

807 Wilmslow Road

Defective Arch Replacement

Design, Access & Heritage Impact Statement
April 2022



Version history

Project name: 807 Wilmslow Road
Project number: 9298
Client: Helena Gilbert

Rev:	Date:	Status	Name	Description
1	25-01-22	DRAFT	Sebastian Chambers Architectural Assistant	First draft
2	08-04-22	FIRST	Sebastian Chambers Architectural Assistant	Issue for LBC

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1.0 Introduction

1.1 Background

This statement comprises a description and discussion of proposed localised works on the west elevation of the Residential property at 807 Wilmslow Road.

The proposals have come about as the residing owner has noticed a drop in the facade over time and wishes to address the issue prior to further shifts, subsequent damage or related issues occurring. They have also been advised, if left unaddressed, this issue will impact the mortgage-ability of the property.

Through on site investigation with a CARE-accredited specialist conservation structural engineer, the reason for the drop has been identified as a long-standing defect with a defective and poorly built arch. It is envisaged that the work and approach taken will ensure the long-term conservation of Grade II listed asset, and prevent these defects re-occurring, or indeed any further related issues to the historic building.

1.2 Purpose of the Heritage Assessment

This Heritage Assessment has been prepared to capture the understanding of heritage significance and heritage impacts of proposed works to 807 Wilmslow Road (i.e. the 'Site') in Didsbury, on behalf of the property owner.

The document is intended to support the submission of a Listed Building Consent application. Due to the building's Grade II listed status, this document has been written in accordance with *National Planning Policy Framework* (2021), *Historic England's Statements of Heritage Significance* (2019), and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and *BS7913 - British Standards Guide to the Conservation of Historic Buildings*.

1.3 Methodology

The document surveys the heritage of the building, providing an overview of important information to foster a better understanding of the asset and its significance. It does this through assessment of the surviving building fabric and its wider context. Significance is assessed in relation to heritage interests outlined by Historic England. The aims of this assessment is to understand the site to provide a baseline against which to assess heritage impacts.

The methodology for Heritage Impact Assessment is explained in detail in **6.2 Methodology**. It is informed by ICOMOS and British Standards guidance in order to provide a robust framework for assessment.

1.4 Authorship & Acknowledgements

This assessment has been prepared by Sebastian Chambers, Architectural Assistant with input and review by Stephen Anderson, Director at **Buttress**.

1.5 Gaps & Limitations

This report has been written in accordance with information available at the time, and the scale of research is proportionate to the significance of the heritage asset, in line with Conservation Principles.



Figure 1 Aerial image showing property in local context © Google Earth

1.6 Location & Site Description

807 Wilmslow Road is a semi-detached residential property built circa 1870. It is situated in the Didsbury St. James Conservation Area. The property is visible and accessible from Wilmslow road (A5145) with vehicular and informal access from 'The Grove' cul-de-sac.

The site is across the road from Fletcher Moss Park, approximately an 8 minute walk west from East Didsbury train station and 15 minute walk to Didsbury Village centre.

Wilmslow Road is the main road and roughly marks the centre line of the conservation area, as such it is lined with properties typical of the conservation area. The Grove cul-de-sac, which the property connects to, comprises of 12 properties all of which are listed with Grade II status. They are estimated to be built within the same period, with similar stylings and are noted as rare examples of domestic architecture reflecting cosmopolitan nature of 19th century Manchester society.

1.7 Summary of Proposed Work

The proposed work is limited to addressing a structural defect on the west elevation, above the ground floor bay window.

Concealed within the pitched roof of the bay window, the existing structural opening has been formed with a grossly undersized timber lintel and crudely made relieving arch. This awkward packing arrangement appears to have compressed and progressively slipped.

Given its concealed location and inability to build a sufficiently strong arch within the same space, it is proposed the existing arrangement is removed and replaced with a new steel beam. Existing masonry would be rebuilt above the new beam, level to the first floor window cills.

