DICKINSON WAUGH

CONSERVATION

HERITAGE IMPACT ASSESSMENT

Proposed installation of roof mounted Kitchen extract and ventilation equipment

Albert's Restaurant and Bar

120 - 122 Barlow Moor Rd

West Didsbury

Manchester

M20 2PU

August 2021

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1.0 INTRODUCTION

1.1 This document has been prepared in order to provide an assessment of the likely impact of proposed alterations to an existing building located within a Conservation Area. The appraisal is concerned with the process of preserving or enhancing the character and appearance of the Conservation Area.

1.2 This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and in particular responds to policies outlined in the National Planning Policy Framework 2018 (NPPF). In respect of information requirements, paragraph 189 sets out 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."

1.3 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications 'Historic Environment Good Practice in Planning' notes 1 'The Historic Environment in Local Plans, GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets' (Second Edition).

1.4 Local level planning policy for West Didsbury comprises Manchester's Local Development Framework and Core Strategy Development Plan which was adopted in 2012. This assessment has been carried out with consideration given to Core Strategy Policy: EN3 – Heritage which states:

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.

1.5 Significance has been assessed in accordance with guidance as set out in Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' and the former English Heritage document entitled 'Conservation Principles, Policies and Guidance'.

1.6 The author Daniel Waugh has over 30 years' experience working with historic buildings. He studied a Master of Science Degree in Architectural Conservation at the University of Central

Lancashire and still has an active role in promoting the course. He is a member of the Chartered Institute of Architectural Technologists and a member of the Institute for Historic Building Conservation in addition to being a member of The Society of Architectural Historians of Great Britain.

1.7 A site survey and external visual inspection of the site was carried out in August 2018. Background research was conducted with reference to the Manchester interactive planning service, historic mapping databases, archived material, and through discussions held with the architect and applicant. The assessment of the proposals will be conducted with reference to a range of texts, particularly the Historic England good practise guides and local appraisals.

1.8 The following drawings have been assessed in preparation of this report:

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1741	EX01	Existing Ground Floor Plan / Site Plan
	EX02	Existing First Floor, Second Floor and Roof Plans
	EX03	Existing External Elevations
	EX04	Existing Sections
	PL05	Proposed Ground Floor Plan / Site Plan
	PL02	Proposed First Floor, Second Floor and Roof Plans
	PL03	Proposed External Elevations
	PL04	Proposed Sections

2.0 PROPOSAL OVERVIEW

2.1 The proposals comprise replacement of the existing roof mounted Kitchen ventilation system with a new system located on the flat roof to the rear of the building.

3.0 LOCATION AND SITE INFORMATION

Figure 1. Site Location Plan courtesy of the Manchester Interactive Map (not to scale). Site boundary edged in red.

3.1 120 – 122 Barlow Moor Road (Albert's Restaurant and Bar), formerly known as The Barleycorn PH, also referred to in this document as 'the building', is located at national grid reference - SJ 83865 91703.

3.2 The site has an area of approximately 1,400m^2 (0.35 acres) and the building footprint is approximately 500m^2 (5,380ft^2).

3.3 The building lies within the Albert Park Conservation Area as designated and under the authority of Manchester City Council.

4.0 CONTEXTUAL ASSESSMENT OF CONSERVATION AREA

4.1 The Albert Park Conservation Area was originally designated in 1988 and shares a boundary along Old Landsdowne Road with the Blackburn Park Conservation Area.

4.2 120 – 122 Barlow Moor Road (the building) is situated towards the mid-point of the southern boundary along Barlow Moor Road at the junction with Old Landsdowne Road.

4.3 There are four statutorily listed buildings within the conservation area, all of which are Grade II Listed Buildings.

4.4 Significant development within the area began during the latter part of the C19th, typically around the time of the construction of the Manchester South District railway line which provided easy access in and out of the city.

4.5 The building lies within an area bound by Barlow Moor Road, Palatine Road, Lapwing Lane and Burton Road which is acknowledged historically as comprising '*mainly three-storey pairs of semi-detached properties*'. The properties facing Barlow Moor Road were larger and more prestigious. 120 – 122 Barlow Moor Road is an example of the grander houses.

