

Architecture. Conservation. Urban Design. Surveying

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



Unit 3, The Stables

for
Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment



Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA.
Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA. Company No. 4168609.



Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Introduction.

This Heritage Impact Assessment has been produced by BTP Architects in support of the Listed Building Consent application made by Europium World UK Ltd (EWUK) for the installation of air handling equipment on the roof of Unit 3 at the Stable Block to Parrs Wood House, East Didsbury.

Under the National Planning Policy Framework (2012) and the Planning Policy Statement 5: Planning for the Historic Environment guidance documents, a number of factors need to be carefully considered and taken into full account when considering interventions which may affect Heritage Assets. These are :-

- Understand the Significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise, and mitigate impact in a way which meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance.
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset any perceived negative impacts on the significance by enhancing other aspects through recording, disseminating, and archiving historical interest of the important elements of the heritage assets affected.

The purpose of this report is to bring together the various aspects of all of the above and to present a reasoned and coherent justification for the degree of intervention required.

The Client

Europium World UK Limited is an established (2009) and successful business. Building its brands through a network of reliable global manufacturing and technology partners which are distributed through a formidable portfolio of high net worth retail customers: The Company is fast becoming a globally recognised business through dedicated customer service and quality products.

A core element of the company's business strategy is to ensure that in a changing global market they continue to meet the highest standards of social and environmental responsibility. For this reason, EWUK have commenced the process of being recognised through B Corp status. This is driven through attaining the required accreditation through five key areas of activity.

- **Governance** – Company mission, ethics, accountability & transparency.
- **Workers** – Employees financial, physical, professional and social wellbeing.
- **Community** – Positive impact on the external communities.
- **Environment** – How the company manages its impact on the environment.
- **Customers** – Company's value to customers and the consumers of their product or service.

These are the foundations on which EWUK has built its business and represent the fundamental values underpinning how the company conducts its commercial activities.

Currently employing 18 staff, the relocation to Parrs Wood is a key strategic decision to build its capabilities in Marketing, Product Development, Sales and Customer Services by attracting the best staff required for the company's growth plans whilst creating further job opportunities for the local community.

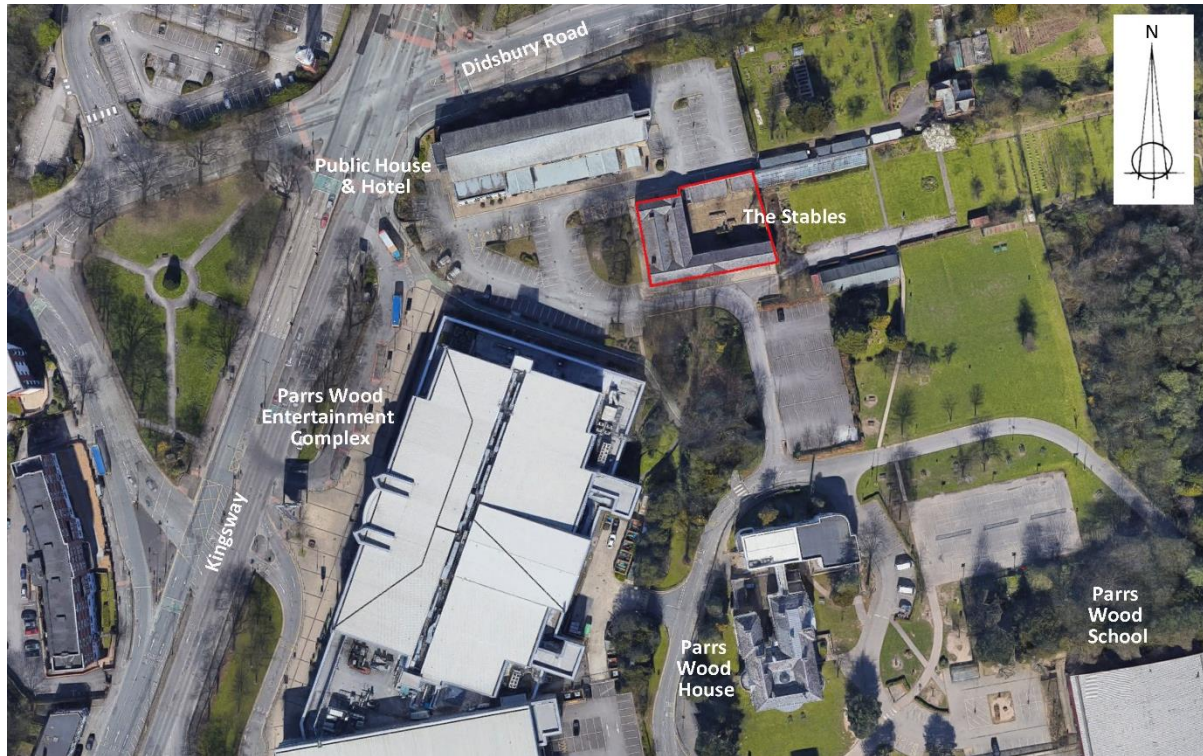
Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Site.

The Stable Block to Parrs Wood House is located in East Didsbury to the South of Manchester and is situated between the A34 (Kingsway), the A51455 (Parrs Wood Lane) and Manchester Road.



The suburb of Didsbury is situated to the northwest of the Stables with the historic centre of Didsbury located due west. The location benefits from excellent transport links. Within the immediate vicinity is the East Didsbury Station (formerly Midland Railway) and the Metrolink (following the line of the former Manchester South District Line (again formerly Midland Railway)).

Although originally set in its own landscaped grounds Parrs Wood House is currently set in the middle of Parrs Wood High School and serves as their Sixth Form Centre. The main school buildings are located immediately to the south, and the extensive Parrs Wood Entertainment Centre is to the west.

Context.

The Stable Block to Parrs Wood House is one of many Grade II listed buildings in the City of Manchester. The Grade II category is the lowest classification and over 90% of all listed buildings in England are designated with this level of protection. The listing system identifies that Grade II buildings are of special interest warranting every effort to preserve them.

The centre of the village of Didsbury was originally much further south than its current location. It was centred on the two public houses (The Olde Cock and the Didsbury) and the former village green in front of them at the point where Wilmslow Road turns northwards towards Parrs Wood.

In its early years, the township was little more than a rural settlement but one which grew up around one of the main fording points on the River Mersey to the south of the city.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment



1845 tithe map for East Didsbury

The importance of the route to the south, along with the industrialisation of Manchester, led to the growth of Didsbury as a location where the wealthy merchants would choose to live. This trend led to the development of a series of grand houses including Didsbury Manor, Scotscroft, The Cedars, The Elms, Parkfield House, Lawnhurst, Broome House, and The Towers (the latter later becoming the Shirley Institute).

Description.

Parrs Wood House is a Grade II* listed house currently in use as a Sixth Form College for Parrs Wood High School. The Estate is believed to have been purchased by Richard Farington in 1795 at which time the house and stables were incomplete. Farington completed the works and delivered a fairly typical late-Georgian era stuccoed country house and stable block.