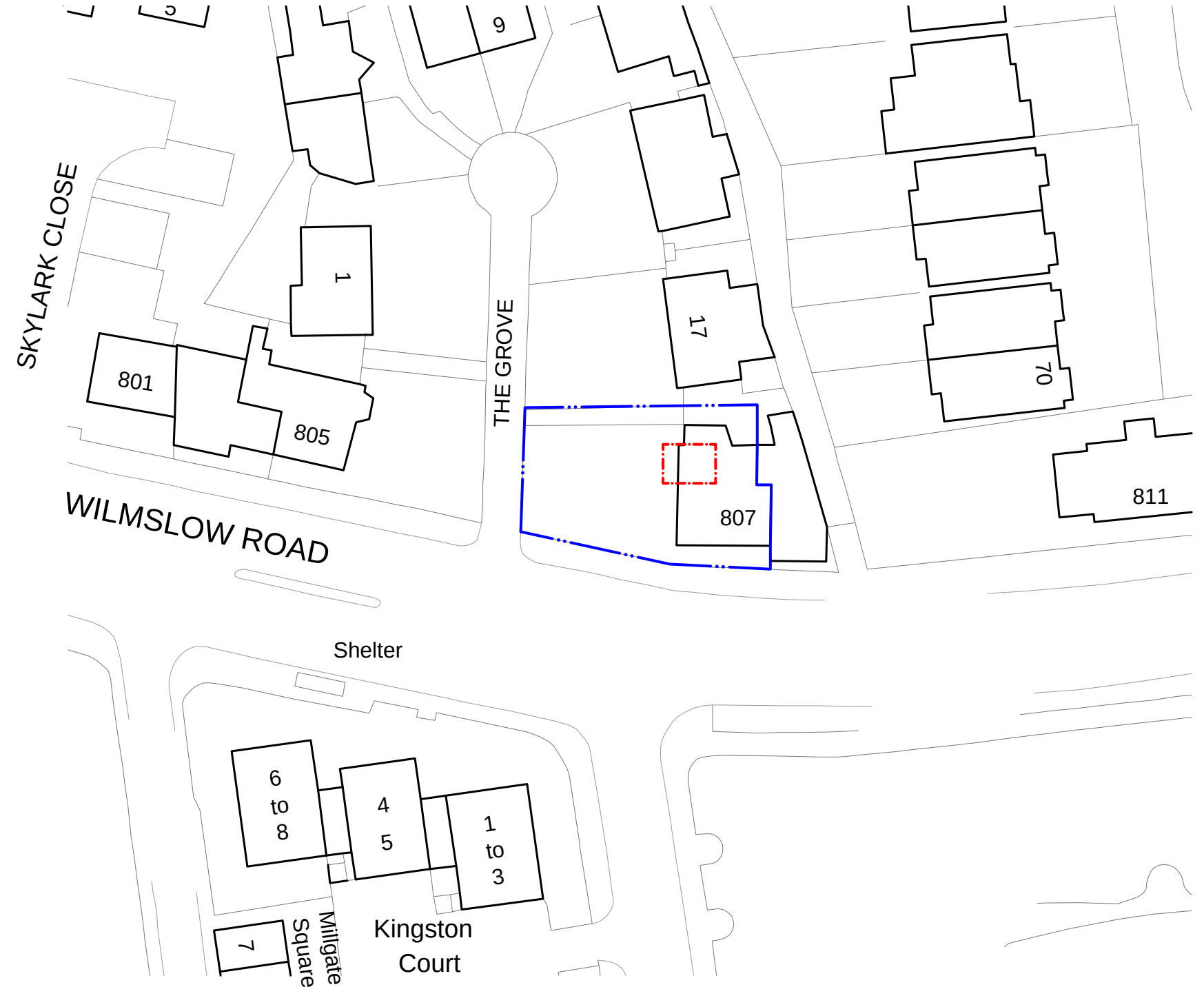


Figure 2 Site Location Plan (scale 1:500)

2.0 Planning Context

2.1 Planning (Listed Buildings & Conservation Areas) Act 1990

Chapter II, “Authorisation of Works Affecting Listed Buildings” of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory controls over the planning process for proposed changes to be made. The Act prohibits any works to a listed building, including ‘alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’

2.2 National Planning Policy Framework (NPPF) 2018

Section 16 of The Department for Communities and Local Government’s National Planning Policy Framework (2018) identifies policies for conserving and enhancing the historic environment. This document has been created with the awareness that ‘the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’ The justification of the development is informed by Paragraph 192 which states, ‘in determining planning 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 to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.’

Paragraph 193 of the NPPF states that the more important the asset, the greater weight should be given to the asset’s conservation. Harm or loss to significance is also considered relative to the weight of the asset’s designation and the nature of the proposed works. For example, substantial harm or loss can be allowed as long as that intervention is ‘necessary to achieve substantial public benefit that outweigh the harm.’

Section 12, ‘Achieving well-designed places’ focuses on achieving good quality design, engagement, and understanding of the context in question.

Paragraph 127 of the NPPF focuses on long-term, quality place-making, appropriate layouts, and landscaping, taking context from local character and history. It encourages a sense of place and appropriate mixed development to enhance the vitality and variety of public spaces.



Figure 3 Photograph of Existing West Elevation, with the area of work highlighted

3.0 Understanding the Heritage

3.1 History & Development of Didsbury

Didsbury derives from the Anglo-Saxon Dyddi's burg, likely referring to a man 'Dyddi'. Whose stronghold or township it was and located on a low cliff, overlooking one of the few places between Stretford and Stockport where is was shallow enough and possible to cross the River Mersey.¹ In the 13th century Didsbury was variously referred to as Dydesbyre, Dydesbiri, Didsbury or Dodesbury.²

Before the Industrial Revolution, Didsbury was a small agricultural hamlet within the sub-manor of Withington. The granting, in 1235, provides the earliest recorded reference in the area; a piece of land marked for the building of a chapel. This became where the church of St. Oswald was built and later changed its name to St. James, in 1855.

The nearby spring or well on Stenner Lane, provided local water and supported the growth of the hamlet over the following century.³ As such, the original centre of the village is where the pronounced bend in Wilmslow Road is met by Stenner Lane.

