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Ward Hall, Lower Park Road, Rusholme,
Manchester, M14 5RB

Heritage Statement

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Xaverian College to support a planning application for the erection of standalone temporary accommodation units for additional teaching space (4 general teaching classrooms) for a 3 year period located within the carpark area of Ward Hall. The classrooms would be used for educational purposes.
- 1.2 Ward Hall is situated on the east side of Lower Park Road (No. 3) and is set back from the road. The National Grid Reference for the site is SJ 85405 95585. The property is identified on the location plan submitted as part of the application. The classrooms are proposed to be located on land which currently accommodates car parking.
- 1.3 Ward Hall dates from the 1840's with subsequent alterations and additions. It was originally constructed as a residential villa and is currently in educational use by Xaverian College. Ward Hall is incorporated into the wider Xaverian College campus. The building is Grade II listed and is also located within the Victoria Park Conservation Area. The Ward Hall building has also previously been known as No. 3 Lower Park Road, before that 'Saville House' and before that 'Stoneywood'.
- 1.4 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). Ward Hall was listed Grade II on 03 October 1974. The listed building description is included in Section 2. The application property lies within Victoria Park Conservation Area which was designated in 1972. These designations require that Manchester City Council carefully consider any development proposal in terms of heritage impact. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of

preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

- 1.5 The purpose of this Statement is to provide information to help Manchester City Council to make these judgements and decisions. The Statement should be read in conjunction with the plans which comprise the planning application. It has been prepared following a visual and photographic survey of the application site, in addition to an analysis and assessment of available historic records and cartographic sources held at Manchester City Library. The planning history of the building has been researched on Manchester City Council's online database.
- 1.6 In order to provide a clear understanding of the heritage considerations associated with the proposal this statement includes:
- A description of the application property and its surrounding area;
 - A summary of the proposed scheme;
 - A review of relevant national and local heritage policy;
 - A heritage appraisal which examines the potential impact of the proposal on listed buildings and the Victoria Park Conservation Area.

2. Ward Hall

The Application Property

2.1 The building is described by Pevsner as *'a very grand villa of c.1840-50, with the college motto 'Concordia res parvae crescunt' inscribed above the entrance. Stuccoed with quoins, high basement and a central pedimented entrance bay with a portico with paired Ionic columns'* (Hartwell, Hyde & Pevsner 1994, 477).

2.2 Ward Hall is Grade II Listed. The listed building entry for No 3 Lower Park Road List UID: 1219770 describes it thus:

'Villa, now annex to Xaverian College. c.1840, altered. Stucco on brick, with sandstone dressings and hipped slate roof. Roughly rectangular plan formed by double-depth front block with back extensions. Two storeys over basement, 3 bays, symmetrical, with narrow pedimented centre breaking forwards; high stone plinth with keyed segmental-arched basement windows, rusticated quoins, 1st-floor sill-band, frieze (stripped at time of survey), and dentilled cornice and pediment. The centre has a flight of steps up to a porch of 4 columns with debased Ionic caps, Tuscan pilasters, frieze with panel lettered "CONCORDIA RES PARVAE CRESCUNT", moulded cornice on consoles and low blocking course. The ground floor has tall sashed windows with pedimented architraves; the 1st floor has shorter sashed windows with moulded architraves, all these windows have margin panes and all except that to the right at 1st floor have 4 panes. The left return side has a set-back 2-window wing; the right-hand return has one bay with fenestration like that at the front (but with altered glazing at ground floor), and then a short wing with a segmental bow which has a tripartite sashed windows to both floors, that at ground floor with a pedimented architrave and both with curved glazing. C20 single-storey addition covering rear range. Interior not inspected'.

2.3 Since the listed building description was prepared in 1974 the building has been refurbished, unsympathetic extensions have been removed and a modern classroom extension has been added which has extended the accommodation into the car park.



Figure 1: Ward Hall with classroom extension

Victoria Park Conservation Area

- 2.4 Victoria Park Conservation Area, lies three kilometres to the south of the city centre, and was designated in March 1972. The subject site lies within the conservation area.
- 2.5 The origins of Victoria Park Conservation Area date back to the 1830s when Manchester was not yet a city, and Rusholme was an independent township. Richard Lane was commissioned to plan a 70-acre private estate of villas at Victoria Park and the scheme was officially launched in 1837.
- 2.6 The estate was intended for occupation by wealthy merchants who could afford to escape the unpleasant living conditions in the City. The professions of the early residents reflect this, with 24 of the 39 residents in 1845 being merchants (Spiers 1975, 8). In the early days and for some years afterwards, Victoria Park was a private estate to which access could be gained only by paying a toll at the Park's entrance gates.

- 2.7 When the park opened in 1837 only nine houses had been built, mainly around Oxford Road Crescent and Oxford Place, although Park Villa, to the north east of the subject building, was also among the first (Spiers 1975, 15 & i). By 1839 there were nineteen villas, although only eight were occupied. A Victoria Park Trust was formed in 1845 to manage the area as a private park and large houses continued to be built up until 1880 (ibid).
- 2.8 During the latter half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at No. 4 Buckingham Crescent in the 1890s.
- 2.9 An alteration to the character of the area became noticeable in the 1920s, when it was bisected by the construction of Anson Road. Changing economic and social circumstances since 1945 have further altered the original character and appearance of the 'suburban residential park' as envisaged by Richard Lane.

Historical Context

- 2.10 Before considering the proposals, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.
- 2.11 Victoria Park was the first gated suburban residential park in Manchester, and one of the first in the country. Richard Lane designed many of the houses and was a founding member of the development company formed in 1836 (Hartwell, Hyde & Pevsner 1994, 477). Lane designed the original 1840s villa at 3 Lower Park Road. His favoured style was of *'stripped Tudor Gothic, usually symmetrical, often stuccoed, with steep gables, label moulds, and doors with Tudor heads'* (Pevsner, 478).
- 2.12 Richard Lane was born in London in 1795 and received his training in London and Paris. By 1821 he had moved to Manchester, when he was appointed Land Surveyor to the Manchester Police Commission (Scottish Architects). He went on to design many notable

buildings locally, including Manchester Royal Infirmary, Chorlton Town Hall and Salford Town Hall. He worked with Francis Goodman and became the leading Manchester architect of the early nineteenth century. In the mid 1840's he took on Alfred Waterhouse as a pupil, who would later design Firwood on Lower Park Road.