4.6 The building was originally constructed as a pair of large semi-detached dwellings within a substantial, divided plot. Historic mapping suggests that it remained as separate dwellings until the latter part of the C20th where from the mid 1970's it appears on a single plot. This was presumably around the time the dwellings were knocked in to one and the building was converted in to a public house (The Barleycorn).

4.7 Many of the houses within the conservation area were converted in to flats and bedsits. These were occupied primarily by students during the late C20th. Larger residences to the principal roads of Barlow Moor Road and Palatine Road were converted to institutional or hotel uses or in many cases, demolished to make way for developments of modern apartments (flats).

4.8 Didsbury is now a vibrant and popular suburb and a sought-after area to live. The majority of the historic building stock remains with a few modern infill developments. The quality of the buildings has improved measurably over the last two decades.

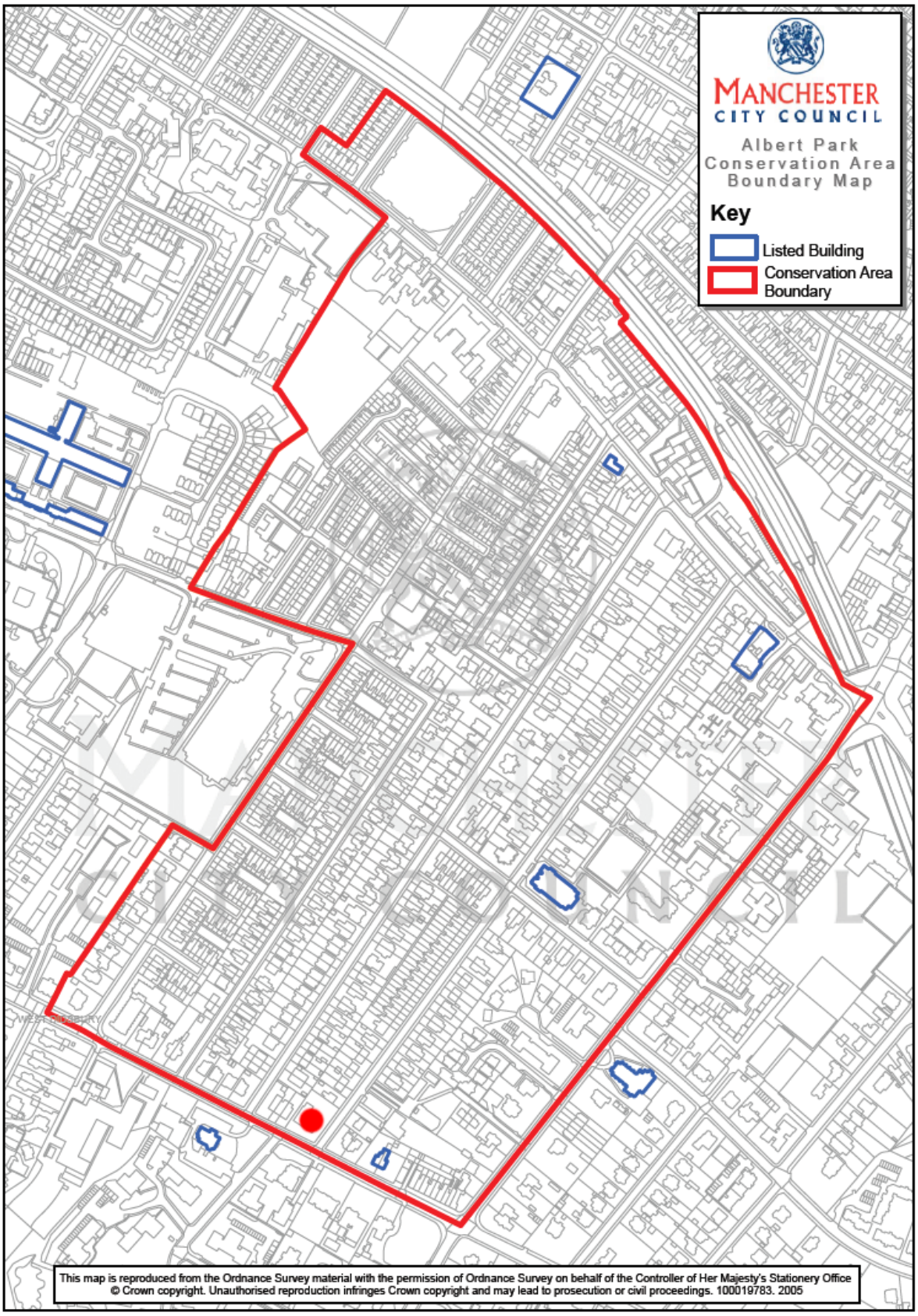

Figure 2. Map of South Hale Conservation Area. Location of application building is indicated with a RED dot.

5.0 ASSESSMENT OF HERITAGE VALUES (INTEREST)

5.1 An appraisal of the significance of the building has been carried out below. This process relates to the assessment of a range of heritage values as outlined by Historic England; formerly English Heritage in the 2008 guidance document which have been revised for the 2017 draft document.

These values are distilled under the following headings: Historic Interest (including Communal Interest), Archaeological Interest (formerly Evidential Value) and Architectural and Artistic Interest (formerly Aesthetic Value). The purpose of assessing these values is to enable an assessment of the site's significance - whether physically manifest (e.g. architectural features) or in some other less tangible form (e.g. historical associations) - so as to enhance the objective appraisal of proposals for the change to the building.

In essence this follows the approach generally advocated by Historic England, whereby necessary change in the historic environment is intelligently managed. A brief summary of the heritage values associated with the site, and more specifically those parts due to change under the proposals being considered, is given below, together with an indication on how these values contribute to the appraisal of significance

5.2 Historic Interest