The opening of the Manchester South District Line by the Midland Railway in 1880, supported a rapid growth in the population of Didsbury, and the area experienced a trend of wealthy businessmen and families moving to suburbs south of the city, as they became seen as more "sophisticated" areas, bringing significant investment in property which built the character of the area that still exists to present day.^{4,5}

Two new arterial roads; Kingsway (named after King George V) and Princess Road, through the east and west, respectively, between 1928–1930. Constructed as dual carriageways with a tram track in the central reservation, both further enhanced transport links to the area as it developed.

Since their opening, both the Manchester South District Line and central reservation tramlines, have closed, however the Styal Line (National Rail) and Manchester Metrolink now support the area.

3.2 Understanding the Heritage: Didsbury St. James Conservation Area

Didsbury St. James Conservation Area has the greatest concentration of listed buildings outside the city centre, in Manchester.

Blue slate roofs are common across typologies but architectural styles vary, with grand houses/villas and notable institutional & public buildings in several varieties of Gothic styles. Whilst buildings finished in stucco or rough-cast render are not unusual, more modest buildings and houses are generally in brick with stone dressings also offer strong examples of the cosmopolitan domestic architecture of late 19th century Manchester society.

Vertically proportioned sash windows are a characteristic of most of the existing buildings in the area. Feature entrance doorways also add to the character of the conservation area.

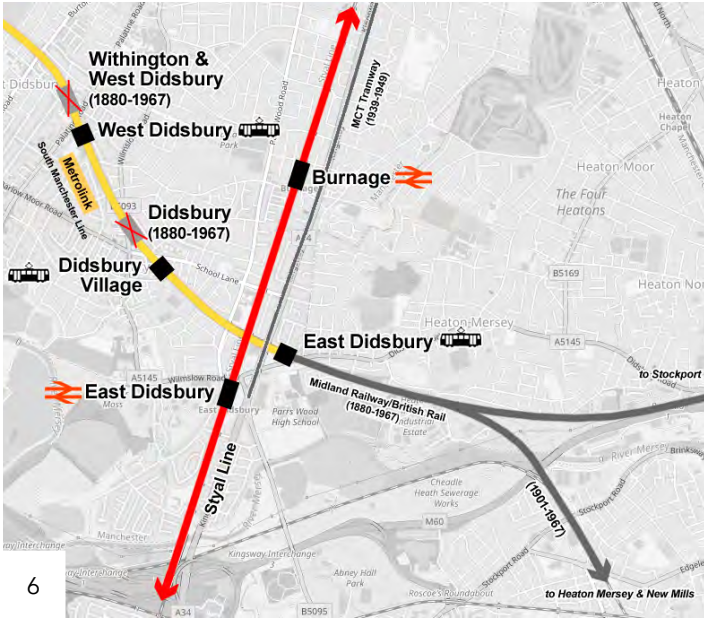
Excluding the recreation fields, the area has largely retained its well-treed suburban landscape. Boundary walls with hedges extending above and railings serve as screens between groups and individual buildings as well as providing a unifying, leafy backdrop to the whole area, and as such, are a notable characteristics of the conservation area.



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Figure 4 Didsbury, Stenner Lane, in 1888
Figure 5 West Didsbury, Princess Road looking south towards Midland Railway, in 1921.
By B J F
Figure 6 Map of transport in Didsbury, Manchester, UK, showing Metrolink, National Rail and former British Rail and Manchester Corporation Tramways routes

