heritage unlimited
Historic Building Consultancy

13 PARK CRESCENT, RUSHOLME
MANCHESTER, M14 5RE

# HERITAGE STATEMENT

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REVISION SCHEDULE

| Rev | Date | Details | Prepared by | Reviewed by | Approved by |
|---|---|---|---|---|---|
| 1 | 15/11/2021 | Draft For Review | Shaun Moger Heritage Consultant | Paul Clarke Director | Client |
| 2 | 26/11/2021 | For Submission | | Shaun Moger Heritage Consultant | Client |


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# 1.0 INTRODUCTION

1.1. This Heritage Statement has been produced by heritage unlimited to support a planning application with regards to the extension of 13 Park Crescent, Rusholme.

1.2. The proposed application seeks to extend the rear of the property, primarily the north and west elevations, in order to increase the capacity of the hotel. It is understood that the hotel is also used under contract by Manchester City Council to house vulnerable people.

1.3. A previous application was made in July 2020 but subsequently withdrawn following a request from the planning officer to provide a Heritage Statement.

1.4. The property is not listed but lies within Victoria Park Conservation Area which was designated in Mark 1972. Conservation areas are defined by the National Planning Policy Framework (2021) (NPPF) as designated heritage assets.

1.5. As the proposed works affect several heritage assets, paragraph 194 of the National Planning Policy Framework (2021) (NPPF) requires a Heritage Statement to support the planning application. This document has been prepared in accordance with the requirements of the NPPF.

1.6. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.7. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.

1.8. This report has been compiled by Shaun Moger MSc Historic Building Cons and Paul Clarke BA (Hons) Arch Cons and is based on a site visit in September 2021 and desk-based research carried out in November 2021.

# 2.0 SITE LOCATION AND CONTEXT

2.1. The property is located on the north side of Park Crescent on the corner of Denison Road. Park Crescent is a circular street resembling a roundabout with a small park in its centre. The building is positioned in the northwest corner of the plot with a large guest parking area to the south.

2.2. The property is a large, detached hotel built in the interwar period. It is constructed from red brick with white painted render at first floor level and a hipped red tile roof. It consists of the original 1930s structure to the south, a comparably sized 1950s extension to the east (linked corner-to-corner). A 1980s single storey range also extends northeast from the rear elevation of the original building. A small free-standing storage building is located in the northern corner of the plot and a garage is attached to the west elevation.

2.3. The area is characterised by a few examples of quality 19th and early 20th century architecture from the early development phase(s) of Victoria Park. These are now outnumbered however, by inter- and post-war residential development in the form of semi-detached houses, blocks of flats, and student halls of residence. The area is quite green with some parks and large front gardens containing well-established trees.

2.4. The hotel replaced an original building of the Victoria Park development which was demolished in stages in the interwar period. First the eastern half was removed, and the present building constructed, followed by the western half in the late interwar/early post-war period to make room for the existing housing development (see map regression, Figures 4-7).

2.5. The Hotel has previously operated under the names Sapphire Villa Hotel and Crescent Gate Hotel and is currently known as Park Crescent Hotel.