- 2.13 The exact date the subject building was erected is undocumented, although it is likely to date to c.1840. It was certainly completed by 1849, as shown on the 1849 Map at Appendix 1. In 1851 John Leister, a merchant, was living at the property.
- 2.14 John Leister continued to live at the property until the mid 1870's, appearing on the census for 1871 and still recorded as working as a merchant. By the 1891 census, the subject property is known as "Stoneywood" and was occupied by William H. A. Gaddum, an East India merchant. He resided there along with his wife, two daughters and two sons. In addition to the family were resident staff including a cook, a nurse, a housemaid, a kitchen maid and two general maids.
- 2.15 The mapping for 1893 shows that by this time the property had been extended to the east (Appendix 1). A conservatory or orangery had also been added (located on the same site as the present mid 20th century extension). By 1893 the 'L' shaped range of outbuildings to the northeast of the villa, which included a stable, had also been completed. The northern extension was also completed by this time. Given the property was occupied by 12 people at the time of the 1891 census, it is likely that the both extensions were completed before 1891.
- 2.16 In 1893, the grounds are shown surrounding the property with a drive to the west and tree lined garden with a path surrounding to the south. A glazed or covered structure is located in the southeast corner of the garden, rectangular in plan.
- 2.17 Adolphe Saalfeld lived at the property in the early 1900's, a perfume merchant and survivor of the "Titanic" sinking (Cronin & Rhodes 2006, 93). The name of the property had also been changed by this time, to Saville House. Adolphe left the property in 1919, and after acquisition by the Unitarian College, the name was changed to Ward Hall in honour of the principal of Owens College. It became an overspill for students from "Summerville" (the former home of William Kessler) which the College had also acquired (Spiers, 58).

- 2.18 In 1922, the building was occupied by the Theosophical Society (Spiers, 59). The conservatory is apparent on the 1930 plan and there also appears to be either a tennis court or perhaps bowling green to the south of the building. After World War II, the conservatory was replaced with a single storey extension. Ward Hall was purchased by Xaverian College in 1949. Since 1949 the building has functioned as part of Xaverian College.

Planning History

- 2.19 Previous applications identified for the application premises have included, most recent first:

Reference	125899/JO/2020
Address	Xaverian College Lower Park Road Manchester M14 5RB
Proposal	Variation of condition no. 9 (BREEAM) in relation to planning approval reference number 105747/FO/2014/S1
Decision	Approved Fri 13 Mar 2020
Reference	105747/FO/2014/S1
Address	Ward Hall Xaverian College Lower Park Road Rusholme Manchester M14 5RB
Proposal	Erection of three-storey extension to existing annexe (under construction) to form additional educational facility (Class D1), and associated hard landscaping and reconfiguration of car parking area following removal of temporary class rooms
Decision	Approved Thu 25 Sep 2014
Reference	105748/LO/2014/S1
Address	Ward Hall Xaverian College Lower Park Road Rusholme Manchester M14 5RB
Proposal	Listed Building Consent for erection of three-storey extension to existing annexe (under construction) to form additional educational facility (Class

	D1), and associated hard landscaping and reconfiguration of car parking area following removal of temporary class rooms
Decision	Approved Thu 25 Sep 2014
Reference	102299/FO/2013/S1
Address	Ward Hall Xaverian College Lower Park Road Rusholme Manchester M14 5RB
Proposal	Erection of three-storey extension to southern elevation of Ward Hall together with conversion of a range of three associated outbuildings for educational purposes (use class D1), following the selective demolition of two existing extensions and the remains of an outbuilding
Decision	Approved Mon 24 Jun 2013
Reference	102300/LO/2013/S1
Address	Ward Hall Xaverian College Lower Park Road Rusholme Manchester M14 5RB
Proposal	LISTED BUILDING CONSENT for the repair, alteration, refurbishment and extension of Ward Hall and conversion of a range of three associated outbuildings for educational purposes (use class D1), following the selective demolition of two existing extensions and the remains of an outbuilding
Decision	Approved Mon 24 Jun 2013
Reference	098938/CC/2012/S1
Date	4 April 2012
Proposal	Conservation Area Consent for the demolition of existing boundary wall to facilitate amended landscaping works
Decision	Approved
Reference	099894/CC/2012/S1
Date	13 July 2012

Proposal	CONSERVATION AREA CONSENT for partial demolition of boundary wall adjacent to Ward Hall car park together with the widening of the vehicular entrance
Decision	Approved
Reference	099888/FO/2012/S1
Date:	13 July 2012
Proposal	Erection of railings above existing wall adjacent to Ward Hall car park to a total height of 1.5 metres, repositioning of gate post and the installation of entrance gates to car park with associated landscaping works
Decision	Approved
Reference	98090/NMC/2011/S1
Date	24 May 2011
Proposal	Non-Material Amendments to application 096375/FO/2011/S1 to allow for elevation alterations consisting of new roof lights, new double doors on south elevation, erection of new brick wall instead of curtain walling and retention of brick wall on west elevation
Decision	Approved
Reference	090228/FO/2009/S1
Date:	29 May 2009
Proposal	Installation of two temporary buildings to form additional teaching space for a period of 3 years
Decision	Approved
Reference	089938/TCA/2009/S1
Address	Xaverian College Lower Park Road Rusholme Manchester M14 5RB
Proposal	Various works to trees
Decision	Approved Thu 07 May 2009
Reference	088103/TPO/2008/S1
Address	Xaverian College Lower Park Road Rusholme Manchester M14 5RB

Proposal	Various works to trees
Decision	Approved Fri 28 Nov 2008
Reference	075533/TCA/2005/N2
Address	Xaverian College Lower Park Road Rusholme
Proposal	NOTIFICATION OF INTENT TO CARRY OUT WORKS TO TREES WITHIN VICTORIA PARK CONSERVATION AREA - Various works to trees
Decision	Approved Tue 14 Jun 2005
Reference	074360/LO/2004/N2
Address	Ward Hall Xaverian College Lower Park Road Rusholme
Proposal	LISTED BUILDING CONSENT External alterations involving installation of new entrance works and internal alterations for disabled access
Decision	Approved Tue 05 Apr 2005
Reference	074348/FO/2004/N2
Address	Xaverian College Ward Hall Lower Park Road Rusholme
Proposal	External alterations involving installation of new entrance in association with works for disabled access
Decision	Approved Tue 05 Apr 2005
Reference	073075/TPO/2004/N2
Address	Xaverian College Lower Park Road Victoria Park Rusholme
Proposal	CONSENT TO CARRY OUT WORKS TO TREES WITHIN LAND AT XAVERIAN COLLEGE LOWER PARK ROAD-Pruning branches of lime tree and crown of horse chestnut tree.
Decision	Approved Thu 21 Oct 2004
Reference	061221/FO/NORTH2/01
Address	Xaverian College, Lower Park Road, Whalley Range
Proposal	Erection of a part two/ part three storey building to form an independent learning centre.