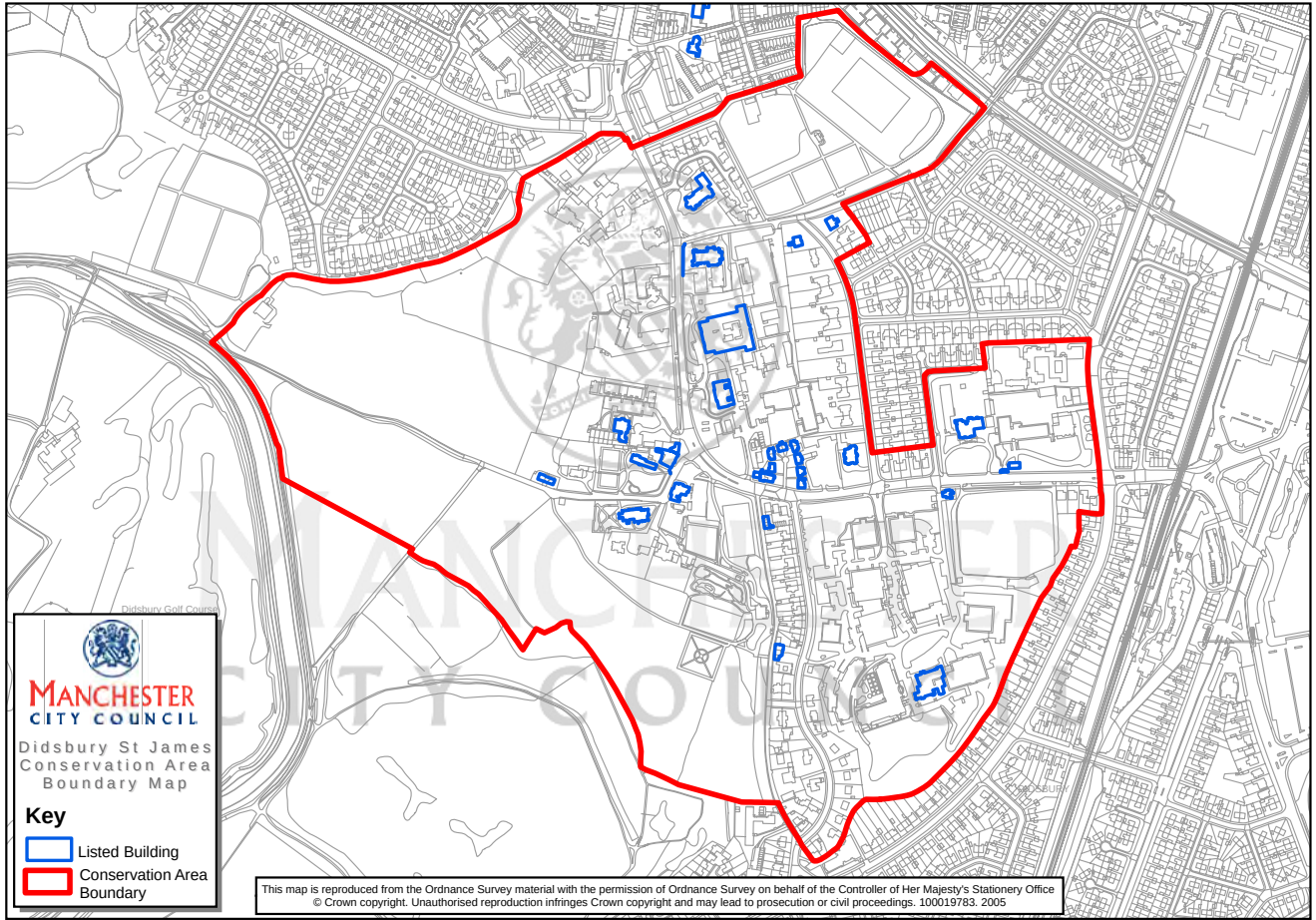


Figure 7 Didsbury St. James Conservation Area

3.3 Understanding the Heritage: 807 Wilmslow Road

3.3.1 History & Development

The Grove, property's are said to have been built for both the Watts family's (Sir James Watts) farm managers in the 1870s and as a settlement for an immigrant North German community.^{6 7} Whilst the applied “half-timbering” gives the impression of North German vernacular, no properties are evidenced as genuine Fachwerk construction, and therefore likely lack any native involvement in their design or construction. If either or both are true it is unclear from this study, however from properties do appear to have been built as a united development, given their similar stylings and simultaneous appearance on historical maps.

The 1848 map pre-dates the construction of The Grove and shows a previous arrangement of buildings, potentially a mix of farm and cottages, surrounded my fields and treed landscape. The current property boundary of 807 Wilmslow Road covers, a small standalone building and part of the largest block in the arrangement; a long building running north to south with stubbed returns towards the east and short midpoint extension to the west.

The following 1893 map, shows The Grove complete with laid out gardens and boundary trees, along with the development in the surrounding area and creation of multiple new roads. Whilst not as large as other developments, their arrangement and considered landscaping plan stand out as notable within the snapshot. Other than the bay window on the south elevation, the plan outline of the property remains the same to present day, however, the other maps are not detailed enough to provide evidence when this was added or if was simply missed as a level of detail, as is the case in current OS map.

Future maps show continued development and urbanisation of the surrounding area, however the property and The Grove remain largely unchanged in there arrangement and are believed to be continuously used as residential properties.

3.3.2 Current Condition and Use

Present day condition of the property is good. The current owner has lived at the residence for a number of years and maintained regular upkeep at all levels and repair works as required.

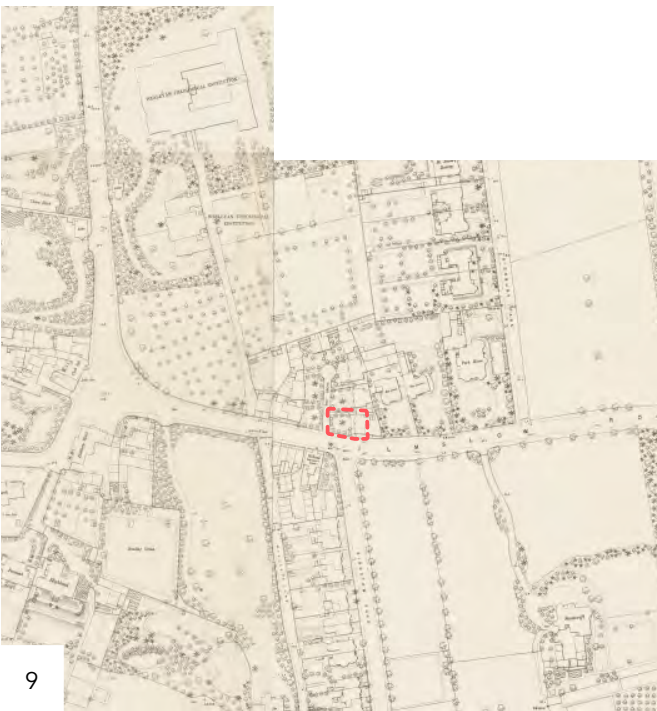


Figure 8 Lancashire Sheet CXI - Surveyed 1845, Published 1848
Figure 11 Lancashire Sheet CXI.11 - Revised 1916, Published 1922

Figure 9 Withington - Lancashire CXI.11.22 - Surveyed 1892, Published 1893
Figure 12 Lancashire Sheet CXI.11 - Revised 1934, Published 1936

Figure 10 Cheshire X.13 - Revised 1907-8, Published 1910
Figure 13 SJ89SW - A - Revised 1950-64, Published 1966

3.4 Description of the Heritage: 807 Wilmslow Road

3.4.1 Exterior

The house is typical of The Grove, and with the materials as found in the conservation area, being largely facing brick with sandstone dressings and slate roofs.