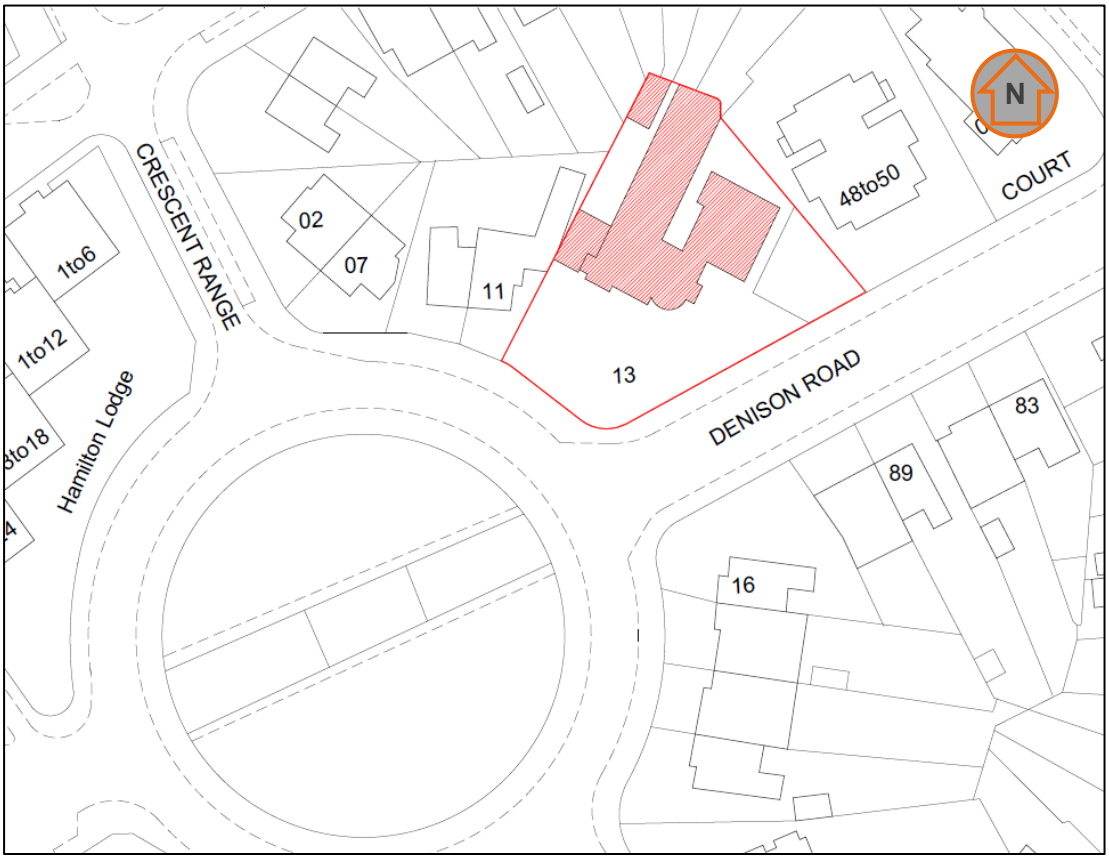


Fig.1: Site Location.