Decision	Approved Fri 04 May 2001
Reference	061265/LO/NORTH2/01
Address	Xaverian College, Lower Park Road, Rusholme
Proposal	LISTED BUILDING CONSENT Erection of a part two/part three storey building to form an independent learning centre.
Decision	Not Development Thu 03 May 2001
Reference	062035/FO/NORTH2/01
Address	Xaverian College, Lower Park Road, Victoria Park.
Proposal	Construction of 2no. temporary art classrooms for a period of eight months on existing car park
Decision	Temporarily Approved
Reference	049710/FO/CENTL2/96
Address	Xaverian College, Lower Park Road, Rusholme
Proposal	Construction of new external staircase
Decision	Approved Fri 31 May 1996
Reference	048047/LO/CENTL2/95
Proposal	LISTED BUILDING CONSENT Alterations to upgrade property in accordance with Health & Safety requirements
Decision	Approved
Reference	32933
Proposal	Retention of two temporary classrooms previously approved under ref. F27834
Decision	Approved
Reference	41269
Proposal	Retention of two temporary classrooms previously approved under ref.F32933 on 2/2/89
Decision	Approved

Reference 27834
Proposal Retention of two temporary classrooms previously approved on 9/10/85 to the 9/10/86 under ref F24973
Decision Approved

Reference F14783/LB
Address Ward Hall, Xaverian College, Lower Park Road, Victoria Park.
Proposal LISTED BUILDING CONSENT Demolition of buildings at rear of Ward Hall.
Decision Refused Wed 01 Apr 1981

Reference F09058/LB
Address Xaverian College, Lower Park Road, Victoria Park.
Proposal Erection of 2 temporary classrooms blocks comprising 2 classrooms in each for a period of five years.
Decision Approved Wed 06 Sep 1978

Current Position

- 2.20 The subject property is owned by Xaverian College. It is currently in use for education purposes with ancillary office accommodation. The building currently operates as an annex to Xaverian College.

3. The Proposal

- 3.1 The proposal is for the erection of standalone temporary accommodation units for additional teaching space (4 general teaching classrooms) for a 3 year period located within the carpark area of Ward Hall. The classrooms would be used for educational purposes. No floodlighting is proposed as part of the application.
- 3.2 At the end of the temporary period, the temporary classrooms will be removed from the car park.
- 3.3 The plans and reports submitted as part of the application include:
- a) Statement in relation to the need for temporary additional 4 No. General Teaching Classrooms on the hard standing area of Ward Hall, Pozzoni
 - b) P3923 SK004 Site Location Plan Ward Hall Temporary Classrooms, Pozzoni
 - c) P3923 SK003 Proposed Site Plan (Temporary Classrooms), Pozzoni
 - d) 0112201 Rev S-0 50'x32' D/S Permaspace Plans, Elevations, Pozzoni
 - e) 0112202 Rev S-0 50'x32' D/S Permaspace Indicative Foundations, Pozzoni

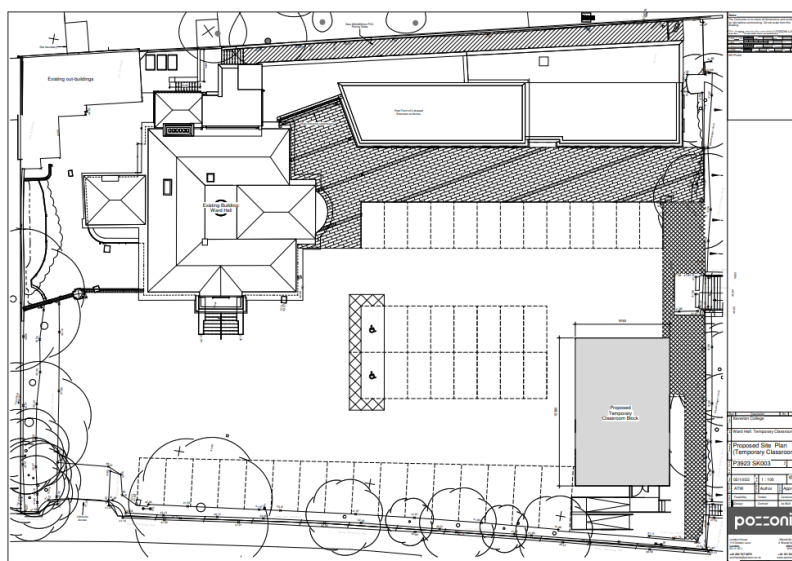


Figure 2: Proposed Site Plan

4. National and Local Heritage Planning Policy Context

- 4.1 The heritage policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 Ward Hall is a listed building. There are four listed buildings (including Ward Hall) in the immediate vicinity of the application site fronting Lower Park Road. Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This statement therefore considers whether the proposal would have any impact on Ward Hall or the setting of any nearby listed buildings (Section 5). Section 5 concludes with an assessment of the potential impact of the proposed development on the Conservation Area designation which covers the application site.

National Planning Policy Framework (NPPF)

- 4.4 Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was first published on 27th March 2012 and last updated in 2021 and sets out the Government's planning policies regarding the conservation of the historic

environment. The original NPPF and its subsequent updates are a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

- 4.5 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. This statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.6 Paragraph 195 advises *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.
- 4.7 Paragraph 197 advises *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness'*.
- 4.8 Paragraph 199 of the NPPF advises 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*.
- 4.9 Paragraph 200 advises that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting),*

should require clear and convincing justification. Substantial harm to or loss of a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

- 4.10 Paragraph 201 advises that ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use’.*
- 4.11 Paragraph 202 advises that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.
- 4.12 Paragraph 203 advises that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 4.13 Paragraph 207 advises that ‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance’.

