

Heritage Statement

The Red Lion, Withington

June 2021

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Client

JW Lees

Our reference

JWLM3016

June 2021

1. Introduction

- 1.1 This Heritage Statement (the ‘Statement’) has been prepared by Turley (Heritage and Townscape) on behalf of JW Lees. The purpose of the Statement is to identify the relevant heritage assets, proportionately assess their significance and assess the impact of proposals for internal and external refurbishment (‘the Proposed Development’) at the Red Lion, Wilmslow Road, Withington, Manchester (‘the Site’).
- 1.2 The Red Lion is Grade II listed (List Entry Number 1270511), and is also located within the Withington Conservation Area. In determining the submitted planning application and application for listed building consent, 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).
- 1.3 The National Planning Policy Framework (NPPF) (2019) provides the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 189 states the following:
- “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*
- 1.4 The Statement is structured as follows:
- Section 2 identifies the relevant designated heritage assets with potential to be affected by development.
 - Section 3 provides an overview of the history and development of the Site and the surrounding area.
 - Section 4 proportionately assesses the significance of the relevant heritage assets and the contribution made by their setting, where relevant.
 - Section 5 provides an impact assessment of the impacts of the Proposed Development upon the significance of the heritage assets.
 - Section 6 provides a summary and conclusions.
- 1.5 The assessment has been undertaken on the basis of published information, desktop archival research and a site visit. It has been produced in accordance with guidance set out in ‘Historic England Advice Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)’, ‘Historic England Advice Note 3: The Setting of Heritage

¹ MHCLG (2019) The National Planning Policy Framework (NPPF) – Paragraph 189

Assets (2017)’ and ‘Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019)’.

- 1.6 **Appendix 1** includes an overview of relevant heritage legislation, national and local planning policy and guidance.

2. Heritage Assets

- 2.1 The NPPF (2019) defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”²

Designated Heritage Assets

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Listed Buildings

The Red Lion (Grade II Listed Building)

- 2.3 The Site includes The Red Lion which was included on the statutory list of buildings of special architectural or historic interest on 03 October 1974. The list entry description states:

“Farmhouse or inn, now public house. C17 with later alterations and C20 additions. White-painted roughcast on brick, slate roof. Long single-depth plan (plus C20 additions to rear). Two low storeys and 6 windows; ground floor has doorways (d) and windows (w) arranged w-w-d-w-w-d-w, the doorways plain with C20 weatherboards, a C20 toilet window at the right-hand end, and all other windows on both floors 3-light horizontal sliding sashes with small panes. Interior: low ceilings with 3 roughly-chamfered C17 beams: one lateral beam in the room at the south end and 2 longitudinal beams in the centre room.”³

Conservation Areas

Withington Conservation Area

- 2.4 The Site is located within the Withington Conservation Area which was designed by Manchester City Council in July 1983. The summary description of the conservation area notes that it comprises *“principally of a linear shopping centre with some nearby housing at a point where one of the main radial road routes from the city centre branches: the junction of Wilmslow Road, Palatine road, Burton Road and Parsonage Road”⁴*.

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

³ <https://historicengland.org.uk/listing/the-list/list-entry/1270511>

⁴ https://secure.manchester.gov.uk/info/511/conservation_areas/1042/withington_conservation_area

3. The Site and the Surrounding Area

Location and Context

- 3.1 The Site (Figure 3.1) is located on the western side of Wilmslow Road, within Withington on the outskirts of Manchester City Centre.



Figure 3.1: Satellite View of the Application Site⁵: Wilmslow Road, Withington

- 3.2 The primary building within the Site is the Grade II listed Red Lion. The building is of two low storeys with adjoining single storey extensions to the south and a conservatory to the rear (west). To the rear of the building there is an open grassed area (formerly a bowling green), and at the southern edge of the Site, at the junction of Tatton Grove and Wilmslow Road is an area of car parking.

Historic Development

- 3.3 The Red Lion building dates to at least the 17th century, as noted in the Historic England list entry description. The building may have originated as a farmhouse or inn. The first readily available online plan to show the building is the First Edition Ordnance Survey plan from 1848 (Figure 3.2) which shows the building situated on the western side of Wilmslow Road, at its junction with the road which would become known as Marriot Street. The building is situated within a small area of gardens. The plan shows that the wider surroundings were at this time largely rural in nature with settlement comprising dispersed houses and farms situated along either side of Wilmslow Road and other roads in the wider area such as Yew Tree Road.

⁵

Google (2020) Google Maps:



Figure 3.2: Ordnance Survey, 6" to 1 mile, Lancashire Sheet CXI, Surveyed 1845, Published 1848. The approximate extent of the Site is marked in blue.

- 3.4 The area began to develop from the mid-19th century onwards, and by the 1890s when the first 25" Ordnance Survey plan was prepared (Figure 3.3) the area had undergone notable development, comprising a combination of terraced housing and larger semi-detached villas within large gardens. A police station and school are shown on the eastern side of Wilmslow Road for the first time.