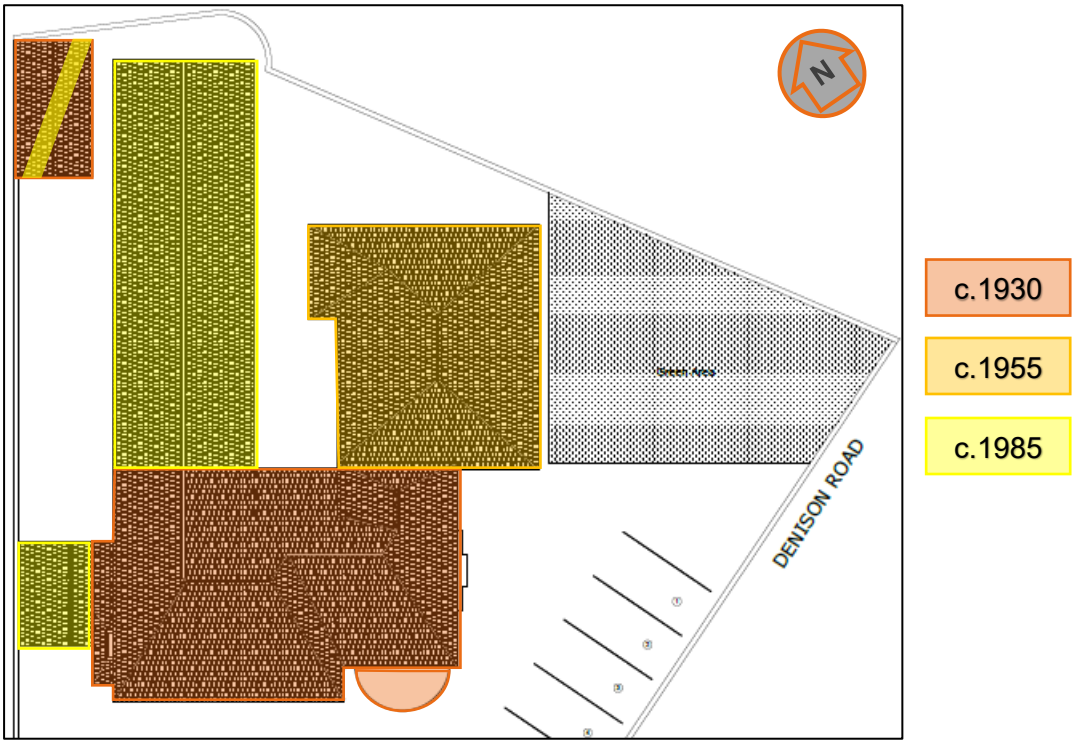


Fig.2: Building morphology of 13 Park Crescent. The detached store building, top left, is believed to be part of the 1930s development, but altered and adapted in the late 20th century.

# 3.0 IDENTIFIED HERITAGE ASSETS

3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.

3.2. This section of the document identifies the principal heritage asset, Victoria Park Conservation Area (VPCA). It will also address a nearby grade II listed property, Victoria Park Hotel, which is located further around the circular Crescent.

## Victoria Park Conservation Area

3.3. Victoria Park Conservation Area (Figure 3) was designated in 1972. A two-part draft appraisal was made in 2015 with further information on VPCA posted on the Manchester City Council website.

3.4. The appraisal states the character of VPCA is defined by:

- Planned streets with large residences set in extensive grounds. Though some of these original structures have gone, those which remain are of high quality and include examples of Gothic Revival, Neo-Classical, and Arts and Crafts architecture.

- Visual character and landscaping enriched by diversity of style and materials, trees, and large gardens to create a pleasant suburban environment.

- The use of buildings for residential and educational purposes and notable former occupants at the height of the area's popularity in the late 1800s. These include Charles Halle (founder of Halle Orchestra) and painter Ford Madox Brown.

3.5. The street plan of VPCA reflects the purpose of its initial design and development to provide a gated community for the middle classes in Manchester. The source of much of this 'new money' wealth came from the success of the cotton industry in the area. A desire subsequently grew amongst merchant, political, and cultural figures to escape the deprivation and pollution of Manchester to a more tranquil suburban environment.

3.6. Architect Richard Love was commissioned to plan a 70-acre private estate in the then independent township of Rusholme. The scheme was officially launched in 1837. Residents formed the Victoria Park Trust in 1845, by which time about a dozen houses had been built, nine of which still exist today. The area also once had substantial boundary walls and three toll gates with lodges, however these have since been removed. The incorporation of Rusholme into Manchester County Borough in 1885 brought official recognition of the Trust by the City Council.

3.7. A steady deterioration of the area commenced in the 1920s, when it was bisected by the construction of Anson Road, part of the A34, and a major route into Manchester. Infill development and changing economic and social circumstances since 1945 further accelerated the decline.

3.8. Victoria Park is home to 24 listed structures, all but one of which are grade II. The single grade I listing is the former First Church of Christ Scientist on Daisy Bank Road, now the Edgar Wood Centre. It was built in 1902, restored in 1976, and is considered a masterpiece of the Arts and Crafts movement. It is located in the northeast corner of the VPCA, some distance from the subject property.