National Planning Practice Guidance (NPPG)

- 4.14 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 018 Reference ID: 18a-018-20190743).

Historic England Guidance

- 4.15 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.
- 4.16 Historic England Advice Note 2: Making Changes to Heritage Assets: Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent. It is noted at 10.03.2022 that Historic England's website states *'we are currently reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course'*.
- 4.17 Historic Environment Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment: This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets. It is noted at

10.03.2022 that Historic England's web site states '*we are currently reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course*'.

- 4.18 Historic England Good Practice Advice in Planning: 3 The Setting of Heritage Assets (2nd Edition): Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets. It is noted at 10.03.2022 that Historic England's web site states '*we are currently reviewing our advice in light of the changes to the National Planning Policy Framework, and will amend it, where necessary, in due course*'.
- 4.19 Historic England: Conservation Principles Policies and Guidance: This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.
- 4.20 Historic England Advice Note 4: Tall Buildings: Published in December 2015, this advice note updates previous guidance by English Heritage and CABI, produced in 2007. It seeks to guide people involved in planning for and designing tall buildings so that they may be delivered in a sustainable and successful way through the development plan and development management process. The advice is for all relevant developers, designers, local authorities and other interested parties.
- 4.21 Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets: Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other

consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy Guidance

Manchester Core Strategy Development Plan Document (July 2012)

- 4.22 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Section 38(6) of the Town and Country Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council the adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Manchester City Council Core Strategy (2012)

- 4.23 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to support and encourage the growth and provision of educational opportunities within the City over the plan period. Education facilities are defined as including schools, colleges, life long learning and Special Education Needs. The proposed development is therefore supported by the strategic content of the plan.
- 4.24 The specific policies of the Core Strategy which are considered relevant to the scheme are outlined in the following section:

Policy EN3 Heritage – advises that *'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where*

possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset’.

Saved Policies of the Unitary Development Plan Review (UDP) for the city of Manchester (adopted 1995)

- 4.25 The Manchester Unitary Plan is part of the adopted development plan for the area and in relation to the applications for Ward Hall, is the key document for decision making regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are ‘saved’, which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.
- 4.26 The key policies of relevance are DC18.1 ‘Conservation Areas’ and DC19.1 ‘Listed Buildings’

DC18.1 Conservation Areas advises that *‘The Council will give particularly careful consideration to development proposals within Conservation Areas.*

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;*
- ii) the effect of major changes to the appearance of existing buildings;*
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);*
- iv) the effect of signs and advertisements;*
- v) any further guidance on specific areas which has been approved by the Council.*

b) The Council will not normally grant outline planning permission for development within

Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

DC19.1 Listed Buildings advises that ‘In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a) not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b) not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c) not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e) permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f) not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result'.

- 4.27 The reasoning to DC19.1 notes that the above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage.

Victoria Park Conservation Area: Approach to New Development

- 4.28 Supplementary Planning Documents of relevance to the application include Manchester City Council's Victoria Park Conservation Area leaflet which provides guidance in relation to new development proposals with the area. It advises that *'The quality of the built environment, as well as the setting of buildings, is of a high standard and a similarly high standard will be expected of any scheme which proposes new buildings, extensions or other major developments'*. The guidance goes on to note that *'development must be of very high quality and be in harmony with the character of the conservation area. This does not mean that new buildings must be in the style of older buildings in the conservation area; on the contrary, they should represent the age in which they are built, but there should be common features between new and old, such as massing, height, materials, colour, scale and proportion, which create a sympathy with earlier buildings. This would still allow the new building to demonstrate the vitality of the present, and is preferable to producing a debased copy of an historical architectural form'*.

5. Heritage Appraisal: Impact on Heritage Assets?

Introduction

- 5.1 The 2021 National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 5.2 Significance is defined by Annex 2: Glossary of NPPF as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*
- 5.3 Buildings on the national list are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings such as Ward Hall are of special interest.
- 5.4 A review of Historic England's Heritage Assets Map (Figure 3) has been undertaken. Based on this analysis it is considered that the proposed scheme only has the potential to impact upon a limited number of heritage assets. The application proposals are considered in relation to the following designated heritage assets and their settings:

Listed Buildings:

A) Ward Hall

Listed Grade: II

List UID: 1219770

B) Greycarth Hall

Listed Grade: II

List UID: 1291317

C) Park House

Listed Grade: II

List UID: 1283017

D) Marylands

Listed Grade: II

List UID: 1219785

Conservation Areas:

E) Victoria Park Conservation Area



Figure 3: Extract from Historic England's Heritage Assets Map.
(Blue triangles identify listed buildings)

- 5.5 To assess the potential impact of development upon these designated heritage assets, it is necessary to understand what is significant about each asset and subsequently whether there is a setting which contributes to this significance.
- 5.6 The principal documents guiding the appraisal of setting are Historic England Advice Note 2: *'Making Changes to Heritage Assets'* (2016), Historic Environment Good Practice Advice 2: *'Managing Significance in Decision-Taking in the Historic Environment'* (2015) and Historic England Advice Note 3: *'The Setting of Heritage Assets (2nd Edition)'* (2017).
- 5.7 In making our assessment the following criteria of effect have been applied, in terms of quantifying impact upon the significance or setting of the heritage assets appraised:

Neutral – alteration works that result in no significant material change to the public's ability to understand and appreciate a heritage asset;

Minor – changes that only make a small difference to the public's ability to understand and appreciate a heritage asset and may be either negative or beneficial;

Major – a change that makes a significant difference to the public's ability to understand a heritage asset and may be either negative or beneficial.