Figure 3.3: Ordnance Survey, 25" to 1 mile, Lancashire Sheet CXI.7, Surveyed 1891-2, Published 1894. The Site is marked in blue

- 3.5 The 1891 plan (Figure 3.3) is the first to show the buildings of the Red Lion in detail, the plan annotates the building as an 'Inn'. The building appears to have originated as a

long single depth building, but by 1891 has been subject to notable extension to the rear. The main building is now shown to be approximately square in plan with extensions to the north. A series of three adjoining outbuildings are also marked to the immediate rear (west) of the main building, along with two other small buildings slightly further to the north. An area of grounds to the south and west of the Red Lion building is annotated as a bowling green. It has trees marked on its northern, western and southern sides. A garden area lies between the bowling green and Wilmslow Road and is marked as containing two trees. It is enclosed by a boundary wall running south from the south-eastern corner of the Red Lion building.

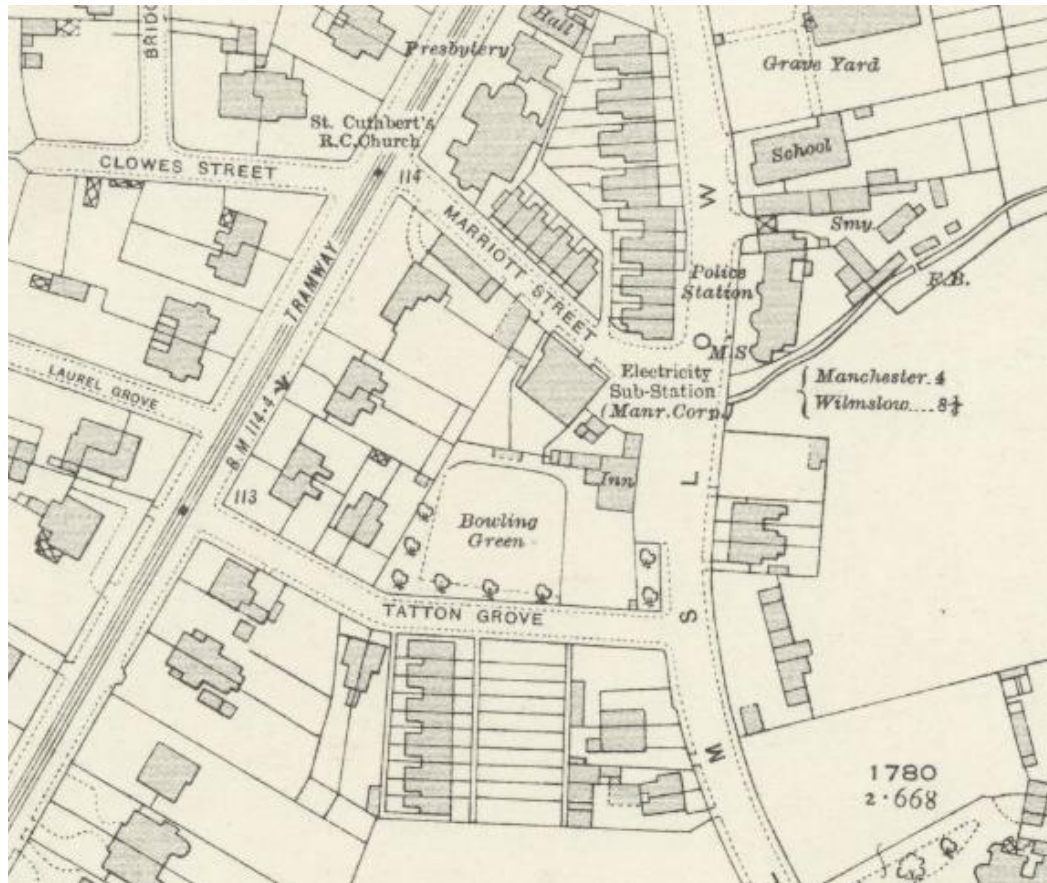


Figure 3.4: Ordnance Survey, 25" to 1 mile, Lancashire Sheet CXI.7, Revised 1916, Published 1922. The Site is marked in blue.

- 3.6 The 1916 plan (Figure 3.4) shows only one notable change to the Red Lion – an additional building element has been added such that the row of outbuildings to the rear of the property are now connected to it. In addition, a small building is marked to the immediate north of the bowling green for the first time; it is assumed to be a shelter associated with the green. Within the immediate vicinity to the north-east of the pub (and outside the Site) a large new building on the southern side of Marriott Street is a substation associated with the tramway, shown on the plan to run along Palatine Road (further to the west); the building can be seen beyond the pub in historic photographs (Figure 3.5).



Figure 3.5: Historic postcard showing Wilmslow Road, looking north, with the Red Lion visible at the left. The photograph is believed to date from c. 1900 (following the construction of the tramway and associated substation which is visible beyond the pub in this image).