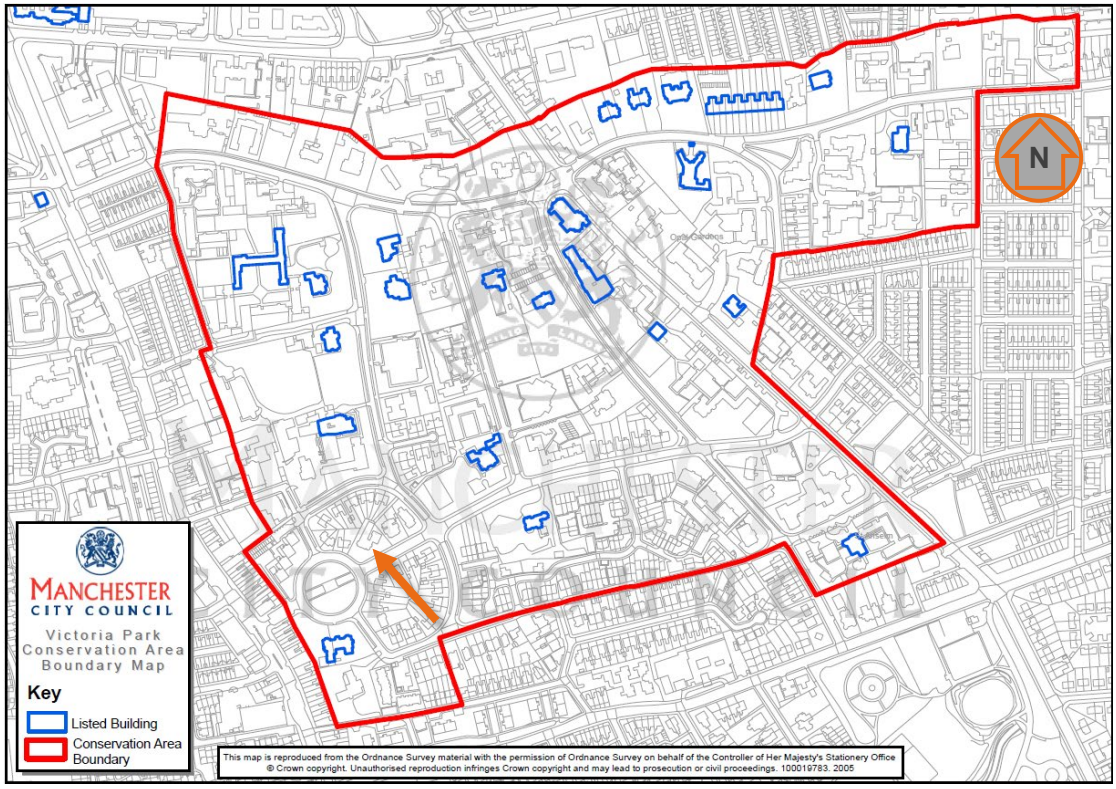


Fig.2: Victoria Park Conservation Area. Location of no.13 Park Crescent shown by arrow.

## Victoria Park Hotel

3.9. Approximately 100m south of no.13 is Victoria Park Hotel, 2-6 Park Crescent. It is a grade II listed building, first designated in October 1974, see **HS1** below for further listing details.

3.10. The property was initially three houses, built c.1840, which have since been combined into one large hotel. This makes it one of the founding buildings of the Victoria Park development designed by Richard Love in the 1830s. Like many of these properties, as seen on early maps in the regression (Figures 4-7), it is set back from the road with large grounds containing trees and parking areas to the front of the property.

3.11. It comprises of two storeys in an irregular H-plan formed by a long main range with wings. Viewed from the street it is characterised by the symmetry of the design. This includes a projecting gabled porch with an arch leading through to the front doors and similar projecting wings with bay windows at first floor level. Externally it is white painted stucco with the hoodmoulding over the windows and arches, gable coping, and banding painted black for striking contrast. It has a multi-pile slate tile roof with gable ends throughout.

## 50 Denison Road

3.12. The neighbouring property to the east, 50 Denison Road, is not listed at either national or local level, however it has the potential to be a non-designated heritage asset. This is due to its age, shown as 1878 on tiles on the front elevation, and subsequent contribution to the originality and character of the area.

3.13. It is a large building of brick construction, three storeys over basement/lower ground floor, and is subdivided into flats. The front (south) elevation features decorative tiles and brickwork and, arched windows, and projecting bay windows on the first floor.

Fig.4: Ordnance Survey map of 1915-16, published 1922. Arrow denotes the future location of no.13. Victoria Park Hotel (then three properties), now listed grade II, is circled.

Fig.5: Ordnance Survey map published in 1935, the first to show the plan form of the original section of the existing no.13 Park Crescent. Victoria Park Hotel circled.

