

Heritage Statement Addendum

The Red Lion, Withington

October 2021

Introduction

1. This Heritage Statement Addendum has been prepared by Turley (Heritage and Townscape) on behalf of JW Lees in connection with applications for planning, listed building and advertisement consent for internal and external refurbishment works ('the Proposed Development') at The Red Lion, Wilmslow Road, Withington, Manchester ('the Site'). The formal descriptions of the applications are as follows:
 - *'Erection of a single storey rear extension and entrance following demolition of existing conservatory; removal of existing smoking shelter and erection of a new part covered timber pergola and a covered pergola; introduction of new external lighting; formation of a new customer access; building repairs; removal of existing store and relocation of existing garage; and reconfiguration of existing car park. (LPA Ref: 130967/FO/2021).'*
 - *'LISTED BUILDING CONSENT for erection of a single storey rear extension and entrance following demolition of existing conservatory; removal of existing smoking shelter and erection of a new part covered timber pergola and a covered pergola; introduction of new external lighting; formation of a new customer access; building repairs; removal of existing store and relocation of existing garage; reconfiguration of existing car park; internal refurbishment works; and the installation of external replacement signage (LPA Ref: 130968/LO/2021).'*
 - *'Advertisement consent for the display of individual letter signs to the north, east and south gable walls of the building; externally illuminated free standing welcome sign; pictorial post and amenity sign; double sided free standing box display sign; together with brass menu box and non-illuminated information building mounted signs (LPA Ref: 130950/AO/2021).'*
2. Since the submission of the planning and listed building consent applications in July 2021, the details of the Proposed Development have been amended following review of comments from consultees including the Manchester City Council Conservation Officer.
3. This addendum considers whether the amended proposals have any effect upon the assessment of impacts upon the significance and setting of relevant heritage assets within and in proximity to the Site. The addendum should be read in conjunction with the earlier Heritage Statement, entitled 'Heritage Statement. The Red Lion, Withington' prepared by Turley (Heritage and Townscape) and dated June 2021. The Heritage Statement provides descriptions of the significance and setting of those heritage assets of relevance to the applications.
4. A detailed response to the consultee comments which were received following submission of the original consent applications has been prepared separately. It is included as Appendix 1 of the Supplementary Planning Addendum.

The Proposed Development

5. Full details of the amended scheme are provided in the following drawings and documentation as prepared by Fusion By Design
 - Proposed Site Plan (Drawing No. 4007-PL03, Revision E)
 - Proposed Ground Floor Plan (Drawing No. 4007-PL04, Revision F)
 - Proposed Ground Floor Plan – Demolitions (Drawing No. 4007-PL06, Revision C)
 - Existing and Proposed External Elevations (Drawing No. 4007-PL05, Revision E)
 - Schedule of Works to accompany Drawing Nos. 4007-PL0D and 4007-PL0F
6. The amendments to the proposed scheme can be summarised as follows:

External Works

- The existing rear conservatory with glazed roof will now be retained, adapted and refurbished (the previous proposals involved demolition and replacement of the conservatory). The glazed roof of the existing conservatory will be replaced with a slate tile pitched roof and new replacement windows and new bifold doors will be added.
- The entrance porch to the rear conservatory will be retained.
- The existing outside covered pergola will be retained.
- The large pergola has been removed from the proposals. Instead, three fixed gazebo structures will be added to the rear beer garden area, situated to the immediate west of the beer garden wall. Festoon lights will be included between the gazebos.
- The new entrance gate through the beer garden wall, to the south of the building, is no longer included within the proposals. There will therefore be no changes to the front carparking area
- There are no longer any works to the garage within the rear carpark proposed, and there will therefore be no change to the rear car parking area.

Internal Works

- The raised timber floor within the Bar Dining Area will be retained and subject to localised extension. New fixed seating, timber glazed screens, new flooring and decorations will be added to the non-original raised floor area.
- The 20th century conservatory will be subject to internal refurbishment, including new lighting, electrics, floor finishes and decorations
- The rear entrance lobby will be subject to internal refurbishment including new lighting, electrics, floor finishes and decorations

- The Ladies 1 and Gents 1 customer toilets will be subject to alterations, including removal of internal walls and re-planning of the area to create a larger ladies toilet area including new sanitary ware, walls, doors, electrics, lighting, flooring, wall tiling and decoration

Signage and External Lighting

7. The signage and lighting proposals have been adjusted and rationalised in response to consultee comments.

Consideration of Impact

Summary of Legislation and National Planning Policy

8. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council has a statutory duty to have special regard to the desirability of preserving the listed building, its setting and any features of special interest it may possess (s.16 and s.66 of The Planning (Listed Buildings and Conservation Areas) Act 1990). The Council also has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (s.72).
9. The meaning of ‘preservation’ in this context, as informed by case law, is taken to be the avoidance of harm and these are matters to be given considerable importance and weight.
10. The NPPF requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duties of the 1990 Act with respect to listed buildings and conservation areas.
11. The key heritage issues to be addressed in assessing the Proposed Development can be summarised as:
 - The effect of the proposed internal and external works upon the significance of the Grade II listed building of The Red Lion
 - The effect of the external works upon the special character and appearance of the Withington Conservation Area.
12. Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
13. Paragraph 199 requires when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight should be given to the asset’s conservation. ‘Conservation’ is defined by the NPPF as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*¹
14. Paragraph 206 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Paragraph 207

¹ MHCLG (2019) The National Planning Policy Framework (NPPF) – Annex 2: Glossary

highlights that not all elements of a conservation area will necessarily contribute to its significance.