As previously noted, the property's architectural language could have been influenced by the North German Fachwerk vernacular, this also commonly termed Tudor styling in the UK. Localised areas of black and white half-timbering is applied under the larger protruding pitches and above ceiling level. This could also be described as elements of 'mock-Tudor' styling.

The property is irregular in plan. It is mostly two storeys with steeply pitched roofs but also includes a three storey tower in the south-west corner with corbelled brick corners, and a tall steeply-pitched hipped roof. The tower stands out in the street-scape as a notable feature and its scale is somewhat softened by the tall but well kept hedge above the low boundary wall along the street.

At ground floor there are two canted bay windows, one on the south elevation at the base of the tower, the other on the west elevation, both of which are brick with sandstone dressings and slate roofs. A small, stone, Juliet balcony projects from the middle windows of the tower at first floor on the west elevation. The balcony is corbelled with brick and stone with black metal railings. At roof level the roofs project notably from the building and are formed as gablets or 'half-dormer' roofs. The 3rd floor windows of the tower (2 west, 1 south) and 3rd floor windows on the south elevation.

There is a projecting wing to east which is a separate property and the official listing description suggests is an early 20th century addition. However, the form is present in the 1893, adjoining the irregular plan of no.807 and is of a matching style, suggesting it could be part of the original construction. As is the case with smallest, north block of the property, which initial impressions suggest a later addition but is evidenced in the plan form on the closest available historic map.

As with other characteristic properties in the conservation area it has some feature entrance detailing; here the front doorway has a trefoil stone head, which introduces a small relationship to the Gothic-style buildings in the area which were built at a similar time.

Windows are vertically proportioned, white casements and transoms, except on north block where the windows are smaller and are single panes. All windows have sandstone lintels and cills, most of which also have a brick corbel to them. Angled brick detailing is present below the cill of the 2 light window of the south elevation and as a band around the tower at approximately the mid-point of the 2nd floor windows.

3.4.2 Interior

The house has 2 reception rooms facing the street. The dining room occupies the main room on the west elevation with the bay window. The small north block houses a galley kitchen with stair and transition space in the centre of the plan. Each room apart from the current kitchen has a fireplace which continues up to the floors above.

The basement is accessed from under the stairs and only extends to the floor area of the south-east reception room.

At first floor, the south-west and entrance hallway are joined as an L-shaped living room, with recess from the centre of the plan providing the stair up to the tower. Bedrooms occupy the rooms above the dining and south-east reception room. A changing room occupies most of the plan area of the transition space below, with the rest being the 1st floor landing, which is a small roof white with internal stained glass panel illuminates. The bathroom is located in the north block, above the kitchen.

The 2nd floor is limited to the tower and functions as library.



Figure 14 Photograph of South Elevation



Figure 15 Photograph of Existing West Elevation

4.0 Assessment of Significance

4.1 Introduction

The following assessment looks at identifying the significance of 807 Wilmslow Road’s heritage interests, as outlined by Historic England’s *Statements of Heritage Significance* (2019) and *Conservation Principles, Policies and Guidance* (2008).

The National Planning Policy Framework (NPPF, 2021) defines ‘significance’ as follows:

*“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.”*⁸

These heritage interests (archaeological, architectural/artistic and historical) augment the foundation of “special historic or architectural interest” that underpin designation. Due to the intangible elements of that these assessments must incorporate, it is not always possible to directly associate an interest to an element of fabric or space within a heritage asset. Therefore, the significance of fabric cannot be assessed on the same scale as the significance of a place’s heritage interests.

Assessing the significance of elements of historic fabric, or historic spaces, should be linked to the authenticity and integrity of what remains. The significance of the fabric must be based on what we may learn or understand from how we currently see it. Building fabric can also enhance or obscure the legibility of the significance of the place. It is possible for inappropriate building fabric to obscure physical evidence of heritage interests.