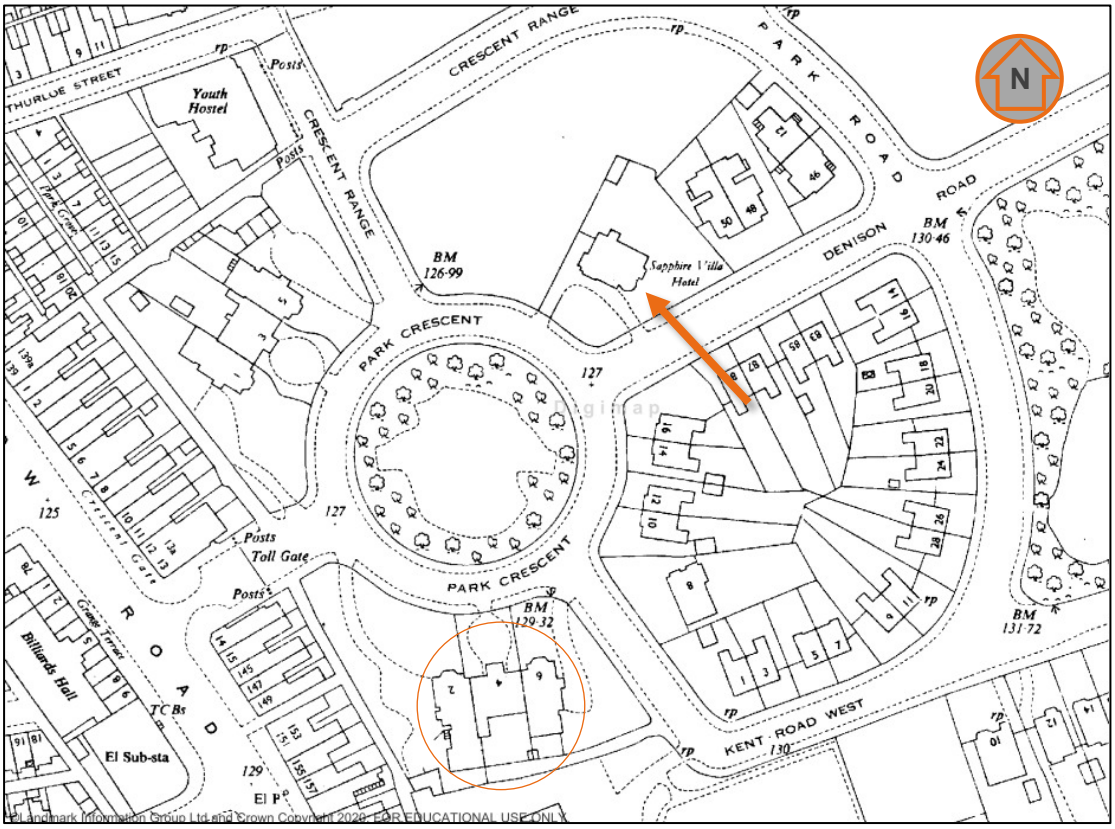


Fig.6: Ordnance Survey map published 1951 showing no.13 before extension and under a previous name, the Sapphire Villa Hotel. The house and plot to the west of it has been cleared.