Parrs Wood House South Elevation



Parrs Wood House West Elevation

The original House and its attendant Stable Block once stood in their own landscaped park land bounded by a lane (now Parrs Wood Lane) to the north and Wilmslow Road to the west. In its original form, the site was defined by open farmland to the east and south. There was a grand entrance drive from Wilmslow Road which curved gracefully through the parkland to arrive at the house in the centre of a roughly square site.

The estate had wooded pleasure grounds with a path a system surrounding the house to provide opportunities for recreation and appreciation of the landscape. The paths were carefully laid out to lead to the Stable Block and the productive gardens located discretely to the north of the house. To the south, the boundary was defined by a single row of trees. The site remained almost unaltered at the end of the century.

for Europium World UK Ltd

The Grade II listed Coach House, Stable Block, and cobbled stable yard, sits 150m to the north of the House and once played an integral part in the life of the Georgian estate. The changes to the site through the 20th century have greatly diminished the setting of both the House and the Stable Block.

A large, white, two-story building with a black roof and trim, featuring arched windows and a large arched entrance. The building is situated on a street corner with a paved road and a sidewalk in the foreground.

A photograph of a two-story brick building that has been converted into modern housing. The building features a large, arched glass entrance in the center, through which a modern interior with wooden floors and furniture is visible. To the left of the arch is a dark blue door. The brickwork is a mix of red and brown tones. There are several windows, including a small square window to the left of the arch and a larger one to the right. A dark blue door is also visible on the right side of the building. The building is set in a courtyard with a gravel surface and some low-lying plants.

This is a detailed historical map of the Didsbury area in Manchester. The map shows a network of streets, including Spruce Hill, Willow Bank, and Cheadle Bridge Farm. Key landmarks and buildings are labeled, such as the Wesleyan Theological Institution, Wesleyan Methodist Chapel, Didsbury, Stables, House, Parr's Wood, and Cheadle Bridge Farm. The map also shows the location of the Manchester and Wilmslow Railway, with stations at Didsbury and Wilmslow. The map is oriented with North at the top.

A full description of the configuration and materials of the complex is provided in the statutory listing notice reproduced in the next section.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Statutory Listing.

Heritage Category: Grade II

List Entry Number: 1254972

Date first listed: 03-Oct-1974

National Grid Reference: SJ 85617 90420

Details

SJ89SE WILMSLOW ROAD, Didsbury 698-1/9/679 (East side) 03/10/74 Former Coach House/Stable Block to N of Parrs Wood House and attached yard wall

GV II

Coach house and stable block, with attached yard wall, now Rural Studies Centre. Late C18 or early C19, altered. Red brick in English garden wall bond, the outward facing walls painted white; slate roofs. L-plan formed by double-pile main block facing west with receding wing on south side. Two storeys, symmetrical west front with 3-bay main range flanked by gabled wings breaking forwards; the main range has 3 blank arches, the centre with a multi-pane glazed screen and the outer containing 12-pane sashed windows, and a blocked pitching hole over each, the wings have two 12-pane sashes at ground floor and a semi-circular blank arch at 1st floor containing a segmental-headed 12-pane sash. Chimneys at the junctions. The left return of the left wing (former ostler's cottage) has a blank arch at 1st floor, a segmental-headed 12-pane sash in this and an added porch below, a segmental-headed 16-pane sash on each floor to the left, 3 blocked round-headed windows at ground floor and a blocked segmental-headed window above these. The long south wing has a giant round-headed archway in the centre, under a simple open pediment with a blind oculus flanked by groups of 3 pigeonholes, altered or inserted tall windows in the former stable to the left, small segmental-headed windows to the right and a doorway with a blind oculus over. The courtyard side of this range has an arcade of 4 House of elliptical arches on sandstone columns, filled in except that at the left end which has a sliding door, and that in the centre which has a stable door; a 6-pane fixed window over the first and blocked pitching holes over the others; and to the right of the entrance archway, an elliptical arch now filled in and containing a window. The rear of the main range has mostly altered openings. North and east sides of yard enclosed by brick screen wall approx. 3 metres high. Interior: roof of rear portion of main range has 2 oak king-post trusses with raked struts and curved principals and re-used oak purlins.

Pevsner Citation.

It is of note to recognise the relevant section of 'The Buildings of England - Lancashire: Manchester and the South-East' (Hartwell, Hyde & Pevsner 2004). The citation understandably concentrates on the main house but make a single references to the Stable Block. This declares :-

"Handsome contemporary STABLES, burnt out , but reinstated 2002"

Importantly, this appears to indicate the perilous state of the Stables prior to the restoration carried out at the turn of the century. Examination of the planning history would indicate that permission was sought in October 1997 to carry out some works although records are not explicit about the content of this. Further approvals from September 2002 confirm the conversion of the unit for office use.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

The contention that the Stable were **'burnt out'** is of interest and is very pertinent in considering proposals for further change. The affirmation is supported by the physical examination of the present fabric of the building. All wall finishes are clearly of modern gypsum plaster. The roof coverings and supporting rafters (modern) all appear to be contemporaneous with extensive works carried out in the conversion/repair process.

Most tellingly, whilst a small number of the primary trusses appear to reflect the early 19th century origins of Farington's completed work, many others appear to be modern. These are exposed as features within the internal spaces and visual inspection indicates a much more recent derivation.

Through interpretation of the above, it is clear that the 2002 'restoration' of the Stable Block commenced with stripping the extant structure back to its fundamental masonry components. It can only be assumed that this was done to remove the elements of structure that had been critically damaged by the fire.



Replacement roof trusses from 2002 repairs/conversion.



Unit 3 first floor open plan offices.

Irrespective of the intent, this process ultimately resulted in the retention of the minimum of 19th century fabric. However, it must be acknowledged that the works did seek to retain the historic external appearance and configuration of the Stable Block.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

National Planning Policy Context.

The National Planning Policy Framework (NPPF) states at paragraph 128 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. 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’ (Paragraph 128).

The Statement should consider sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed. In operation, if you want to make a small change that is likely to only have minimal impact, then a short assessment which focuses on the part of the historic asset that will be affected, with a brief explanation of how it relates to the asset as a whole, will be sufficient. This is exactly the case with the proposal to install air handling equipment at roof level to Unit 3 of The Stable Block.

The NPPF also states:

‘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. The more important the asset, the greater the weight should be’. (Paragraph 132)

As noted previously, the National Planning Policy Framework (NPPF para 128) is clear in its guidance that Heritage Assessments should be proportionate to both the significance of the historic asset and to the degree of change proposed. The NPPF and Planning Policy Statement 5 also direct that proposals should seek to avoid, minimise and mitigate impact and that applications should provide justification for any harmful impacts.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Planning History.

The following have been extracted from the public access records available through the Manchester City Council planning website. For the applications noted have been limited to those specific to proposals for changes to the Stable Block/Coach House and not the wider educational/commercial use of the site.