Listed Buildings Appraised

A) Ward Hall (Grade: II, List UID: 1219770)

- 5.8 The official listed entry advises *'Villa, now annex to Xaverian College. c.1840, altered. Stucco on brick, with sandstone dressings and hipped slate roof. Roughly rectangular plan formed by double-depth front block with back extensions. Two storeys over basement, 3 bays, symmetrical, with narrow pedimented centre breaking forwards; high stone plinth with keyed segmental-arched basement windows, rusticated quoins, 1st-floor sill-band, frieze (stripped at time of survey), and dentilled cornice and pediment. The centre has a flight of steps up to a porch of 4 columns with debased Ionic caps, Tuscan pilasters, frieze*

with panel lettered "CONCORDIA RES PARVAE CRESCUNT", moulded cornice on consoles and low blocking course. The ground floor has tall sashed windows with pedimented architraves; the 1st floor has shorter sashed windows with moulded architraves, all these windows have margin panes and all except that to the right at 1st floor have 4 panes. The left return side has a set-back 2-window wing; the right-hand return has one bay with fenestration like that at the front (but with altered glazing at ground floor), and then a short wing with a segmental bow which has a tripartite sashed windows to both floors, that at ground floor with a pedimented architrave and both with curved glazing. C20 single-storey addition covering rear range. Interior not inspected'.



Figure 4: Ward Hall (Grade: II, List UID: 1219770)

- 5.9 Historical Development: Ward Hall was built in phases. The main body of the building dates from c.1840. The principal western elevation dates from this period. The northern elevation includes a three storey extension, probably completed c.1890. The ground floor of this extension was itself extended in the early C20th with a curved wall. The eastern

elevation has an early extension, set in slightly from the north-east corner of the Villa. To the south east corner of the same elevation is a later but larger three storey extension dating from c.1890. At the rear of the property is an 'L' shaped range of semi-derelict out buildings completed by about c.1890. Following 1893 the range has been modified on a number of occasions and alterations have included several phases of demolition, alteration and rebuilding. The building has had various phases of occupation. From 1840 to 1919 the building functioned for residential occupation. From 1920 to present the building has largely accommodated educational use. During World War II it is understood to have been used for military purposes.

- 5.10 Significance: The villa was built around 1840, and occupied by a merchant family during the early years of its life. The villa is a good example of its type and, despite having been renovated, retains some features of domesticity. The main features internally are the two staircases and layout which allowed service staff and household to circulate separately. The early eastern extension probably provided wc/bathroom accommodation. Towards the end of the century c.1890, the northern and eastern extensions were erected along with the completion of the 'L' shaped range of out buildings. The extensions were likely to have been completed by the East India Merchant William Gaddum, who occupied the property in the late 1880s and 1890s. His family was large and employed at least six live in staff. The later extensions contain some original features, although these are not as ornate or extravagant as those in the villa itself. The villa is of **high significance** as a good example of an early Victoria Park villa. The garden setting has been removed and replaced by operational car parking although a garden wall and perimeter tree planting remain associated with the former curtilage.

B) Greygarth Hall (Grade: II, List UID: 1291317)



Figure 5: Greygarth (Grade: II, List UID: 1291317)

- 5.11 The official listed entry advises ‘Villa, now hall of residence. c.1880-90. Yellow brick with some sandstone dressings, hipped slate roofs. Irregular plan. Eclectic style. Two storeys with basement and attics, a 3-bay west front with slightly-projecting wings flanking a 3-storey stair-tower, and a gabled glazed porch attached to the right-hand side. Two string-courses between floors, prominent moulded eaves with modillions, pediments over the bays and pyramidal roof to the tower. The tower has a large round-headed stair-window with arched centre light and radiating glazing bars and a small ornamental stone balcony, a central pilaster strip above this and 2 small round-headed windows to the top floor; the left wing has a 2-storey canted bay which has sashed windows with margin panes (those at ground floor segmental-headed); the right wing has a segmental-headed window at ground floor with 2 round-headed sashed lights, and a tripartite window at 1st floor with stone pilasters and narrow sashed lights (2 in the centre). Various tall corniced chimneys.

*Projecting rear wing to rear of porch; C20 single-storey addition attached to right of porch. Left return wall has (inter alia) a large tripartite window on each floor towards the rear, and a single-storey wing to the rear of this. Interior: some elaborate decoration, including doorways with eared architraves, moulded plaster friezes, pilastered hallway including tympana with lilies. The villa is of **high significance** as a good example of a later Victoria Park villa.*

C) Park House (Grade: II, List UID: 1283017)



Figure 6: Park House (Grade: II, List UID: 1283017)

- 5.12 The official listed entry advises '*Villa, now hall of residence. Mid C19. Coursed squared sandstone, slate roof. Double-pile plan. Gothic style. Two storeys and 3 bays, symmetrical, with projecting gabled centre; string course, projected eaves to steeply-pitched roofs. The centre has a projected single-storey bay (probably formerly the porch) which has a 2-light window with traceried overligh in the centre and narrow sashed side-windows all under a*

*hoodmould, and a parapet with triangular-headed upstand containing a shield; and a 2-light sashed window at 1st floor with arched lights and hoodmould. The outer bays have narrow 2-storeyed canted bay windows with 3 arched lights to each floor, the lower cusped. Ridge chimney. Each gable wall has a similar but wider canted bay, with 2-light sashes to the centre; the south side (3 bays in all) has a 2 gables (including this) and a recessed centre, and other sashed windows in similar style including a shallow rectangular 4-light bay window; the north side has various C20 additions. Interior not inspected'. The villa is of **high significance** as a good example of an early Victoria Park villa.*

D) Marylands (Grade: II List UID: 1219785)



Figure 7: Marylands (Grade: II List UID: 1219785)

- 5.13 The official listed entry advises '*Villa, now annex to 6th form college. c.1870-80. Grey and yellow brick with dressings of sandstone ashlar and some red brick, steeply-pitched slate roofs with red cockscomb ridge tiles. L-shaped plan. Gothic style. Two storeys and attic, 3*

bays, asymmetrical, with a gabled bay to the left and a larger gabled bay to the right; red brick bands on 3 levels and parallel to the gables, stylised Lombard friezes. The centre has an elaborate arched doorway offset left, with set-in shafts and 2-centred arch broken by the lintel, the head banded and containing a multifoil overlight, and a steeply-pitched gablet with apex finial; above this, a half-dormer with 2 narrow sashed windows and half-hipped roof, and to the right a mullioned 2-light stair window with segmental-headed sashed lights and a deep stone lintel with small multifoil lights. The gabled bay to the left (breaking forwards slightly) has a 2-light bay window with sashes, and coupled segmental-headed sashes at 1st floor set in 2-centred arches with decorated heads; the wider bay to the right has a large segmental 3-light bow window at ground floor, with columnar stone mullions, carved heads, and 6-pane sashes with vertical glazing bars; a 3-light sashed window at 1st floor with similar mullions, and an attic window like that at 1st floor of the other gable. Tall ridge chimneys. South front of 4 bays in similar style, with unequal gables to the 1st and 3rd bays, and large half-dormer windows to the 2nd and 4th bays, with hipped roofs. Interior: original features in similar style, including staircase, doorways, etc'. The villa is of **high significance** as a good example of a later Victoria Park villa.