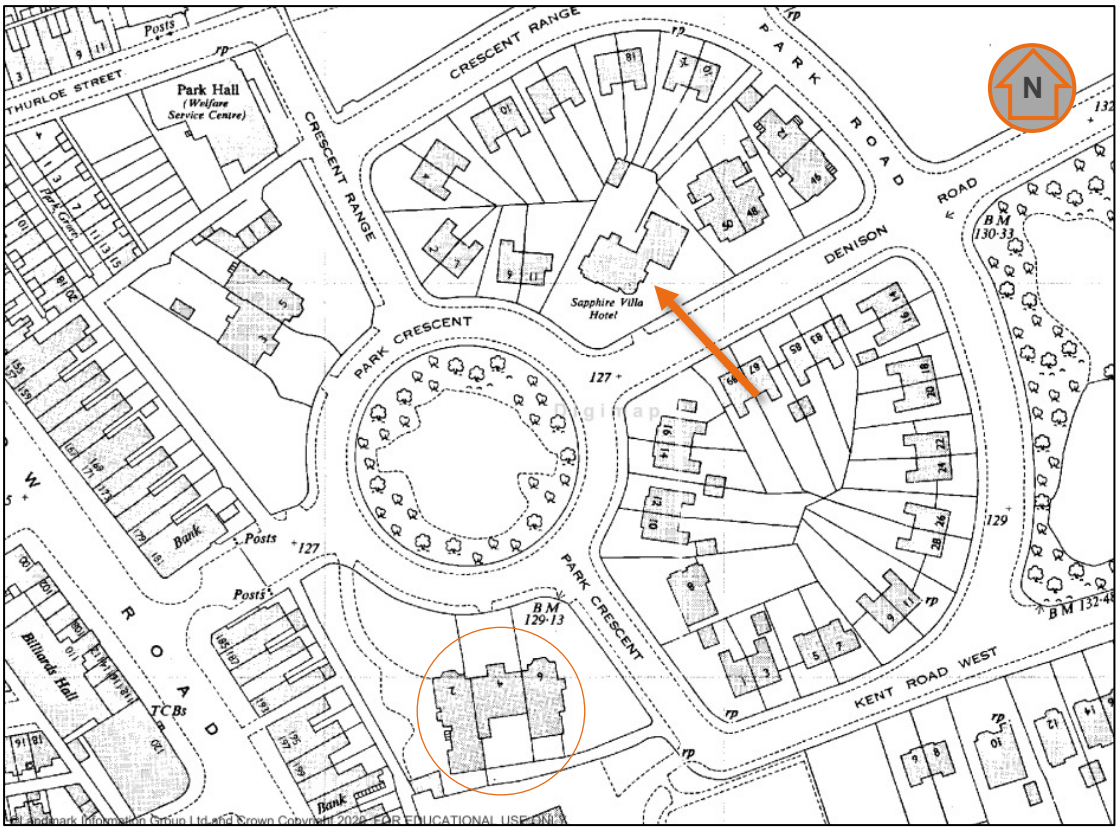


Fig.7: Ordnance Survey map published 1961-65 showing the northeast extension and new development to the west of the property.

# 4.0 PLANNING LEGISLATION AND POLICIES

## Legislation

4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.

4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.

4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than 'guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, '*The NPPF is the Government's planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its "Introduction" acknowledges that "[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise", and that "[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions". Paragraph 12 recognizes that the NPPF "does not change the statutory status of the development plan as the starting point for decision making". Paragraph 13 describes the NPPF, correctly, as "guidance for local planning authorities and decision-takers", which, in the context of development control decision-making, is "a material consideration in determining applications". Paragraph 215, in "Annex 1: Implementation", says that "due weight should be given*

*to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)", but this too is guidance for decision-makers, without the force of statute behind it'.*

4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.

4.5. Section 72(1) of the above-mentioned Act is relevant to the proposed development and provides the statutory test against which planning permission affecting conservation areas, as designated heritage assets should be assessed by the Local Planning Authority.

4.6. Section 72(1) states, *'In the exercise, with respect to any buildings or other land in a conservation area, of any… special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

## National Planning Policy Framework (2021)

4.7. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.

4.8. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.

4.9. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built, and historic environment.

4.10. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 194), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.

4.11. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.

4.12. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 199, 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 (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'. NPPF paragraph 200 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.

4.13. NPPF Paragraphs 201 and 202 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (NPPG) provides useful guidance on assessing harm in relation to these definitions and gives the following 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'. The NPPG quantifies substantial harm (NPPF paragraph 201) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its

significance may therefore not be harmful to the asset. The NPPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 202) or no harm at all'. However, it is important to consider each development in its own context as the NPPG also identifies that minor works have the potential to course substantial harm to the significance of an asset.

4.14. Paragraphs 201 and 202 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The NPPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The NPPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long- term conservation.

4.15. The requirement for non-designated heritage assets to be considered is set out in NPPF Paragraph 203 whereby a balanced judgement is require having regard to the scale of any harm or loss and the significance of that non-designated heritage asset.