Reference	052866/LO/SOUTH1/97
Alternative Reference	
Application Validated	Mon 13 Oct 1997
Address	Stables Block, Parrs Wood High School, Kingsway/Wilmslow Road, Didsbury
Proposal	LISTED BUILDING CONSENT Alterations to existing building and demolition of part of adjacent wall
Decision	Approved
Decision Issued Date	Mon 20 Apr 1998
Appeal Status	Unknown
Appeal Decision	

Reference	066980/FO/SOUTH2/03
Alternative Reference	
Application Validated	Mon 06 Jan 2003
Address	Parrs Wood Stables, Wilmslow Road, Didsbury
Proposal	Elevational alterations in association with use as a day nursery
Decision	Approved
Decision Issued Date	Thu 01 May 2003
Appeal Status	Unknown
Appeal Decision	

Reference	073142/FO/2004/S2
Alternative Reference	
Application Validated	Fri 03 Sep 2004
Address	The Stables Adjacent To Parrswood House Didsbury
Proposal	Conversion and refurbishment of vacant stables to form 2 storey office units (class B1) with associated use of existing parking for 40 vehicles.
Decision	Approved
Decision Issued Date	Fri 03 Dec 2004
Appeal Status	Unknown
Appeal Decision	

Reference	073153/LO/2004/S2
Alternative Reference	
Application Validated	Fri 03 Sep 2004
Address	The Stables Adjacent To Parrswood House Didsbury
Proposal	LISTED BUILDING CONSENT for conversion and refurbishment of stables to form 2 storey office units.
Decision	Approved
Decision Issued Date	Fri 03 Dec 2004
Appeal Status	Unknown
Appeal Decision	

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Reference	075060/JO/2005/S2
Alternative Reference	
Application Validated	Wed 16 Mar 2005
Address	The Stables Parrswood Didsbury
Proposal	Variation of condition 4 of planning permission 073142/FO/2004/S2 to allow use of offices between 6.30am to 11.00pm Monday to Friday and 7.30am to 11.00pm Saturday and Sunday
Decision	Approved
Decision Issued Date	Thu 05 May 2005
Appeal Status	Unknown
Appeal Decision	

Reference	077800/FO/2005/S2
Alternative Reference	
Application Validated	Fri 20 Jan 2006
Address	The Stables Parrs Wood Lane Manchester
Proposal	Installation of 4 external air conditioning units to roof
Decision	Approved
Decision Issued Date	Fri 24 Feb 2006
Appeal Status	Unknown
Appeal Decision	

Reference	077809/LO/2005/S2
Alternative Reference	
Application Validated	Fri 20 Jan 2006
Address	The Stables Parrs Wood Lane Didsbury
Proposal	LISTED BUILDING CONSENT Installation of 4 external air conditioning units to roof
Decision	Approved
Decision Issued Date	Fri 24 Feb 2006
Appeal Status	Unknown
Appeal Decision	

Reference	087932/LO/2008/S2
Alternative Reference	
Application Validated	Mon 27 Oct 2008
Address	The Stables Wilmslow Road East Didsbury Manchester M20 5PG
Proposal	LISTED BUILDING CONSENT for retrospective permission for temporary planters and decking area within courtyard
Decision	Approved
Decision Issued Date	Wed 17 Dec 2008
Appeal Status	Unknown
Appeal Decision	

The highlighted section above confirms that Planning Permission and Listed Building Consent was given in February 2006 for the installation of air conditioning (Ref 077800/FO/2005/S2 and 077809/LO/2005/S2). This consent included for the construction of an external steel deck concealed within the hidden internal flat roof of Unit 3. The deck would be supported on steel posts built off the existing timber trusses and these would have weatherproof flashings down onto the slate roof finishes.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Proposals.

Having purchased Unit 3 of the Stable Block, Europium World UK Ltd quickly determined that it would be necessary to implement a programme of repairs and minor alterations to make the accommodation suitable for their use. Being aware of the statutory protection provided by the buildings Grade II listed status, EWUK approached Mr Adrian Pearson (RIBS/SCA & AABC) of BTP Architects to provide conservation guidance for both the practical execution of the repair works and the implications for Listed Building Consent.

BWP construction & Property Consultants have also been appointed with specific responsibility for the Project Management of the proposed works. BWP's team has a demonstrable track record in the delivery of historic building refurbishments, repairs and improvements throughout the UK.

BTP attended site on Wednesday 21st July 2021 to discuss the proposed work with EWUK, their Project Manager (Darren Bailey of BWP) and the proposed contractor.

At that time the scope of works was agreed as follows.

External Works.

The consisted of minor fabric repairs which were to be carried out on a 'like for like' basis. Repairs would match the existing finishes and materials and would be implemented using compatible materials. Whilst there was a need to carry out repairs to the roof coverings (Welsh blue/grey slate) no new openings or alterations to any existing openings were proposed. Essentially, the works would result in no change to the external appearance.

Accordingly it was agreed that the works will not result in any change to the physical appearance of the building and will not impose any loss of the existing historic fabric. The content of the proposed works is clearly focused on considered 'like for like' minor repairs which do not require listed building consent.

Internal Works.

The alterations proposed internally consisted of the decorative improvements to the tired fabric. It is proposed that some minor subdivision of the ground floor space will be required. This will be achieved by installing demountable glass partitions which will be profiled to suit the existing modern floor beams. These works will not require the loss of any existing fabric and will be fully reversible if removal becomes necessary.

It is important to recognise that the internal floors are not original fabric and were presumably inserted when the stable block was converted to its present commercial use. In terms of statutory consents, the extent and method proposed for subdivision is considered to be 'de minimis' and does not require Listed Building Consent.

Through interpretation of the historical records, it is clear that the 2002 'restoration' of the Stable Block commenced with stripping the extant structure back to its fundamental masonry components. It must be assumed that this was done to remove the elements of structure that had been critically damaged from the fire.

Ultimately, this resulted minimal retention of that which was historic 19th century fabric although the works did seek to retain the external appearance and configuration of the Stable Block.

Consultation.

Following this meeting and in line with established best practice, Europium World UK Ltd were advised to write to the local authority to inform them of the proposed refurbishment and to clarify the scope of the works defined at the time. This resulted in the email dated 3rd August 2021. This was directed at the planning officer (Linda Marciniak) identified as being responsible for the Parrs Wood area through inspection of other recent applications at the site (See Appendix A).

for Europium World UK Ltd

Subsequent to this, EWUK concluded the purchase of Unit 3. Having received no acknowledgement or response to the notification noted above they proceeded to implement the internal works necessary to facilitate their occupation in early 2022.

Having obtained full access to the property, Europium World UK Ltd quickly became concerned as to the prevailing environmental conditions within the Stables, particularly at first floor. It must be assumed that when the building was converted for commercial use in the late 1990's the comprehensive renewal of the roof finishes and structure included the introduction of high levels of modern insulation. Even in the colder months, this now results in excessive temperatures in the open plan office area at this level.

This consent included for the construction of an external steel deck concealed within the hidden internal flat roof of Unit 3. The deck would be supported on steel posts built off the existing timber trusses and these would have weatherproof flashings down onto the slate roof finishes.

4. RIDGEVIEW STABLES.

3857-103

H of proposed AHC UNITS
PORT FRAME TO UNIT 3.