These definitions allow for nuance between assessments of significance in relation to interests and physical fabric, which results in different responses when assessed for harm later. As a result, we propose the following separation in definition:

- 4.1.1 In assessing the significance of heritage interests:
- In order to assess and understand the overall special interest of 807, each heritage interest must be identified and discussed in relation to its contribution to the overall significance of the asset.
- Exceptional:** Heritage values having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
- High:** Heritage values having national importance, usually found where assets are designated at grade II*.
- Medium:** Heritage values having regional importance, usually found where assets are designated grade II. Also, generally applies to conservation areas.
- Low:** Heritage values that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.
- Neutral:** Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

- 4.1.2 In assessing the significance of elements of historic fabric, or spaces:
- Exceptional:** Exceptional historical or architectural interest that is intact and clearly legible. Making a fundamental and important contribution to the wider significance and understanding of the heritage.
- High:** High historical or architectural interest that is intact and clearly legible. Making an important contribution to the wider significance and understanding of heritage.
- Medium:** Less special historical or architectural interest. Altered, with a less important contribution to the wider significance and understanding of heritage.
- Low:** Lost or little special historical or architectural interest, significantly altered or largely obscured.
- Neutral:** Historically unimportant but having negligible impact on the heritage.
- Intrusive:** Historically unimportant with a harmful impact on heritage.
- It should also be acknowledged that the significance of a place is understood in intangible terms which the following assessment wishes to address through the various interests.
- Significance plans have not been prepared for this asset due to the localised and limited extent of the proposed repair works and in order to remain proportional to its significance as outlined in section 194 of the NPPF (2021).

4.2 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

There is no recorded archaeological evidence on the site, and historic mapping suggests that the site was a farm stead in agricultural land before the construction of the property and Grove cul-de-sac. Whilst anything further than this cannot be determined at present, the Site is unlikely to yield any further archaeological evidence or interests in relation to its construction or development that is not found elsewhere as it is not exceptional or indeed unique to the building.

The archaeological interest of the site is: low.

4.3 Architectural & Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Didsbury St. James conservation area contains a large number of listed properties and is defined industrial revolution wealth that funded Gothic and domestic architecture of late 19th century Manchester society.

807 Wilmslow Road is domestic in form and sits on the modest side of the period's architecture as its materials and details are not uncommon in the area or particularly ornate. However, its respectively tall corner tower, overlooking the playing fields and relationship with the other Grove properties make it a greater interest, evidently a product of its time, as part of a particular considered group development and individually as a minor local landmark.

The architectural and artistic interest of the site: medium.

4.4 Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them.

Wilmslow Road is illustrative of the rapid growth of Didsbury in the late 19th Century. This can be attributed to the development of the railway as well as the trend of suburban lifestyle at the time. It has not been possible, at this time, to find/confirm any additional associative interests for 807 807 Wilmslow Road, including the potential architectural attribution.

The historic interest of the site is: low.

4.5 Communal Interest

Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

807 Wilmslow Road has been a residential property since the time of its construction, therefore its public communal interest is limited. It has communal interest in limited local family history. It also has some communal interest as an asset of this scale and aesthetic within the Didsbury St. James Conservation area, however the asset is not considered to have any Commemorative or Symbolic Communal interest.

The communal interest of the site is: neutral.

4.6 Summary Statement of Significance

Whilst the half-timbering is noted in the listing as ‘North German vernacular style’, its applied nature and relatively small treatment area leans it away from typical examples and similar mock-Tudor buildings. 807 and fellow Grove properties are distinct as a group within the area but their details / features, gardens and boundaries are distinctly of the area. As such the property is of some significance and provides a positive contribution to the conservation area, which is reflected in the property's Grade II listing.

Nevertheless, as an individual asset it has been assessed to have low archaeological interest, medium architectural and artistic interest, low historic interest, and neutral communal interest.

The overall value of the heritage asset is low / medium.

5.0 Summary of Proposed Works

5.1 Summary of Proposed Works

The proposed work is limited to addressing a structural defect on the west elevation, above the ground floor bay window.

Concealed within the pitched roof of the bay window, the existing structural opening has been formed with a grossly undersized timber beam and crudely made relieving arch.

Due to the calculated loads it is assumed the timber beam is to purely a construction former on which to build the shallow, tapered relieving arch which itself is poorly packed and together is inherently defective, having have compressed and progressively slipped. With the original shallow arrangement being inherently defective, the remedial solution to be adopted will incur a detail change.

Given its concealed location and practical infeasibility to build sufficiently strong arch within the same space, it is proposed the existing arrangement is removed and replaced with a new steel beam. Above the new, level, beam existing masonry will be instated as a masonry spandrel and rebuilt pier to the first floor window lintels. Once completed, the visible fabric will effectively reinstate the its original appearance prior to the drop and ongoing movement.

5.2 Design

The work does not alter the design of the property but addresses an obscured a structural detail. With no fundamental change to the overall property it is considered neutral impact.

The change in detail is discussed further in the following Heritage Impact Assessment section.

5.3 Access

The property is not altered in access, therefore this is considered of no impact.

5.4 Scale & Massing

The property is not altered in scale or massing, therefore this is considered of no impact.

5.5 Materials

The only new material introduced is that of the structural steel required for the repair. As this is a necessary, function change that is obscured from view, it is considered of a negligible change. All of materials are existing or where additional/replacement material is required, it is to match the existing on a like for like basis by colour, texture, and bond, therefore this is considered of no impact.