- 5.14 With regard to the listed buildings noted above, the table below summarises the findings of our initial appraisal and identifies where further action may be required:

Heritage Asset	A) WARD HALL Listed Grade: II	B) GREYGARTH HALL Listed Grade: II	C) PARK HOUSE Listed Grade: II	D) MARYLANDS Listed Grade: II	E) VICTORIA PARK CONSERVATION AREA
Status of asset	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset
Is any listed building fabric removed?	No, hence no direct impact	No, hence no direct impact	No, hence no direct impact	No, hence no direct impact	No, hence no direct impact
Are listed boundary walls, gateposts, steps or fences removed?	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.
Do the works remove trees?	No, hence no impact.	No, hence no impact.	No, hence no impact.	No, hence no impact.	No, hence no impact.
Do the works have implications for how the asset will be experienced?	Potentially Action: review any indirect impact on setting (See Appraisal [A] below).	Potentially Action: review any indirect impact on setting (See Appraisal [B] below).	Potentially Action: review any indirect impact on setting (See Appraisal [C] below).	Potentially Action: review any indirect impact on setting (See Appraisal [D] below).	Potentially Action: review any indirect impact on setting (See Appraisal [E] below).

Listed Buildings: Direct Impact?

- 5.15 There appear to be no significant historic features that are proposed to be removed or altered to facilitate development and the direct impact of development on the historic fabric of the application site is judged to be **neutral**.

Listed Buildings: Indirect Impact on Setting?

Appraisal [A]	Impact on the setting of A) WARD HALL	Scale of Impact
 Figure 8: View of Ward Hall from Lower Park Road.	Ward Hall is located in the north eastern corner of the site whilst the classrooms are proposed to be located in the far south western corner of the car park. A more distant position from Ward Hall could not be achieved since the site to the south accommodates an existing college building. The position of the classrooms achieves optimum separation from Ward Hall. The boundary walls to the site are not breached to create a new entrance and personnel access to the new classrooms are provided for from within the confines of the site by a temporary ramp and steps. The classrooms will detract from the appearance of the site although they are of a design and construction which reads as a temporary building. The way in which Ward Hall is viewed and experienced is impacted negatively although the significance of Ward Hall and the way in which it can be read as a former villa does not alter.	The proposed development will have a minor negative impact although this impact will be temporary since the proposal is for a limited time period. The impact on setting can be regarded as temporary minor negative. No heritage mitigation measures are considered necessary or required in advance of installation.
Overall Impact:		Minor Negative (Temporary)

Appraisal [B]	Impact on the setting of B) GREYGARTH HALL	Scale of Impact
 Figure 9: View of the Greygarth Hall (left of picture) from Lower Park Road looking south towards Ward Hall.	Greygarth Hall is set back from Lower Park Road. When experienced from Lower Park Road the building is experienced as being sited within a mature landscaped garden setting. A mid-height stone wall with coping runs along the perimeter of the former villa garden providing separation to Lower Park Road. To the rear of this is tall evergreen hedging which prevents views of the ground floor of Greygarth. To the rear of the hedge, deciduous trees soften and partly obscure views of Greygarth. To the south of Greygarth is Ward Hall and beyond this lies the application site. From the footway outside Greygarth, the proposed classrooms would be viewed in the mid-distance and observed against the backdrop of the existing college building. Furthermore the classrooms would be in part obscured by existing tree planting to the periphery of the application site. The classrooms are unlikely to alter the way in which Greygarth is viewed and experienced as a former villa within landscaped grounds.	The impact on the setting of Greygarth can be regarded as neutral. No heritage mitigation measures are considered necessary or required in advance of installation.
Overall Impact:		Neutral (Temporary)

Appraisal [C]	Impact on the setting of C) PARK HOUSE	Scale of Impact
 Figure 10: View of the extension to Ward Hall (left of picture) from outside Park House looking south along Lower Park Road.	Park House is set back from Lower Park Road. From Lower Park Road the former villa is experienced as being sited within a mature landscaped garden setting. At the closest point of the Park House site to Ward Hall, a low stone wall with coping runs along the perimeter providing separation with the footway of Lower Park Road. To the rear of this is shrub planting and mature trees which lie between Park House and the application site partially obscuring views and intervisibility between the two properties. From the footway outside Park Road, the proposed classrooms would be visible and observed against the backdrop of the existing college building. Furthermore the classrooms would be in part obscured by existing tree planting to the periphery of the application site. The classrooms are unlikely to alter the way in which Park House is viewed and experienced as a former villa within landscaped grounds.	The impact on setting of Park House can be regarded as neutral. No heritage mitigation measures are considered necessary or required in advance of installation.
Overall Impact:		Neutral (Temporary)

Appraisal [D]	Impact on the setting of D) MARYLANDS	Scale of Impact
 Figure 11: View of Marylands looking west from Lower Park Road.  Figure 12: View of Marylands looking east along Regent Place toward the extension to Ward Hall.	Marylands lies opposite the application site and is set back from Lower Park Road. It is another former villa converted to education use by the College. From Lower Park Road the building is experienced as being sited within a mature landscaped garden setting. A mid height brick wall with shrub planting to the rear defines the boundary of Marylands providing separation to Lower Park Road. To the rear of this mature trees which lie between Marylands Park House and the application site softening but not obscuring views and intervisibility between the two sites. From Marylands and from the footways outside the proposed classrooms would be clearly visible and observed against the backdrop of the existing extension to Ward Hall. Whilst mature landscaping will soften views the classrooms will be visible. The classrooms will detract from the appearance of the site although they are of a design and construction which reads as a temporary building. The way in which Marylands is viewed and experienced is impacted negatively although the significance of Marylands and the way in which it can be read as a former villa does not alter.	The proposed development will have a minor negative impact although this impact will be temporary since the proposal is for a limited time period. The impact on setting can be regarded as temporary minor negative. No heritage mitigation measures are considered necessary or required in advance of installation.
Overall Impact:		Minor Negative (Temporary)

Appraisal E) Victoria Park Conservation Area: Impact on Significance and Setting?