EXISTING SLATE ROOF FINISH

FURNISH HEAT PUMP UNIT SIT IN THE VERTICAL

EXISTING PURLIN

EXISTING TRUSS.

GALVANISED STEEL SHOE TO SIT ON EXIST. TRUSS.

AHC MEMBER

SHS LIFT TO PASS THROUGH EXISTING SLATE + TIMBER STRUCTURE

EXISTING TRUSS.

EXISTING ROOFER

EXISTING VALLEY

EXISTING SLATE ROOF FINISH

SHS STEEL SECTION

TOP TRUSS MEMBER

GALVANISED METAL USED TO FLASHING CHIMNEYS HAT.

LEAD/ZINC FLASHING TO EXISTING SLATE TAKEN UP SHE LEFT TO COVER METAL TIEB.

It must be recognised that this approval acknowledged that the proposed new deck and associated mechanical plant were all hidden from view from ground level by the historic form/configuration of the roof structure.

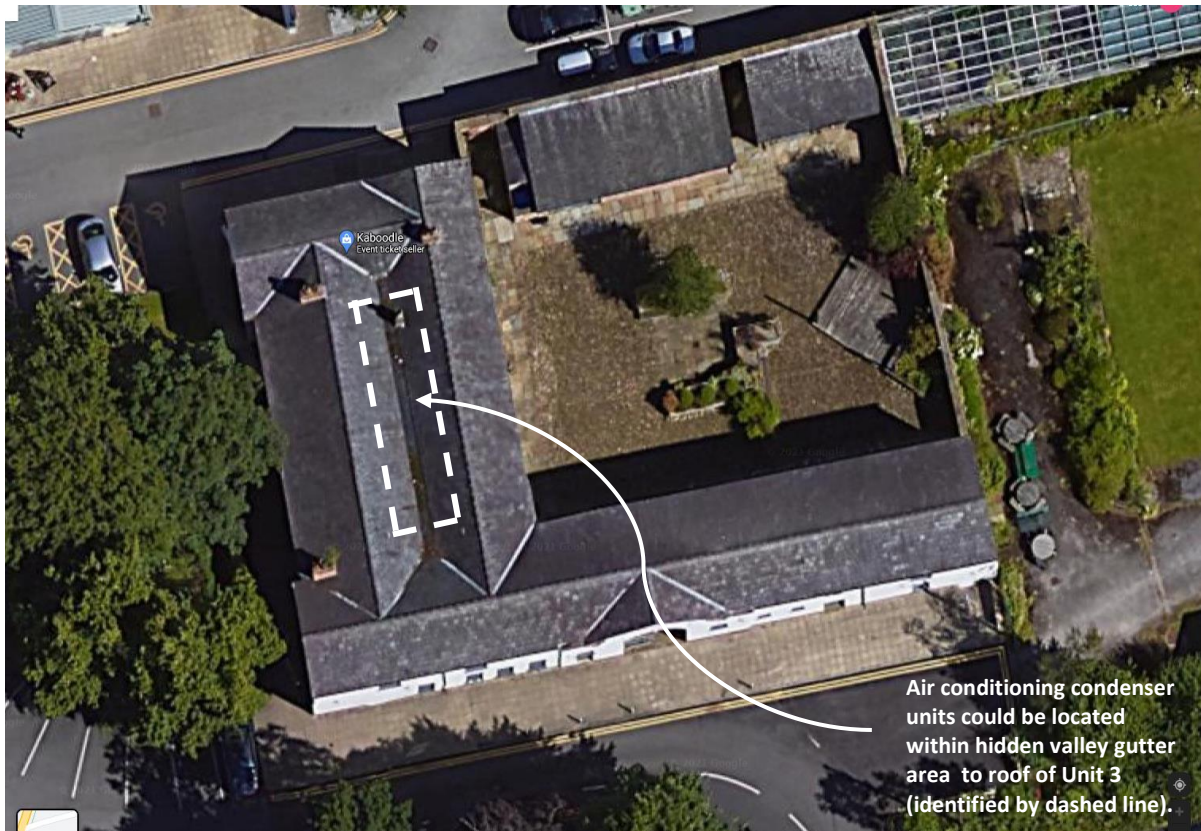
Europium World UK Ltd would now like to implement the historic approval which lapsed in February 2011. By adopting exactly the same approach, they will be able to introduce air handling equipment to the hidden internal flat roof area.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

The roof itself was subject to complete renewal as part of the works carried out to convert the historic stables to its current commercial use. Since that time, maintenance has been minimal, and the flat roof/valley requires repair and the reclaimed slates used for the pitched roof finishes are also in need some attention.



Aerial view indicating proposed location for roof top air handling equipment.

It is important to note that the reclaimed slates which have been used to renew the roof coverings are of variable size and colouring. A number of these slates are damaged or displaced and the quality of the slates are questionable. Allied to this, the internal hidden valley gutter which presumably replaced the tradition lead sheet coverings has been formed in a modern synthetic, single ply membrane.

In its present form, the valley gutter is inaccessible. As a result the gutter suffers from the accumulation of moss, deposited silt and debris. This inevitably threatens the effective function of the roof drainage and may lead to standing water which will eventually gain access to the internal structure and finishes.



Condition of the hidden valley gutter August 2021 – Note the moss and debris retaining water run off and obstructing central outlet.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

As part of the proposals, EWUK intends to install a new rooflight to the inner slope of the hidden valley configuration. The rooflight will facilitate future safe access for the necessary maintenance of the proposed air handling plant but also for the cyclical maintenance of the valley gutter and rainwater outlet. This is essential to ensure the listed fabric is protected from damage through water ingress.

Whilst the new rooflight will not be visible in any views from ground level, the proposal is to use a Velux Conservation rooflight which will be configured to sit level with the repaired slate roof finishes.

It is acknowledged that adopting the approach highlighted above does comprise physical change to the external appearance of the listed building even though this will not be visible from ground level in any views. Accordingly, EWUK understand that Listed Building Consent will be required, and this Heritage Assessment has been produced in support of this process.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Significance.

The process of establishing significance is informed by the conservation values outlined by Historic England in Principles, Policies and Guidance for Sustainable Management of the Historic Environment (2008). It also draws upon wider guidance from the Heritage Lottery Fund. These promote that significance is assessed in relation to the heritage values outlined as follows:

- **Evidential Value.**
Evidential value derives from the potential of a place to yield evidence about past human activity.
- **Historical Value.**
Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
- **Aesthetic Value.**
Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value.**
Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

Each value is normally assessed against a scale of significance which is structured as follows:

- **Outstanding.**
The value makes an important contribution to the wider significance of the heritage. The value is clearly legible and of special historical interest.
- **High.**
The value has a lesser impact on the wider significance of the heritage. The value is legible but of less historical impact.
- **Some.**
The value makes little contribution to the wider significance of the heritage. The value is obscured and of very little historical interest.
- **Neutral.**
The value is not present.
- **Intrusive.**
This should not apply to heritage values; usually applied to specific objects or site components.