5.2.1 Historic England consider that historical value "*can illustrate the story of past events, people and aspects of life*" (EH.2017.s28). This is generally regarded as either Illustrative whereby the site can be perceived to represent a period in history, Communal; where the place may invoke emotion or contribute to an individual's or community's sense of place or where a place can be a form of catalyst for memories associated with it or Associative where a connection with an event or person can contribute to the historic significance of a site.

5.2.2 The building is illustrative of a significant period of local development resulting from a period of enormous economic growth within Manchester. The original building was constructed at the same time as the local railway line and contributes to the layered interest and historic evolution of the area.

5.2.3 The building is a significant local landmark and will hold considerable communal value to local residents, many of whom would have interacted with the building along with past relatives. The building contributes to local distinctiveness and resident's sense of place.

5.3 Archaeological Interest

5.3.1 Described by Historic England as "*evidence of past human activity.*" (EH.2017.s38), archaeological interest is derived from one's ability to interpret the history and historic evolution

of an asset through visible and tangible features whether superficially evident or that could be revealed through investigation.

5.3.2 The building stands as a tangible link to local and wider history and possesses significant evolutionary / layered history having served as substantial and prestigious dwellings before being converted in to a public house and recently a restaurant.

5.4 Architectural and Artistic Interest

5.4.1 Architectural and Artistic Interest according to Historic England "*derives from a contemporary appreciation of the asset's aesthetics.*" (EH.2017.s42) and relates to sensory and intellectual stimulation and may be derived from detailed design produced by an architect or designer, or from direct creation by a craftsman or sculptor.

5.4.2 The building is a typical example of late, High Victorian polite domestic architecture and whilst it has received considerable modern intervention, it broadly retains its architectural identity primarily due to the steep pitched gables with fretwork barge boards to the principal and rear elevations. Modern additions are of varying quality but broadly speaking appear at least honest.

5.4.3 There are some regrettable changes which have served to dilute the architectural interest of the building, notably the render finish which now conceals some decorative brick and stonework and alters the overall appearance of the building considerably and also the loss of original, presumably two storey bay windows, which appear on historic mapping and would undoubtedly have matched those of the neighbouring property.