- 5.16 Ward Hall and its associated outbuildings and external areas lie within the Victoria Park Conservation Area townscape. The potential impact of the development on this designation is considered below.
- 5.17 Ward Hall is located in an area which is predominantly in educational and residential use. The educational use of the temporary buildings proposed is considered to be compatible with the character of the surrounding area.



Figure 13: View of the Conservation Area looking south down Lower Park Road

- 5.18 The planning history of the site suggests that the siting of temporary classroom accommodation on the Ward Hall car park has taken place previously to mitigate previous accommodation classroom shortages and the siting of temporary classroom accommodation here could not be considered to be unusual. Importantly the classrooms are sited to retain the established tree planting and boundary wall both of

which are features which contribute to the appearance of the Conservation Area along Lower Park Road.

- 5.19 The placement of classrooms respects neighbouring buildings ensuring an acceptable relationship is achieved with existing properties. This siting arrangement ensures that the relationship of the proposed accommodation to existing properties is a positive one and does not allow overlooking of any established uses in the area. Original features of the conservation area such as boundary walls and tree planting, are maintained.
- 5.20 It is evident that the new classrooms are located in an elevated position on the site and will be visible within the streetscape. The open nature of the frontage of the Ward Hall site makes despite being carparking makes a general contribution to Lower Park Road via its openness. This openness will be reduced for a temporary period when the site is viewed square on from Lower Park Road. Moving further away from Ward Hall the classrooms will be read against the existing college building from the north and the south thus reducing their prominence despite of the positioning close to Lower Park Road. The proposal has been judged to have a minor negative impact on the setting of Ward Hall and Marylands. Historic villas set within landscaped grounds form the character of the Conservation Area and on this basis it must follow that the impact to Lower Park Road will also have a **temporary minor negative impact**.

Overall Heritage Assessment

- 5.21 The table below summarises the indirect impact of the development on the listed buildings and Conservation Area:

Heritage Asset	Impact on Setting
Impact on setting of A) Ward Hall	Minor Negative Impact (Temporary)
Impact on setting of B) Greygarth	Neutral Impact
Impact on setting of C) Park House	Neutral Impact
Impact on setting of D) Marylands	Minor Negative Impact (Temporary)
Impact on setting of E) Significance and Setting of Victoria Park Conservation Area	Minor Negative Impact (Temporary)
Overall Heritage Impact:	Minor Negative-Neutral Impact (Temporary)

5.22 Considering the impacts together it is considered that the application proposal will have a **minor negative - neutral impact** upon identified heritage assets. On this basis and in accordance with national and local planning policy the scheme is judged to be acceptable from a heritage perspective.

Public Benefits

5.23 The proposal provides significant benefits for Xaverian College delivering new classroom provision to deal with increasing pupil numbers (Refer to Pozzoni Support Statement). These are an obvious 'public benefit' to the scheme which would weigh in its favour. In summary and adding to this are:

- The delivery of new classroom accommodation to meet operational needs;
- Educational benefits are delivered for Manchester students;
- Temporary employment benefits during the construction work; and
- The temporary classrooms will support the operation of the College which in turn supports the long term future of the campus which includes three listed buildings: Marylands, Ward Hall and Firwood. The retention and active use of listed building is in accordance with adopted Core Strategy Policy EN 3 'Heritage'.

6. Conclusion

- 6.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of Xaverian College. The statement is submitted in support of a planning application which seeks full planning permission for the erection standalone temporary accommodation units for additional teaching space (4 general teaching classrooms) for a 3 year period located within the carpark area of Ward Hall. The classrooms would be used for educational purposes.
- 6.2 The report has confirmed that the proposed development does not have the potential to have a direct impact on Ward Hall (Grade II listed). No listed building fabric is proposed to be removed. No listed boundary walls, gateposts, steps or fences are proposed to be removed. No trees are proposed to be removed. Overall there is no direct impact of development on the fabric of the building and heritage mitigation works are not considered to be required.
- 6.3 The potential for the scheme to impact indirectly on the setting of four listed buildings has been appraised. A minor negative impact was judged likely on Ward Hall and Marylands, whilst neutral impacts were considered likely on Greygarth and Park House.
- 6.4 The potential impact of the works on the Victoria Park Conservation Area has been reviewed. The presence of the building on Lower Park Road will have a localised minor negative impact on the appearance of the Conservation area although this impact will be temporary and is outweighed by the public benefits identified.
- 6.5 It is considered that overall the proposed scheme accords with relevant provisions of the NPPF; the Manchester Core Strategy (Policy EN3 Heritage); the Saved Policies of the Unitary Development Plan Review (DC18.1 Conservation Areas and DC19 Listed Buildings).
- 6.6 Considering the impacts together we believe the proposal will have a **minor negative - neutral impact** upon identified heritage assets. On this basis and in accordance with national and local planning policy the scheme is judged to be acceptable from a heritage perspective. Furthermore there are a series of obvious 'public benefits' which

would weigh in its favour: The delivery of new classroom accommodation to meet operational needs; including educational benefits for Manchester students; temporary employment benefits during the construction work; and the temporary classrooms will support the operation of the College which in turn supports the long term future of the campus which includes three listed buildings: Marylands, Ward Hall and Firwood. On the basis of our appraisal we believe that the application proposal should be supported.