In assessing the significance the Stable Block against the recognised values it must be recognised that the issue of setting has not been considered. It is clear that the various interventions implemented through the 20th century have critically eroded the setting of the House and the Stables and that this issue should no longer be brought into consideration. In consequence, the following response focusses solely on the extant structure.

Evidential Value.

The Stable Block has been much altered and adapted over its lifetime to accommodate various uses. The fire and neglect of the late 1990's subsequently resulted in the removal of much of the original fabric and particularly the roof structure and coverings but also internal finishes. At this time, it is likely that all of the external windows and doors were changed for modern components providing appropriate security for the intended use of the building.

In its present extant form, it is likely that only the primary masonry elements and a small number of the principle roof trusses remain from the original early 19th century phase of construction.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

It is acknowledged that whilst the external appearance has been subject to a degree of change it is still recognisable as a late Georgian stable block and that this makes a positive contribution to its immediate setting. The configuration of the roof planes reflects its historic form and any change should respect this.

Bearing the above in mind, it is considered that the **evidential value** exhibited by the Stable Block is of **some significance**.

Historical Value.

Whilst the degree of adaption has stripped the buildings of much of the truly historic fabric, the form and appearance of the building clearly indicates its late Georgian construction. However, the loss of setting makes the association of the building with its landscape or the House difficult to read and weakens the legibility of the site.

Bearing the above in mind, it is considered that the **historical value** exhibited by the Stable Block is of **some significance**.

Aesthetic Value.

Whilst the setting of the Stable Block has been greatly diminished, the external appearance and form of the Stable Block is essentially the same as it was at the time of its construction. It is recognised that some changes have been made to the distribution and configuration of external openings. Generally, these interventions sit comfortably with the overriding Georgian aesthetic.

The building is a recognisable component of its immediate, albeit damaged, setting and has been a constant feature to the community across many generations.

Despite its modest, utilitarian appearance, its scale and standing establishes above other similar complexes and indicates its origin as an integral part of a fine Georgian estate.

Bearing the above in mind, it is considered that the **aesthetic value** exhibited by the Stable Block is of **high significance**.

Communal Value.

The presence of the Stable Block across many generations has undoubtedly raised the complexes communal value although this has also been somewhat diminished by the loss of setting and particularly its association with the House.

As noted previously, the numerous interventions through the 20th century have critically eroded the setting of both House and the Stables. Perhaps the most detrimental of these resulted in the construction of the new school and the commercial/leisure development. Both of these dwarf the historic Georgian elements in both scale and footprint and have destroyed what legibility remained.

It is beyond doubt that the Stable Block has some meaning to those local residents who remember it sitting happily in the grounds of the original 1960's school. However, through each passing generation those associations weaken, and it is difficult to see how this trend can be rectified since the overwhelming redevelopment of the early 21st century.

Bearing the above in mind, it is considered that the **communal value** exhibited by the Stable Block is of **some significance**.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Assessment of Impact.

It is clear that the various interventions through the 20th century critically eroded the setting of the associated buildings in various stages:

- The construction of the A34 Kingsway sliced the northwest corner off the original site boundaries.
- The construction of the first iteration of the school (1967) impacted on the setting to the south and the views towards the river. It also had an impact on the setting to the east.
- The construction of the entertainment complex completed this erosion with a complete loss of the setting to the west.



1967 School buildings (demolished 2000).



Replacement school buildings constructed 2000.

It is of note that subsequent extensions and further alterations to the complex through the early 21st century have been approved by Historic England and the Conservation Department of Manchester City Council.

For the above reason, this assessment of impact does not take into consideration any aspects regarding setting. To all intents and purposes, the proposals have an essentially neutral impact on the setting of the asset. Irrespective of this, it is hard to imagine any further change which could so critically diminish the aspect of setting over and above the damage already occasioned by the interventions of the early 21st century.

As noted previously, the National Planning Policy Framework (NPPF para 128) is clear in its guidance that Heritage Assessments should be proportionate to both the significance of the historic asset and to the degree of change proposed. The NPPF and Planning Policy Statement 5 also direct that proposals should seek to avoid, minimise, and mitigate impact and that applications should provide justification for any harmful impacts.



The Stable block is not completely subsumed by surrounding developments from the early years of the 21st century

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Applying this to the proposals, we would argue that:-

The resultant physical impact on the fabric will be minimal.

The location of the proposed air handling equipment at roof level and concealed within an internal flat roof/valley, proposes that a lightweight steel platform is constructed supported off four individual circular posts in turn bracketed off the existing primary trusses. To allow the legs to pass through the roof finishes a small area of roof finishes originating from the 2002 'restoration' will need to be adapted to provide a weatherproof flashing.

In visual terms the location proposed renders the installation invisible to all views from ground level. In terms of the physical impact of how the platform is supported, the impact is the least possible in utilising this concealed location.

What impact there is has been carefully designed to cause the least detriment possible.

The location proposed is the only location available where the presence of the condenser units would not be visible. The method of support for the proposed units (i.e. construction of a supporting platform) minimises the number of penetrations through the existing envelope irrespective of the fact that this element is not original fabric and is of little historic value.

Alternative options have been considered and discounted.

If the proposed location is not considered acceptable the installation could be provided through the use of condenser units fixed externally at ground level or at high level on the wall of the building. Locations for both options have been assessed but neither would provide a feasible alternative and would have a greater impact on the appearance and immediate setting of the listed building.

Such installations will be highly visible and will have a detrimental visual impact from major viewpoints at ground level. If located at ground level, the plinth required for positioning the units will be intrusive and potentially result in greater physical impact. If the units were to be mounted at high level and supported off the existing external walls, hangers/brackets would need to be fixed into the masonry. This would cause a greater loss to the original masonry walls than that proposed through locating them at roof level where the finishes are of a modern origin.

The installation has no visual impact in all public views from ground level.

The proposed location is obscured from all principle public views and the proposed installation will have no visual effect on the Stable Blocks appearance or setting.

The fabric directly affected has been much altered and is of low significance.

Recent examination of the present fabric of the building has verified that the roof coverings and supporting rafters (modern) all appear to be contemporaneous with extensive works carried out in the conversion/repair process in 2002.

Allied to this, the majority of the exposed primary trusses appear to be of a similar origin. It can reasonably be assumed that these trusses were replaced as they had been critically damaged by the fire. Accordingly, the structure in this area is little historical value and is of low significance.

Proposals adopting the same configuration have previously secured LBC approval.

The need to provide enhanced air handling plant has been recognised previously. Planning Permission and Listed Building Consent was approved in February 2006 for the installation of air conditioning (Ref 077800/FO/2005/S2 and 077809/LO/2005/S2).

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

This approved consent included for the construction of an external steel deck concealed within the hidden internal flat roof of Unit 3. The deck would be supported on steel posts built off the existing timber trusses and these would have weatherproof flashings down onto the slate roof finishes.

It must be recognised that this approval acknowledged that the proposed new deck and associated mechanical plant were all hidden from view from ground level by the historic form/configuration of the roof structure.

The current proposals adopt exactly the same approach as that previously approved in 2006.

Mitigation.

