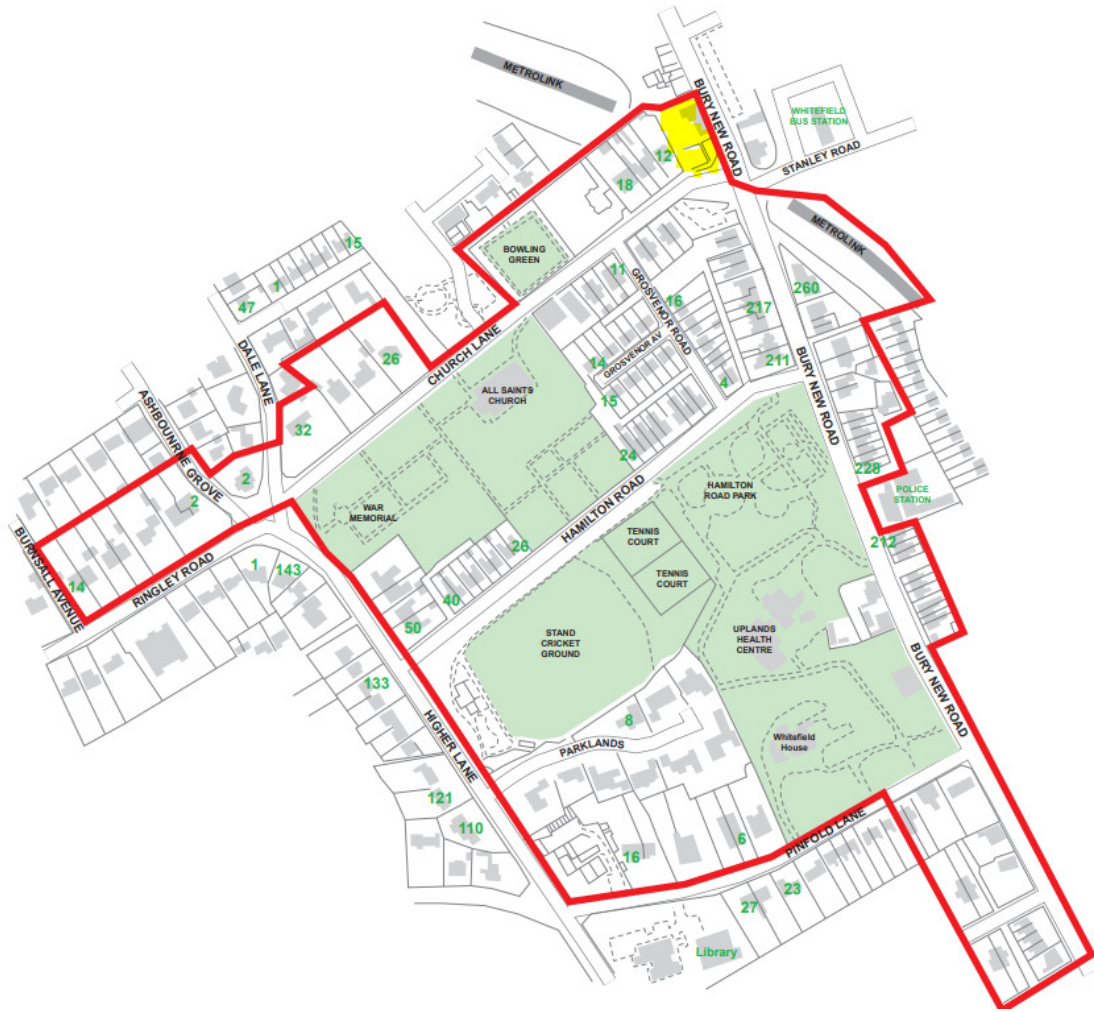


Figure 2: All Saints Conservation Area.

The application site is highlighted in yellow. – Not to scale

4 PROPOSALS

4.1 This application seeks permission for the erection of a flat roof canopy and small section of 1.8m fencing so the North side of the building.

4.2 The proposals will allow visitors and staff arriving at the restaurant by a vehicle to enter the building without the need to walk to the main entrance off Bury New Road.

5 LAYOUT/SCALE/LANDSCAPING/ APPEARANCE

5.1 Layout:

5.1.1 The existing fire exit for the upper level within the restaurant is located on the North side of the building. The applicant wishes to use this as a new entrance from the rear car park.

5.2 Scale:

5.2.1 The roof canopy has been designed to provide a visual marker for customers and to protect them from the elements when entering the restaurant.

5.2.2 The roof canopy helps screen the view of the kitchen flue when guests are approaching the new entrance. The flat roof is designed to allow for safe maintenance of the flue and prevents any fumes or discharge landing on approaching guests. The flat roof design ensures the new structure is low impact and sensitive to the host building.

5.3 Landscaping:

5.3.1 We proposed to construct raised planters to provide guarding and help direct guests to the new entrance.

5.3.2 The raised planters will have 'boxus' hedge to help soften the structure.

5.3.3 We proposed 1.8/2m slatted fence to the north and east side.

5.4 Appearance:

5.4.1 The materials have been chosen to allow the structure to blend into surroundings when viewed from Bury New Road. The existing building has black sills, heads to dormer windows and all rainwater goods and we proposed to replicate this with the black aluminium roof canopy and black timber posts. See figure 3. The roof canopy will help hide the view of the existing kitchen flue when on the opposite side of Bury New Road.

5.4.2 We propose a modern appearance to the roof structure using powder coated aluminium box gutters. The soffit will be underdrawn with cedar boarding to provide some warmth and the structure will be softened by using planting beds. See images produced on figure 4.



Figure 3: Building viewed from Bury New Road. This side of BNR is outside the conservation Area.



Figure 4 & 5: 3d visuals showing proposed roof canopy and new fence.

6 ASSESSMENT

6.1. The proposal will not be visible from Bury New Road when walking along the front of the building which is within the Conservation Area, the proposal can only be seen from the opposite side of the Bury New Road which is outside the Conservation Area.

6.2 The proposal can only be seen from one small area along Church Road as seen below figure 6. The slender construction and colour of the roof canopy will help it blend into the background. As you move further along Church Road towards the junction there several mature trees screening the rear of the building. See figure 7.



Figure 6: View from Church Road – Source google maps



Figure 7: View from Church Road – Source google maps

6.3 The South side of NDHA is described with the Conservation Area Appraisal as of high importance we feel this is unaffected by the proposals.

7 LOCAL AND NATIONAL POLICIES

The following Planning Policies were considered in preparation of this application:-

Unitary Development Plan and Policies
EN1/2 Townscape and Built Design
EN2/2 Conservation Area Control
HT6/2 Pedestrian/Vehicular Conflict
NPPF National Planning Policy Framework

8 CONCLUSION

8.1 The application site 231 Bury New Road is a building which is located on the edge of the All Saints Conservation Area and is classed as a non-designated heritage asset (NDHA).

8.2 This application seeks permission for the erection of a flat roof canopy and small section of new fencing.

8.3 The canopy with its proposed materials and slender design blends into its surroundings. We feel the proposals will not affect the NDHA or harm the conservation area.

8.4 The proposal is considered to comply with the relevant policies and guidance within the Development Plan and the National Planning Policy Framework and therefore should be approved.

The Design, Access, and Heritage Statement should be read in conjunction with drawings submitted as part of this application.

Innovation Architecture Ltd October 2023.