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Appendix 1: Archive Mapping



OS Sheet 104 1849



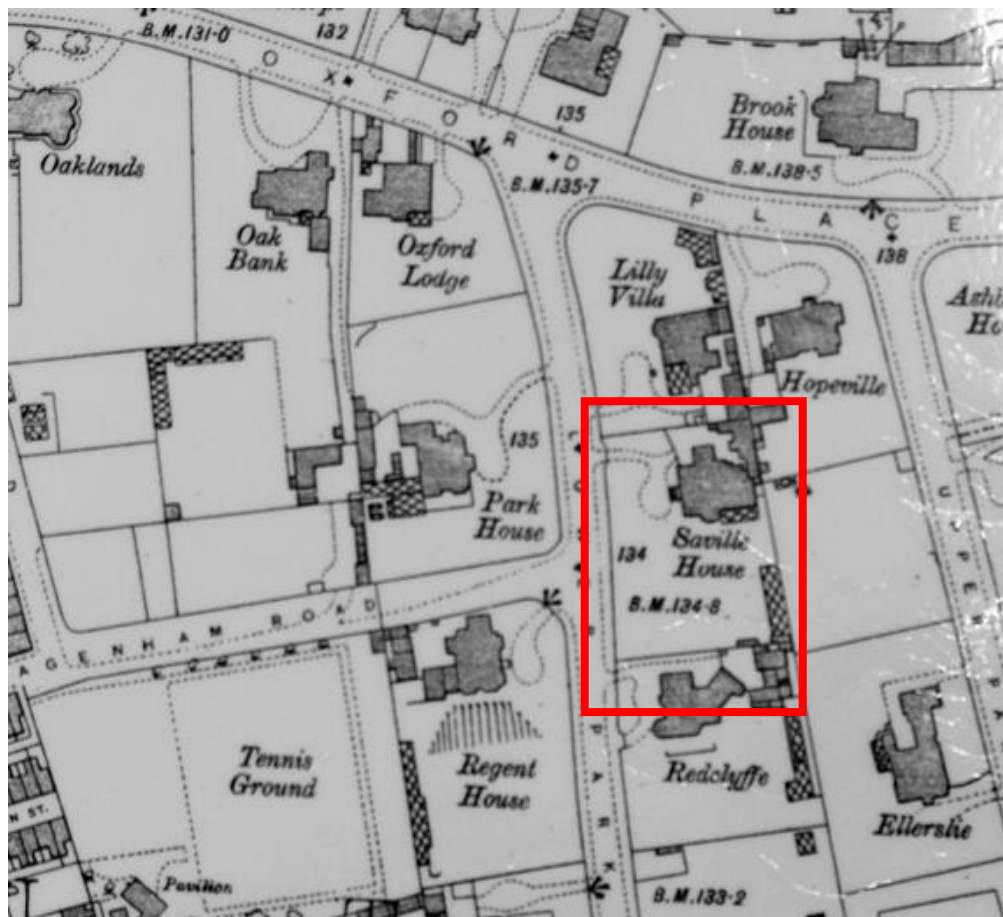
Bartholomew's Map 1870



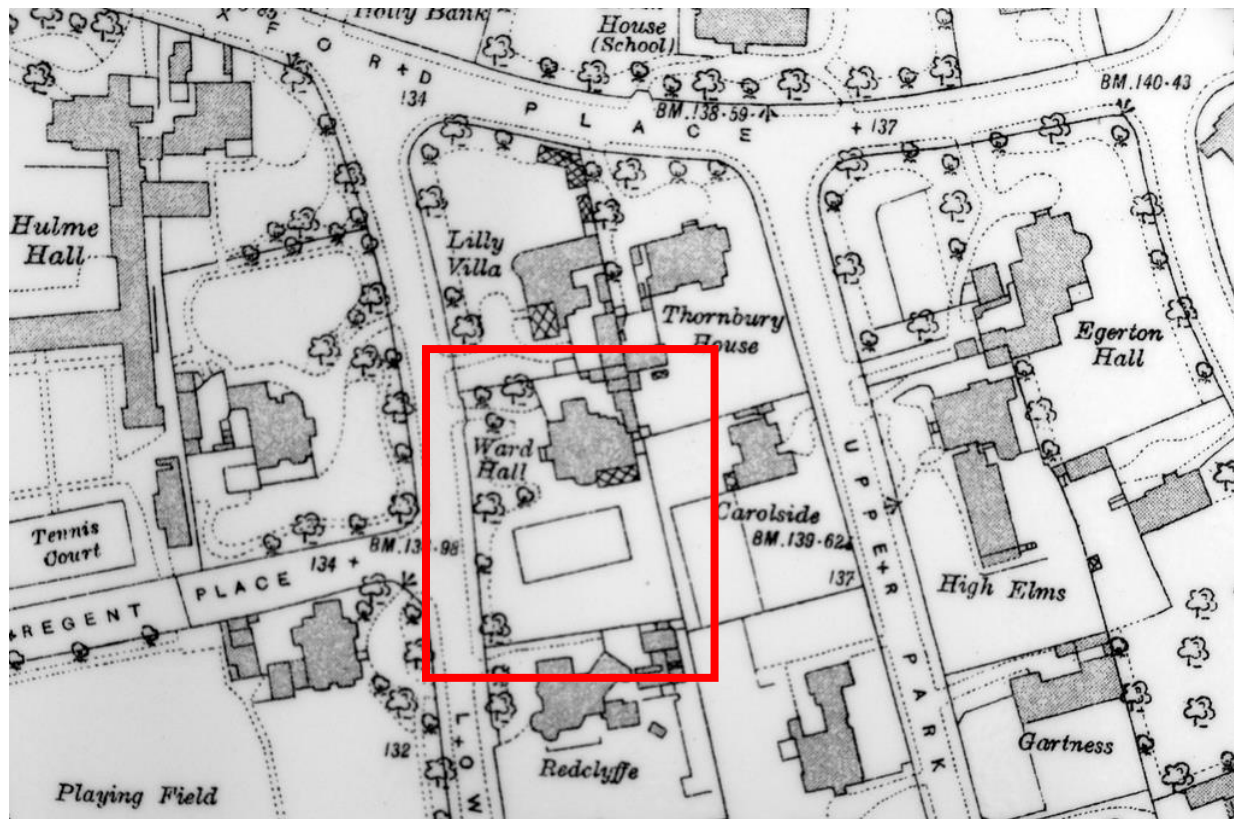
Bacon's Map 1884



OS 104.15 1893



OS 104.15 1908



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