4.16. The three points above relate to NPPF Paragraph 192, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

## Local Planning Policy

4.17. As well as legislation and national planning policies relating to the historic environment, Manchester City Council's Core Strategy Development Plan (2012) contains local planning policies in relation to the historic environment. Relevant policies include:

EN3: Heritage

- 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.

C5: Central Manchester District Centres - Hulme, Longsight and Rusholme

- The improvement to the quality of the environment in Rusholme and Longsight is a priority to help retain and attract shoppers and visitors.

# 5.0 ASSESSING SIGNIFICANCE

5.1. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principals (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.

5.2. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.

5.3. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and is setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.

- **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
- **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
- **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.
- **Communal value** includes social, commemorative or spiritual value, local identity and the meaning of place for people.

5.4. The assessment of significance draws upon information contained in the section on Heritage Assets and uses the values defined above to establish the level of significance detailed below:

- Features of the asset which contribute to the principal historical and architectural interest are considered to be of **high significance**.
- Features of the asset which noticeably contribute to the overall architectural or historical Interest and may include post construction features of historic or design interest are considered to be of **medium significance**.
- Features of the asset which make a relatively minor contribution to the historic and architectural interest are considered to be of **low significance**.
- Features which do not contribute to the historic and architectural interest of the asset, and in some cases may even detract from the significance are therefore considered to be either **neutral or detracting**.

## Assessing Setting

5.5. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England is the primary guiding document for assessing setting.

5.6. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.

5.7. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.

5.8. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (NPPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.

5.9. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:

**Step 1:** identify which heritage assets and their settings are affected;

**Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

**Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance;

**Step 4:** explore ways of maximising enhancement and avoiding or minimising harm;

**Step 5:** make and document the decision and monitor outcomes.

## Significance of Victoria Park Conservation Area

5.10. The significance of the conservation area is derived from its historical development of mid-late 19th and early 20th century architecture. These developments were executed as part of a purpose-built gated community from 1837 onwards. The architecture of the original/primary properties in the area includes Victorian and Arts and Crafts styles, however these are now outnumbered by inter- and postwar residential infill developments. Victoria Park Conservation Area is a heritage asset considered to be of **medium significance.**

## Significance of Victoria Park Hotel

5.11. The significance of the listed building on Park Crescent, Victoria Park Hotel, is defined by its architectural character, construction materials, and history as one of the original properties of Victoria Park. The building subsequently contributes to the wider setting and streetscape of the area and has **medium significance.**

## Significance of 50 Denison Road

5.12. 50 Denison Road is neither nationally nor locally listed, but has the potential to be considered an NDHA. It is defined by its architectural character, construction materials, and age which makes it one of the surviving late 19th century properties in Victoria Park. The building subsequently contributes to the wider setting and streetscape of the area and has **low significance.**

# 6.0 PROPOSED WORKS AND ASSESSMENT

## Proposed Works

6.1. The proposed works are intended to increase the capacity of the Hotel (Park Crescent Hotel).

- The application seeks to extend the rear of the property, adding to the north and west elevations. The primary method is by doubling the height of the existing single storey range to the rear of the property above its original plan form. A new single storey extension of equal length will also be added alongside it to the west elevation.

- The storage building will be removed in order to make room for the new ground floor extension. It will be relocated to the first floor above the new extended garage which will be extended north and south to allow room for two cars parked end-to-end.

- The new roofline will take inspiration from the existing but at a slightly lower ridgeline, to match the 1950s extension. This ensures that the original and new sections can be easily distinguished. The proposed roof will be hipped and covered in plain clay tile.

## Assessment and Impact

6.2. The proposed works cause minimal change to the appearance of the property in terms of form and materials when viewed from the public realm - a key consideration for conservation areas. Therefore, the character is unaltered and there is **negligible impact** on Victoria Park.

6.3. The plan form and ratio within the plot will not be greatly increased, therefore maintaining the spatial characteristics of the area.

6.4. The works also ensure the continued and improved use of the property as a hotel, something which it has been since the interwar period. It is also not the only large hotel on the street, with Victoria Park Hotel occupying 2-4 Park Crescent. Therefore, the works are consistent with use and the residential character of the area.