6.0 STATEMENT OF SIGNIFICANCE

6.1 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance. This is usually done by attributing levels of significance to the various aspects/parts of a building or site whereby, for example, more modern or unsympathetic additions to an historic building are deemed of less significance than, say, original features.

6.2 The building is a local landmark and significant contributor to the street scene and historic character and appearance of the conservation area within which it lies and is therefore considered to be a 'key building'. Such buildings are defined by Historic England as '*buildings of particular architectural or historic distinction which contribute significantly to the special character and appearance of a Conservation Area*'.

6.3 The building is defined as a non-designated heritage asset and therefore proposals which impact on its architectural interest and setting should be assessed.

6.3 The building is now a commercial building although it has retained strong ties its historic and original use. Proposals which seek to reinforce historic use should be considered favourably.

6.4 Ensuring that the building remains in viable and sustainable use is a primary objective. Past changes have clearly been necessary in order for the building to operate as a viable and sustainable business and it is anticipated that future changes will be required for the same reason.

6.5 The building has to earn its keep as it always has. The current use however, provides unique challenges in terms of conservation as public houses / restaurants belong to a very dynamic, ever evolving industry where operators are continually required to attract custom within a very competitive commercial arena. This results in frequent alterations and refurbishments which inevitably impact on heritage values.

6.6 The architectural significance of the building is also considered paramount. Changes to the external appearance of the principal elevation will require sensitive design and careful consideration; however, it is considered that the aesthetic and architectural values attributed to the building both inside and out, will always contribute to the appeal of the building.

6.7 The overall historic significance of the building within national context has been evaluated and is considered to be **LOW.**

6.8 The overall historic significance of the building within local context has been evaluated and is considered to be **LOW / MEDIUM.**

7.0 CRITICAL ANALYSIS OF PROPOSALS

7.1 The proposals comprise the replacement of flat roof mounted Kitchen extract and ventilation equipment. The proposals improve the overall efficiency of the equipment, and make regular maintenance more practical and safer.

7.2 It is difficult to establish whether the new units will be visible from the public realm. The existing equipment is well concealed but the proposed units are taller and certainly appear fairly conspicuous on the elevation and section drawings. The roof projections appear to be towards the middle to RHS of the roof when viewed from the car park and therefore any view of them from the road will be very limited.

7.3 The proposed units are mounted sufficiently away from the building for any impact on the setting and architectural interest attributed to it to be imperceptible.

Figure 3. View of the rear flat roof from the junction of Barlow Moor Road and Old Lansdowne Road

Figure 4. View of the rear flat roof from Lansdowne Road at adjacent to the car park entrance.

8.0 SUMMARY AND CONCLUSIONS

8.1 120 - 122 Barlow Moor Rd is a restaurant, former Public House and original Victorian dwelling situated within a Conservation Area.

8.2 The building is considered to contribute to the historic character and appearance of the Conservation Area (key building) and is a non-designated heritage asset.

8.3 The proposals comprise minor alterations in the form of the installation of mechanical equipment on the existing modern flat roof to the rear of the building.

8.4 The proposals have the potential to impact on the character and appearance of the Conservation Area and the heritage values and setting of the heritage asset. This document has been prepared in order to assess the impact.

8.5 This document contends that the visual appearance of the proposed equipment will broadly be imperceptible from within the public realm and therefore the character and appearance of the Conservation Area is preserved.

8.6 This document also contends that the proposed equipment is situated sufficiently far away from the historic section of the building that no harm is caused as a result of the proposal.

8.7 The proposals are therefore consistent with the objectives set out in the National Planning Policy Framework (CLG, 2012. S12 Para 131) stating:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

8.8 In conclusion, the author considers that the proposals present no significant risk in terms of unnecessarily compromising the significance of the Conservation Area and non-designated heritage assets, and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

8.9 It is therefore recommended that the application is permitted subject to conditions set out in accordance with Paragraph 55 of the National Planning Policy Framework ensuring that they are:

1. necessary;
2. relevant to planning and;
3. to the development to be permitted;
4. enforceable;
5. precise and;
6. reasonable in all other respects.

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