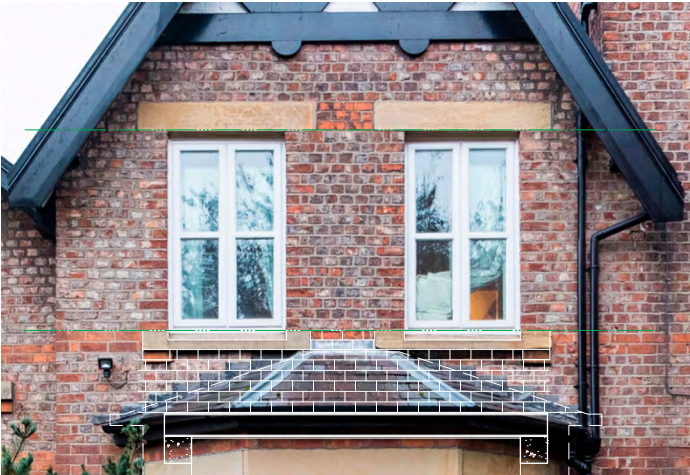
Existing West Elevation Photograph
Not to Scale



Existing Part West Elevation Photograph with Arch Overlay
Not to Scale



Proposed West Elevation Montage Photograph
Not to Scale



Proposed Part West Elevation Montage with Beam Overlay
Not to Scale

Figure 16 Existing and Proposed Photographs with Respective Obscured Structural Arrangement Overlays

6.0 Heritage Impact Assessment

6.1 Introduction

The Heritage Assessment will look at the impact of the proposed development on the Site and the Conservation Area, within **2.0 Planning Context**. The property itself is Grade II statutory designated, and is considered a positive contributor in the Conservation Area.

6.2 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in **Figure 19**. This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

6.2.1 Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset.

The **scale of impact** relates this to the significance of the asset in question. Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be *either* adverse or beneficial.

6.2.2 Baseline Considerations

In accordance with the methodology and scales outlined here, 807 Wilmslow Road is considered to be of **low / medium** significance. The Didsbury St. James Conservation Area is considered to be of **medium** significance.

6.3 Impact on the Asset: 807 Wilmslow Road

Without repair intervention, movement will remain on-going and inherently progressive. Subsequent defects will continue to develop to the extent where fabric will be damaged and knock-on issues will to arise, such as water ingress and continued cracking. Complete failure is an eventuality but not judged imminently dangerous at this time.

This proposed solution does involve a change in detail from that currently existing, although as the detail is hidden from view, and would not be seen unless revealed intrusively, we do believe it to be a **negligible / minor change**, of a **negligible beneficial impact** as addresses a on-going progressive defect to ensure the continued and safe existence of the of the asset. As such the intervention is **less than substantial harm** to the special interest of the listed building.

We have already mitigated the loss of obscured arch form by accurately recording the original detail through photographs and drawings. Additional photographs will be added to the record as the obscuring roof is disassembled to enable access for the remedial repair solution.

6.4 Impact on the Conservation Area

As the intervention work is limited to a concealed structural detail, and the area of work is not visible form street level of the adjacent public highway, the intervention is considered to be a **negligible change**, of **neutral impact** and **less than substantial harm**.

The ongoing maintenance, repair and preservation of the heritage asset is considered **beneficial** to the to the wider conservation area.

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 17 Scale of change and definition table

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium (Grade II/ Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 18 Significance/scale of impacts table

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 19 9-point scale spectrum of impact

Bibliography & Sources

7.0 Bibliography & Sources

7.1 Figures

Figure 4: Didsbury, Stenner Lane, in 1888. Manchester Local Image Collection at Manchester City Council. <https://www.manchestereveningnews.co.uk/incoming/gallery/in-pictures-didsbury-through-time-10900901>.

Figure 5: West Didsbury, Princess Road looking south towards Midland Railway, in 1921. By B J F. Manchester Local Image Collection at Manchester City Council. <https://www.manchestereveningnews.co.uk/incoming/gallery/in-pictures-didsbury-through-time-10900901>.

Figure 6: Map of transport in Didsbury, Manchester, UK, showing Metrolink, National Rail and former British Rail and Manchester Corporation Tramways routes. Cnrb, OpenStreetMap contributor. https://upload.wikimedia.org/wikipedia/commons/7/70/Didsbury_transport_map.png

7.2 Maps

Didsbury St. James Conservation Area. https://www.manchester.gov.uk/downloads/file/12618/didsbury_st_james_conservation_area_map.

Lancashire Sheet CXI - Surveyed 1845, Published 1848. © National Library of Scotland.

Withington - Lancashire CXI.11.22 - Surveyed 1892, Published 1893. © National Library of Scotland.

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7.3 Endnotes

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Appendices

8.0 Appendices

8.1 Appendix 1: Official Listing Description

Name: 807 AND 809, WILMSLOW ROAD
List Entry Number: 1270537
Statutory Address: 807 AND 809, WILMSLOW ROAD
Grade: II
Date first listed: 06-Jun-1994
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 84902 90419

Details

MANCHESTER

SJ8490 WILMSLOW ROAD, Didsbury 698-1/25/663 (North side) No.807 and 809 Formerly listed as: WILSMLOW ROAD, Didsbury (North side) No 807 The Grove