6.5. The property is considered to be a sufficient distance (100m) from the Victoria Park Hotel, and the works minor enough when viewed from the street, that they have **no impact** on the listed building. Similarly the proposed works are not considered to have any impact on 50 Denison Road which is currently unlisted but has NDHA potential.

6.6. In summary, the proposed works are considered to preserve the character and appearance of the conservation area and do not have any impact on nearby listed buildings.

# 7.0 CONCLUSION

7.1. Paragraph 195 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage asset affected by the proposed works and its significance.

7.2. It is concluded that the proposed work will not be harmful or adversely impact on the character and appearance of the conservation area.

7.3. With regards to the development meeting the statutory test provided by 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is for development to preserve the character or appearance of a conservation area.

7.4. The works are considered to meet the tests provided by the Planning (listed Buildings and Conservation Areas) Act 1990 as the works will preserve the character and appearance of the conservation area.

7.5. It should be remembered that Historic England defines preservation in this context as not harming the interest in the building (or heritage asset), as opposed to keeping it utterly unchanged.

7.6. With regards to NPPF paragraphs 199 to 202, as no harm will be caused to the designated asset, no public benefit is required. However, the increase in capacity of the hotel does bring public benefit, as this improves the ability for it to be used under contract by Manchester City Council to house vulnerable people.

7.7. In regard to local policy, as discussed above, the proposal preserves the character and appearance of the conservation area. The design and materials of the proposal reflect the specifics of the host building as well as retaining its scale and relationship within the conservation area and local context. It will also not alter the gardens or boundaries and will not harm views through Victoria Park. The continued use of the property as a hotel also fulfils the priority aim for attracting visitors to Rusholme, as outlined in policy C5. It is subsequently considered that the proposal accords with adopted polices EN3 and C5.

7.8. In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed development be approved.

# 8.0 SOURCES

Ministry of Housing, Communities & Local Government (2021), *National Planning Policy Framework.*

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) http://planning guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (NPPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Manchester City Council – Victoria Park Conservation Area (website)

Rusholme and Fallowfield Civic Society Draft Conservation Area Appraisal 1&2 (2015)

RusholmeArchive.org

ManchesterHistory.net

Manchester Local Development Framework - Core Strategy Development Plan (2012)

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# HS1

## Listing Description

| | |
|---|---|
| Listed Building Name | VICTORIA PARK HOTEL |
| Address | VICTORIA PARK HOTEL, 2-6, PARK CRESCENT |
| List Entry Number | 1271228 |
| Grade | II |
| Date First Listed | 03 October 1974 |
| Date Amended | 06 June 1994 |
| National Grid Reference | SJ 85339 95193 |

## Listing Description

MANCHESTER

SJ8595 PARK CRESCENT, Rusholme 698-1/22/812 (South side) 03/10/74 Nos.2 TO 6 (Even) Victoria Park Hotel (Formerly Listed as: PARK CRESCENT, Rusholme (South side) Nos.2 TO 6 (Even))

GV II

Three houses in one composition, now all in one as hotel. c.1840, altered. Stucco, painted white, with slate roof. Irregular H-plan formed by long main range with wings, plus projected porch. Gothick style. Two storeys, a 1:3:1 window range, the 3-bay centre breaking forwards slightly (2-storey gabled porch projected from this) and linked by short re-entrants to projected gabled wings; with plinth, sill-band to the centre, and coped parapet stepped over gables. The porch has a segmental-pointed arched outer doorway with hoodmould, a window in each side matching this, a similarly arched inner doorway with geometrical traceried fanlight, a band stepped up in the centre to the sill of sashed cross-window at 1st-floor window which has margin panes and hoodmould, and gable coping with kneelers and finial. The other windows at 1st floor match this except for small inserted windows in the re-entrants; the ground floor has canted bay windows to the wings, that to the right with similar margin-paned sashes but that left (which is larger) with 4-pane sashed glazing, and large tripartite sashes to the 2nd and 4th bays. Ridge chimney to right of centre. Rear and interior not inspected.