

Heritage Statement: 2 Belgrave Crescent
Issued for Planning

The existing building, 2 Belgrave Crescent, is directly adjacent to two locally listed properties, the first on the corner of Clarendon Road and the second at 6 Belgrave Crescent.



Photograph of 2 Belgrave Crescent and Heritage Map demonstrating 6 (Belgrave House), Belgrave Crescent & Clarendon Road Primary School, Clarendon Road.

Clarendon Road Primary School is Early 20th Century Edwardian school building with red pressed brick dressed in stone with Welsh slate roof. It has an asymmetrical plan, two storeys with an attic over twelve bays. The building has tall combination/latch windows and the tall buttresses divide bays are apportioned by pilasters. There are a series of gables with parapets, the small ones are linked, but the two principal gables are topped by raised segmental stone pediments. The plaque above the door states that the school was opened by the Mayor – Alderman W. J. Nuttall in April 1908 – and was the second council school opened by Eccles Borough Council. The bay window and circular entrance porch are broadly arts and crafts.



Clarendon Road Primary School, Clarendon Road

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6 (Belgrave House), Belgrave Crescent is a detached mid-19th Century rendered mansion, clearly influenced by middle class housing in Leamington Spa, Cheltenham and London. It has an asymmetrical double front, a two storey property over three bays. The building has been stucco rendered with a Welsh slate roof over. It has a central projecting porch with round headed arch carried on pilasters, with balustrade over. Ground floor has cantered bay, all windows are large tripartite windows with relief surrounds and corbelled sills. The building has deep soffits carried on modillions, a supporting cornice and shallow pitched roof.



6 (Belgrave House), Belgrave Crescent

The two non-designated heritage assets sit in a predominantly residential area with a vast amount of on-street parking.

2 Belgrave Crescent sits comfortably between both locally listed properties and has characteristics around the window details that complement Belgrave House. It is stucco rendered and with a Welsh slate roof over.

2 Belgrave Crescent is an existing residential care home which is in poor condition. The proposed change of use from C2, back to its original use class C3, will be in-keeping with all the other properties on Belgrave Crescent. The proposed change of use will incorporate two one-bed flats and a three-bed family house, by full refurbishment of the property and landscaping. All works is internal and therefore will have no detrimental impact on the existing street scene. The landscaping works will simply tidy up the overgrown and run down back garden, with clearly marked parking bays on the existing hard-landscaping to the front of the property.

The care home had a minimum of two staff working at the premises at any one time, and the residents had visitors in attendance on a daily basis, this could generate an increased amount of traffic and parking in the area.

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As two one-bed flats and a three-bed house, the anticipated parking required is maximum 3-4 spaces. The change of use proposal will provide four car-parking spaces. The impact on the street and to the locally listed buildings will therefore be an improvement to the parking conditions.

Eccles train station is 0.2 miles (4min walk or 3min drive) from 2 Belgrave Crescent which should encourage the use of public transport into Manchester City Centre.

Local Policy H 3 Housing Improvement supports and promotes the provision of new housing especially through refurbishment, in particular the following items from the policy:

- i) refurbishing and adapting the housing stock to meet local and special needs;
- ii) Providing new and replacement housing, in a form appropriate to the needs of the local area, and wider regeneration objectives
- iii) improving residential environments and promoting environmental care measures;
- vi) improving access to and within housing areas, particularly by public transport, cycling and walking;

And reasoned justification from the policy also states:

7.10 The city's existing housing stock is a vital resource, and will provide approximately 90% of the dwellings required to house the city's population by the end of the plan period. Maximising the potential of this resource is therefore an important objective of the UDP, for example by increasing the number of dwellings that meet the government's Decent Homes Standard and other health and safety benchmarks.