GV II

Pair of houses. Probably c.1870. Mostly brown brick in header bond, with some red brick, sandstone dressings, and some applied “half-timbering”; slate roofs. Irregular plan with tower to left and projecting wing to right (probably an early C20 addition). North German vernacular style. Two storeys except for 3-storey tower, 2:3:3 windows, with some red brick bands. The centre has a doorway to the left, with a trefoil stone head, a large 3-light casement to the right, and 3 windows at 1st floor (1, 2 and 1 lights) each under a gablet projected from the roof, the centre larger. The tower to the left has a canted bay window at ground floor, 2 single-light windows at 1st floor, another single-light window at 2nd floor under a projected steeply-pitched half-dormer roof, corbelled corners, and a tall steeply-pitched hipped roof (the return side has, inter alia, 2 similar gabled windows at this level). The wing to the right has (inter alia) a recessed canted bay window at ground floor, the upper floor carried on stone columns either side, a stone balcony with cast-iron railings to the left 1st-floor window, and ornamental half-timbering in the gable. Part of small but distinctive settlement (The Grove) said to have been built for immigrant North German community; rare example of domestic architecture reflecting cosmopolitan nature of C19 Manchester society. Forms group with items in The Grove (q.v.) and Nos 803-5 Wilmslow Road (q.v.).

Heritage Category:

Listing

List Entry No :

1270537

Grade:

II

County:

Manchester

District:

Manchester

Parish:

Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:

SJ 84902 90419

Map Scale:

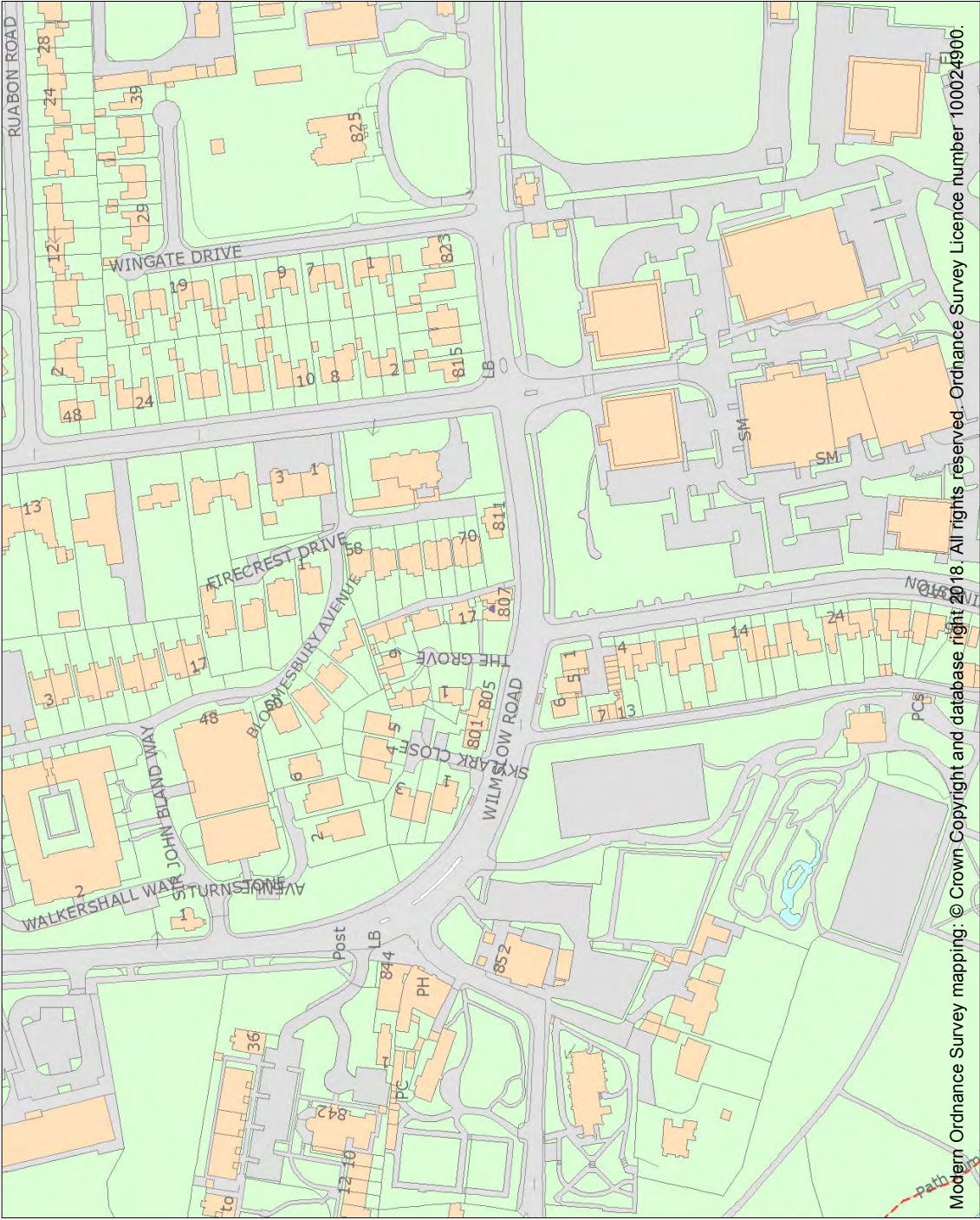
1:2500

Print Date:

25 January 2022

 Historic England

HistoricEngland.org.uk



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Name: 807 AND 809, WILMSLOW ROAD

8.2 Appendix 1: General Photographs



Buttress

Architects | Masterplanners | Heritage Consultants