15. A full review of relevant legislation, national and local planning policy and guidance is set out at **Appendix 1** of the Heritage Statement.

External Works

16. The revised proposals include the retention, adaptation and refurbishment of the existing rear conservatory. The current glazed roof will be replaced with a slate tile pitched roof, which will be in keeping with the vernacular character of the public house. The existing entrance porch to the conservatory area will be retained. Replacement windows and new bifold doors will be added, and this will mean that the conservatory remains legible as a modern addition to the building.
17. The existing covered pergola (smoking shelter) is retained under the revised proposals (the original proposals included for its demolition and replacement with a timber pergola structure and a new gazebo). Adjacent, to the south of the existing pergola / smoking shelter, three fixed gazebo structures would be added, situated to the immediate west of the modern beer garden wall, and approximately within the area where there are currently two umbrella covered areas. The proposed structures within the grounds to the rear of the listed building would be separate and unattached to the listed building and have no direct effect upon its fabric. They would be subservient to the listed building and, due to their location at the rear of the building, would not be visible from Wilmslow Road, and would not affect the character and appearance of the conservation area or the contribution that the Red Lion makes to this area.
18. Some elements of the original proposals have been removed from the revised proposals, including alterations to the beer garden wall to the south of the building, and the partial removal and alteration of an outbuilding within the rear carpark area. These elements of the original proposals had no effect upon the special interest of the listed building, and their removal from the scheme would also not affect the special interest of the listed building.

Internal works

19. The revised proposals now include the retention of several areas of raised (modern) timber flooring, including within the ladies and gentleman's toilets and within the bar dining area (as shown in Figures 1 and 2 below). A small extension to the area of raised flooring (at its eastern end) would be added. As the new area of raised flooring would be situated adjacent to an existing area of raised flooring it would have only a limited effect upon the ability to understand the original layout of the building. It would be positioned over an area where the existing floor surface is of modern date. No original architectural features of the building would be affected and this change would not affect the special interest of the listed building.
20. The revised proposals include the retention, alteration and refurbishment of the late 20th century conservatory and rear entrance lobby. In both of these areas internal refurbishment works, including new lighting, electrics, floor finishes and decorations would be added. The conservatory and its associated porch are modern additions, and do not contribute to the special interest of the building. Accordingly these internal refurbishment works would not affect the buildings special interest.
21. Alterations within the Ladies 1 and Gents 1 customer toilets would remove only modern elements (including internal walls, sanitary ware etc). The area would then be re-planned and

new sanitaryware, walls, doors, electrics, lighting, flooring, wall tiling and decoration installed. These works would affect only modern additions to the building and would have no effect upon the building's special interest.



Figure 1: General images showing the modern raised floor of the bar dining area with 19th century beams (left) and the main bar area, with the raised floor of the dining area visible at the left of the image (right) (2021)

Signage and External Lighting

22. Amendments have been made to the proposed signage and lighting scheme for the building. The revised proposals seek to replace and rationalise signage which is already present. The simple gold pin lettering proposed for signage is more sympathetic and will improve the appearance of the building. The revised lighting scheme has been rationalised in response to the consultee comments. A number of rendered views showing the extent and detail of the revised signage and lighting scheme are included within the application submission. In combination with the other works to the exterior of the building, including removal of all redundant cables and wiring, it is considered that the replacement and rationalisation of signage and lighting across the building would improve its appearance.

Statutory Duties and NPPF Policy

23. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council has a statutory duty to have special regard to the desirability of preserving the listed building, its setting and any features of special interest it may possess (s.16 and s.66 of The Planning (Listed Buildings and Conservation Areas) Act 1990). The Council also has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas (s.72).
24. The revised proposals include changes to the interior of the Red Lion building. These changes will have no effect upon historic elements of the building and will not affect its special interest. They will serve to improve the facilities within the building and ensure its continued use and function as a public house.
25. There will be limited notable change in the appearance of the Red Lion as viewed from Wilmslow Road. The Red Lion building will remain appreciable as a historic element of the townscape and of contrasting scale and style to the later commercial buildings of the conservation area. The contribution the Site makes to the Withington Conservation Area will therefore be maintained.

26. In light of this, it is concluded that the Proposed Development will preserve the special architectural and historic interest of the Red Lion and the character and appearance of the Withington Conservation Area. There is an opportunity to enhance the significance of this part of the conservation area through the above works and the improvements to the listed building itself.
27. On this basis, the Proposed Development will therefore meet the objectives of Paragraphs 197, 199, and 206 of the NPPF and the requirements of s.16, s.66 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if the Council grants planning permission and listed building consent.

Local Planning Policy

28. The Proposed Development will help to ensure the ongoing use of the Red Lion as a public house and improve the existing outdated facilities. The proposals will preserve the character, setting and appearance of both the listed building and the Withington Conservation Area, and as such would be in compliance with Policy EN3 of Manchester's Core Strategy.

Conclusions

29. The Heritage Statement concluded that:
- The Proposed Development would not harm or affect the significance of the Red Lion or of the Withington Conservation Area.
 - The Proposed Development would therefore meet the objectives of the NPPF and the requirements of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if the Council grants planning permission and listed building consent. It also addresses Policy EN3 of Manchester's Core Strategy.
30. The proposals have undergone revision following review of consultee comments, and the revised proposals include a reduced number of changes to the building as existing.
31. The conclusions of the original Heritage Statement have not changed as a result of the revisions to the proposals.