It has been noted that the extant roof is the result off the comprehensive renewal implemented as part of the works carried out to convert the historic stables to its current commercial use. Since that time, maintenance has been minimal, and the flat roof/valley requires repair and the reclaimed slates used for the pitched roof finishes are also in need some attention.

Europium World UK Ltd recognises that the inner slopes of the hidden valley have had little structured maintenance since the reroofing of 2004. EWUK are committed to implementing these repairs as part of the works to accommodate the hidden platform structure.

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Appendix A:

EWUK email to MCC Planning (Linda Marciniak) dated 3rd August 2021

Adrian Pearson - BTP Architects

From: Dharmesh Bhayani <dharmesh_bhayani@hotmail.com>
Sent: 03 August 2021 14:56
To: linda.marciniak@manchester.gov.uk
Cc: planning@manchester.gov.uk; Adrian Pearson - BTP Architects
Subject: 3 The Stables, Didsbury Manchester [Filed 03 Aug 2021 15:19]
Attachments: Heritage Notice 3 Aug 21 Stables.docx

Dear Linda

Attached letter, which is self-explanatory.

Kind regards
Dharmesh Bhayani

Scanned by MailDefender Plus, powered by Symantec Email Security.cloud

STABLES (DIDSBURY) LIMITED
2A ESSEX AVENUE
DIDSBURY MANCHESTER M20 6AN
TEL: 07930 376753



3rd August 21

By Email: FAO: Linda Marciniak, Planning Officer, South Area Team, Growth and Development Directorate.

Dear Linda

Unit 3, The Stables Wilmslow Road, East Didsbury, Manchester, M20 5PG for Europium World UK Ltd

Having recently purchased the above property we would like to carry out to repairs and minor alterations to make them suitable for occupation as its current office space. Obviously, we are aware of the statutory protection provided by the buildings Grade II listed status. In response, we have approached Mr Adrian Pearson (RIBS/SCA & AABC) of BTP Architects to provide us with conservation guidance for both the practical execution of the repair works and the implications for Listed Building Consent.

Mr. Pearson attended site on Wednesday 21st July to discuss the proposed work with ourselves, the shell contractor and the fitting out contractor. After discussing the proposed scope of works, he was of the opinion that a formal Listed Building Consent application was not required due to the following assessment.

External Works: The works will not result in any change to the physical appearance of the building and will not impose any loss of the existing historic fabric. The content of the proposed works is clearly focused on considered 'like for like' minor repairs which do not require listed building consent.

Internal Works: The alterations proposed internally consist of the decorative improvements to the tired fabric. It is proposed that some minor subdivision of the ground floor space will be required. This will be achieved by installing demountable glass partitions which will be profiled to suit the existing modern floor beams. These works will not require the loss of any existing fabric and will be fully reversible if removal becomes necessary. It is important to recognise that the internal floors are not original fabric and were presumably inserted when the stable block was converted to its present commercial use (2004). In terms of statutory consents, the extent and method proposed for subdivision is considered to be 'de minimis' and does not require Listed Building Consent.

We would be grateful if you could consider the above and confirm that our specialist's assessment is correct and formal Listed Building Consent is not required.

Kind regards

Dharmesh Bhayani

Mr Dharmesh Bhayani
Director

Unit 3, The Stables, Parrs Wood, Manchester.

for Europium World UK Ltd

Heritage Impact Assessment: Proposed Rooftop Air Handling Equipment

Appendix B:

Approved Listed Building Consent February 2006 Ref 077800/FO/2005/S2 and 077809/LO/2005/S2

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT



Name and Address of Applicant

Name and Address of Agent

Parrswood Developments
Foden House
London Road
Alderley Edge
Cheshire
SK9 7JT

Downs And Variava
The Towers
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2DD

Part I – Particulars of Application

Date of Application

Application ref. no.

20 January 2006

077809/LO/2005/S2

Particulars and location of development:

LISTED BUILDING CONSENT Installation of 4 external air conditioning units to roof

The Stables
Parrs Wood Lane
Didsbury

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the following decision

Decision Approved

On the basis that the proposal is in accordance with the Unitary Development Plan for the City of Manchester, in particular policy DC19 and there are no material considerations of sufficient weight to indicate otherwise.

Date of Decision **24 February 2006**

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason

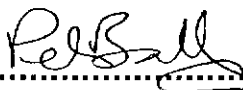
Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawings numbered 3857/100, 101, 102, 103, PL01, PL02, PLO3, PLO5, PL06, T03 A3; and the air-conditioning unit data received on 1st December 2005 and 20th January 2006 unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason

To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DC19 in the Unitary Development Plan for the City of Manchester.

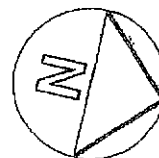
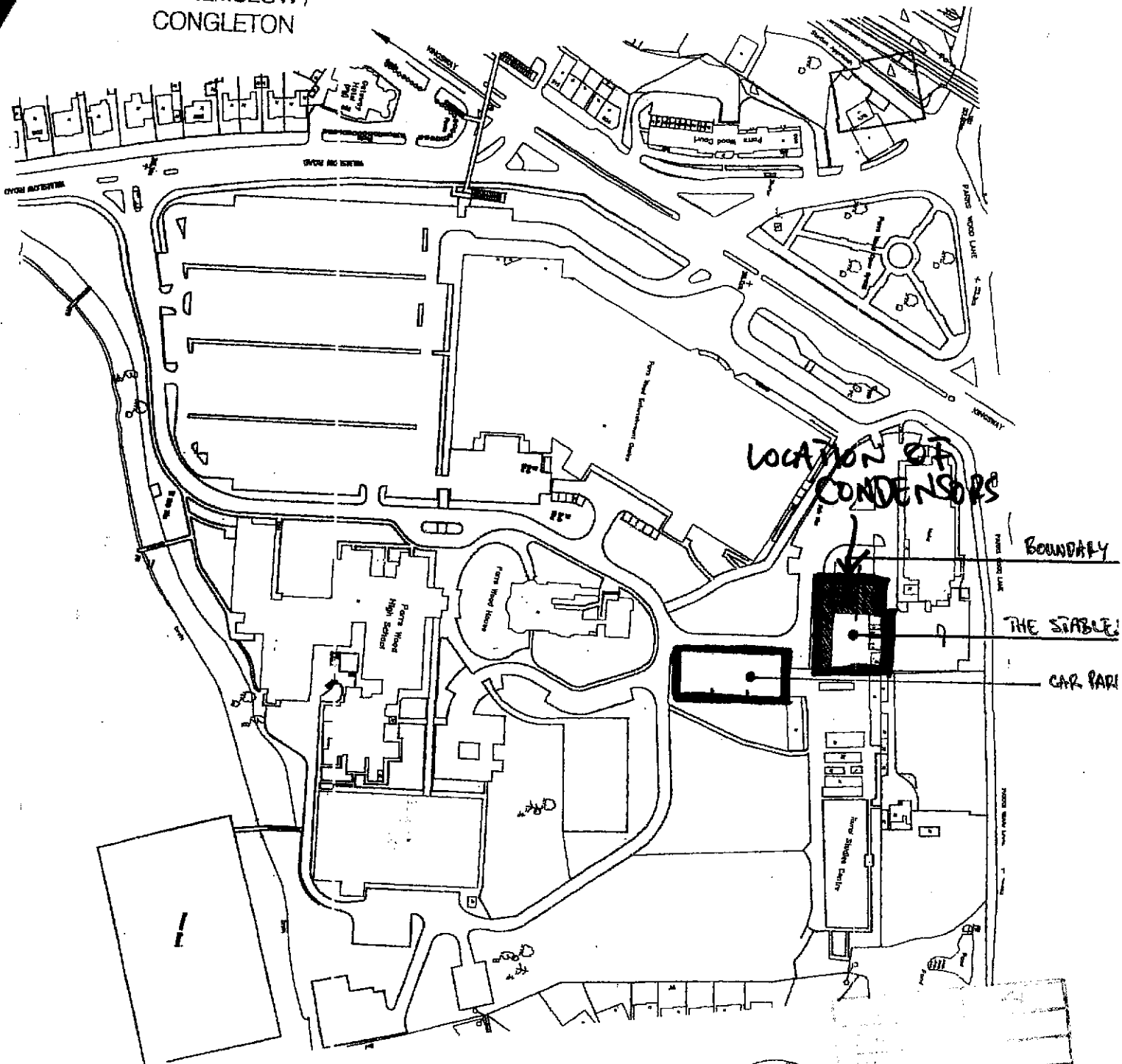
Signed.....



Peter Babb, Head of Planning

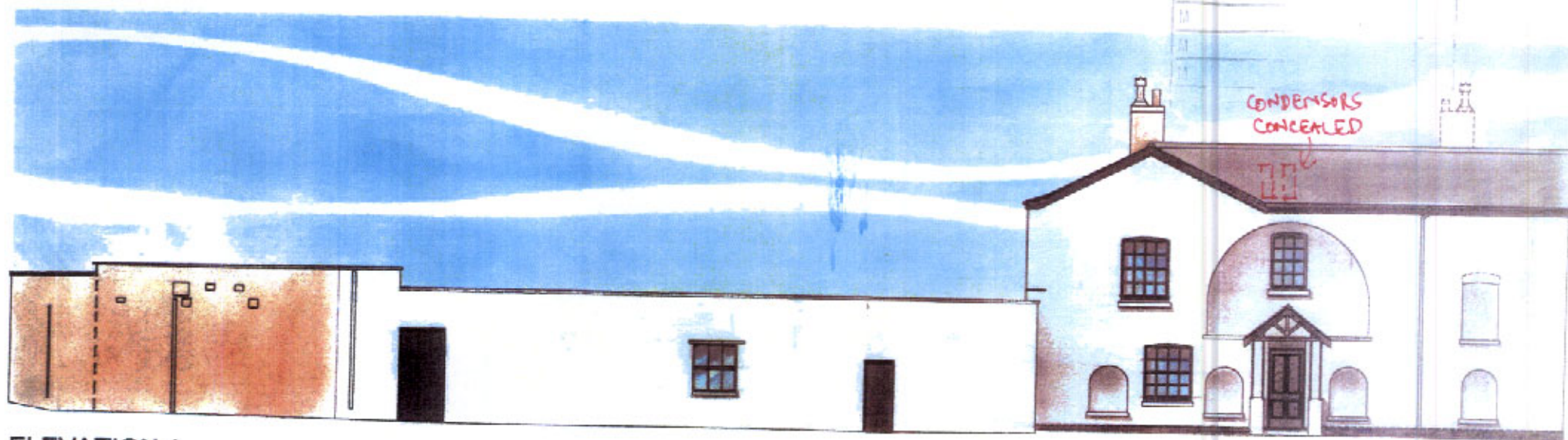
on behalf of the Council
Town Hall,
Manchester M60 3NY

TO WILMSLOW /
CONGLETON



NO.	DATE
1	1.1.2015
2	
3	
4	
5	
6	
7	
8	
9	
10	

LOCATION PLAN
SCALE 1:2500
3857/100



ELEVATION 1

PLANNING	
ACKD	
REPLD	
REC'D	20 JAN 2006
IN	
OUT	
FILE	

CONDENSORS
CONCEALED

downs variava
ARCHITECTS

PROJECT:
Proposed
Elevations
DRAWING:
The Stables, Oldbury

The Towers
The Towers Business Park
Wilmshurst Road
Oldbury
Manchester
M20 2DD

DATE: July 06	DRAWN BY: 3057 PLD1	CHECKED BY:
SCALE: 1:100		

Tel: 0161 434 4414
Fax: 0161 448 2206

PLANNING		
ACKD		
REPLIED		
RECD 20 JAN 2006		
M	DATE	
A		
T		
COLLECTION		



ELEVATION 2

downs variava
ARCHITECTS

PROJECT
Proposed
Elevations
SOURCES
The Stables, Didsbury

The Towers
The Towers Business Park
Winstanley Road
Didsbury
Manchester
M20 2DG

DATE	DESIGNED BY	CHECKED BY
July 04		
SCALE	PROPOSED RCT	REF
1:100	3857 15.02	

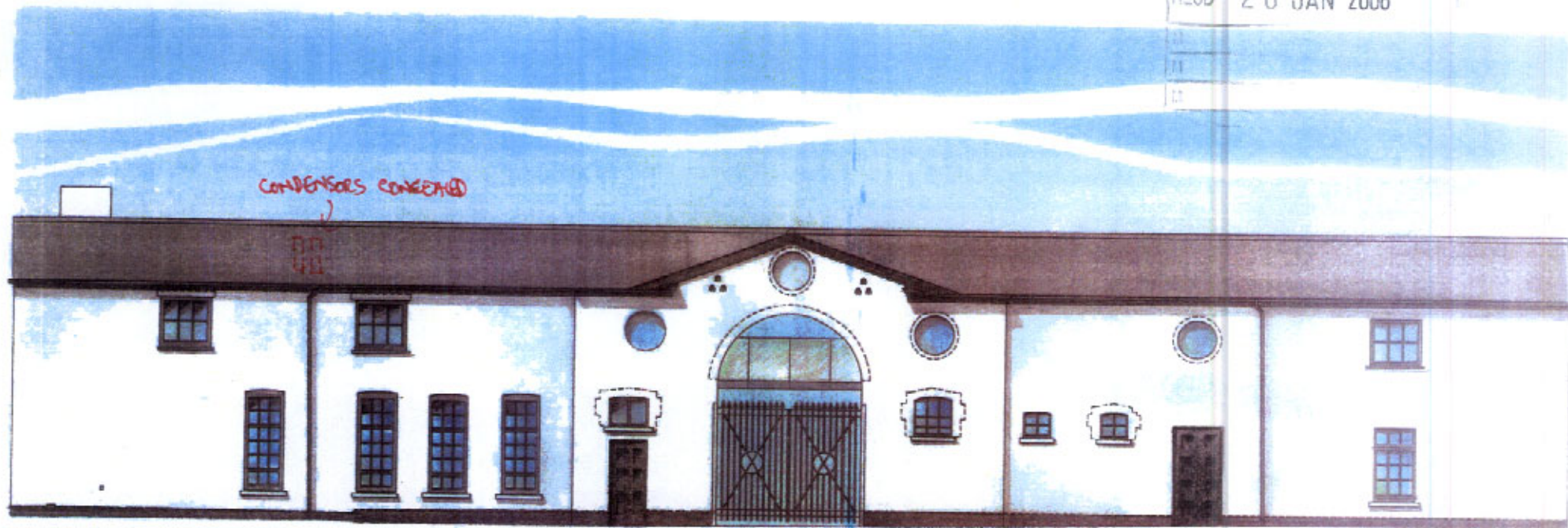
Tel: 0161 434 4414
Fax: 0161 448 2208

PLANNING

ACK'D

REPLIED

RECD 20 JAN 2006



ELEVATION 3

downs variava
ARCHITECTS

PROPOSED
Elevations

The Stables, Dishbury

The Towers
The Towers Business Park
Wimslow Road
Dishbury
Mansfield
M20 2DD

DATE	DATE BY	DATE BY
July 04		
SCALE	DRAWING NO.	NO.
1:100	3857 PL 03	

Tel: 0161 434 4454
Fax: 0161 445 2206

PLANNING	
ACKD	
REFLED	
RECD	20 JAN 2006
M	
M	
M	
EQUILATION	

take out brick infill to circular openings carefully. Install bottom hung steel framed double glazed windows finished to BS 00A09 mid grey 50% sheen

new glass and steel link bridge
new decorative wrought iron gate

CONDENSORS
CONCEALED.

UNIT 3.

ELEVATION 5

take out brick infill to arch headed openings carefully. Install Wintech Doors in "goalpost" frame finished to BS 00A09 with 4 panel glass surrounds back to steel frame behind brick inner leaf.

downs variava
ARCHITECTS

Project:
Proposed
Elevations
Location:
The Stables, Deansbury

The Towers
The Towers Business Park
Winstone Road
Oxton
Manchester
M20 2DD

DATE	DESIGNED BY	DRAWN BY
July 04		
SCALE	PROJECT NO.	FIG.
1:100	3857 PL05	

Tel: 0161 434 4454
Fax: 0161 440 2206

PLANNING	
ACK'D	
REPLIED	
RECD	20 JAN 2006



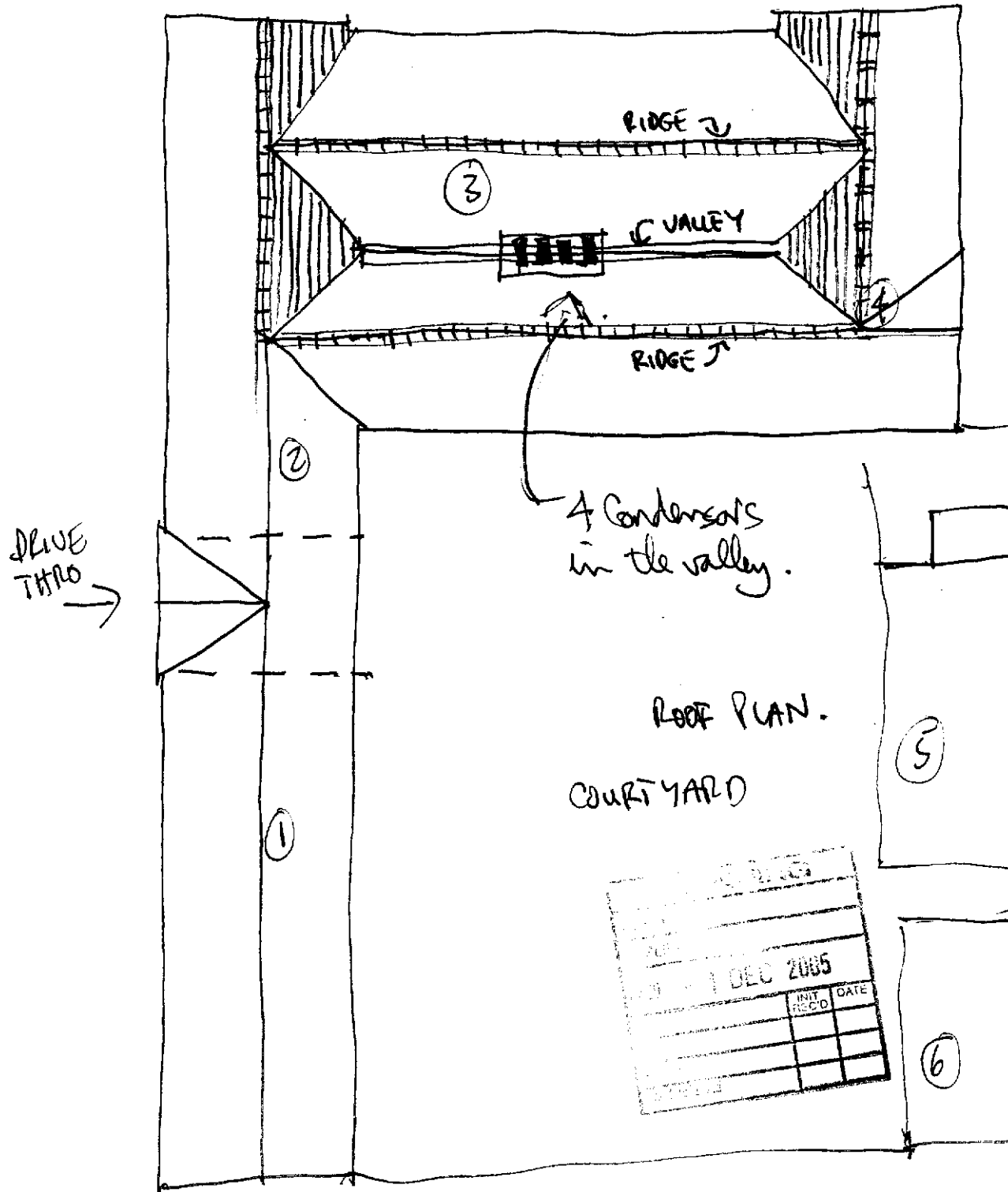
ELEVATION 6

downs variava
ARCHITECTS

PROJECT
Proposed
Elevations
The Towers
The Towers Business Park
Winstow Road
Oldbury
Manchester
M29 2DC

DATE	DRAWN BY	REVISOR BY
July 04		
SCALE	1:100	3/057 PL/06

Tel: 0161 434 4414
Fax: 0161 446 2206



ROOF PLAN
3857/101
SCALE 1:250



downs variava
ARCHITECTS

The Towers
The Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2UD

DATE	DEPARTMENT	DISPOSITION
Nov 04	rm	
BOOK#	DISP#	REF#
1-20	3857 / T23 A3	

Tel: 0161 434 4414
Fax: 0161 440 2206

3857. BIDEVEN STABLES.

DRA 3857-103

SKETCH OF PROPOSED HIC UNITS
+ SUPPORT FRAME TO UNIT 3.