Figure 3.6: The Red Lion, a photograph dating from 1925. The substation associated with the tramway can be clearly seen beyond the building. A taller rear extension to the Red Lion is also visible, above the ridgeline of the main building fronting onto the Wilmslow Road. (Manchester Local Image Collection)



Figure 3.7: The Red Lion in 1932. Signage on the building indicates that the northern end of the building was in use as the Red Lion Garage by this date. (Manchester Local Image Collection)

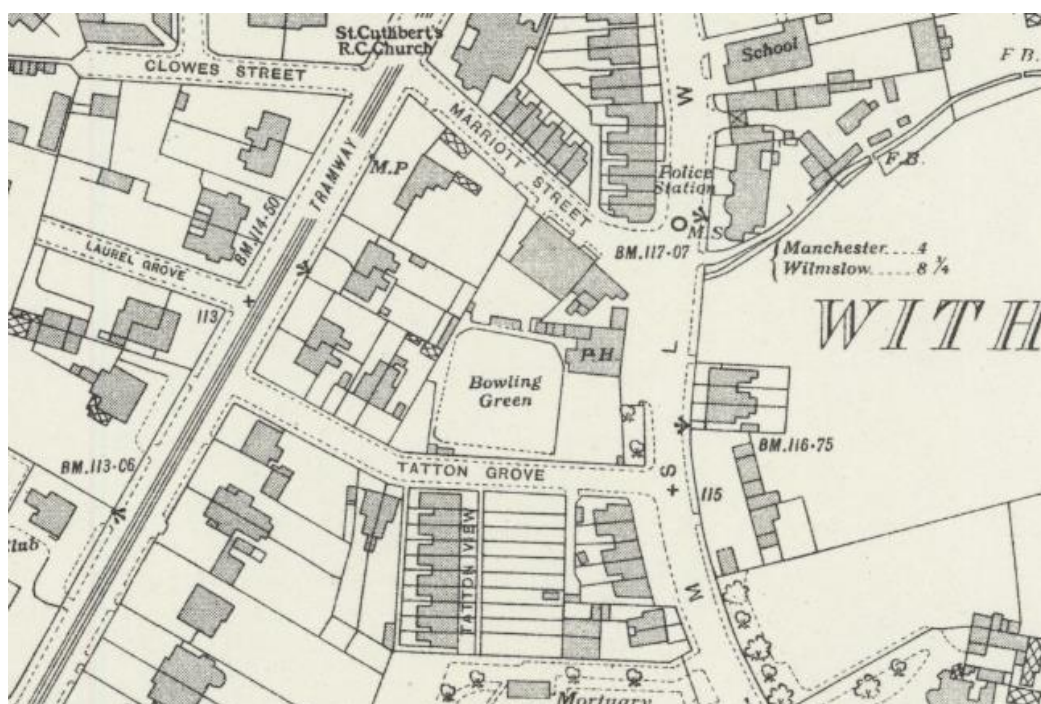


Figure 3.8: Ordnance Survey, 25" to 1 mile, Lancashire Sheet CXI.7, Revised 1934, Published 1935. The Site is marked in blue.

- 3.7 The 1935 edition of the Ordnance Survey plan (Figure 3.8), shows an additional building to the north of the Red Lion, adjoining the outbuildings which were shown on the 1916 plan, and fronting onto Marriot Street. The plan makes no mention of the use

of the northern end of the building as a garage/ fuelling station at this time, though this use is known from historic photographs (Figures 3.6 & 3.7).



Figure 3.9: Ordnance Survey plan, 1958-19, 1:2,500. The Site is marked in blue

- 3.8 By the late 1950s the Ordnance Survey plan (Figure 3.9) shows that the Red Lion building had been extended further to the south. Historic photographs (Figure 3.10) shows that this extension, set back from the main frontage of the building was of single storey height with a flat roof.



Figure 3.10: 1959 Photograph showing the Red Lion (looking north-west). The taller building visible beyond the pub is the tramway substation. A single storey flat roofed extension at the southern end of the Red Lion is visible beyond the boundary wall. (Manchester Local Image Collection)

- 3.9 The 1958-59 Ordnance Survey plan also shows a row of four small outbuildings which have been constructed adjoining the eastern wall of the substation and replacing the earlier buildings located in this area; historic photographs (Figure 3.11) suggests that these buildings were associated with the Red Lion garage and fuelling station and that the northern part of the Red Lion building was no longer being used for this function.



Figure 3.11: 1959 Photograph showing the Red Lion (looking south-west). A set of petrol pumps are shown in front of the pub and an associated kiosk building is visible at the right hand edge of the image. (Manchester Local Image Collection)

- 3.10 By 1974 the Ordnance Survey plan (Figure 3.12) shows that the Red Lion building had once more been extended, with an extension at the rear of the northern end of the building. The plan also shows that the row of garage buildings adjoining the substation (to the north of the pub) had been removed by the 1970s, and it is presumed that the garage and fuelling station were no longer present. To the south of the Red Lion building, the plan shows that by this time an area of car parking had been created. The enclosing boundary wall which extended south from the south-eastern corner of the building (known to have been present since at least 1891) has been removed to enable creation of the carpark area.

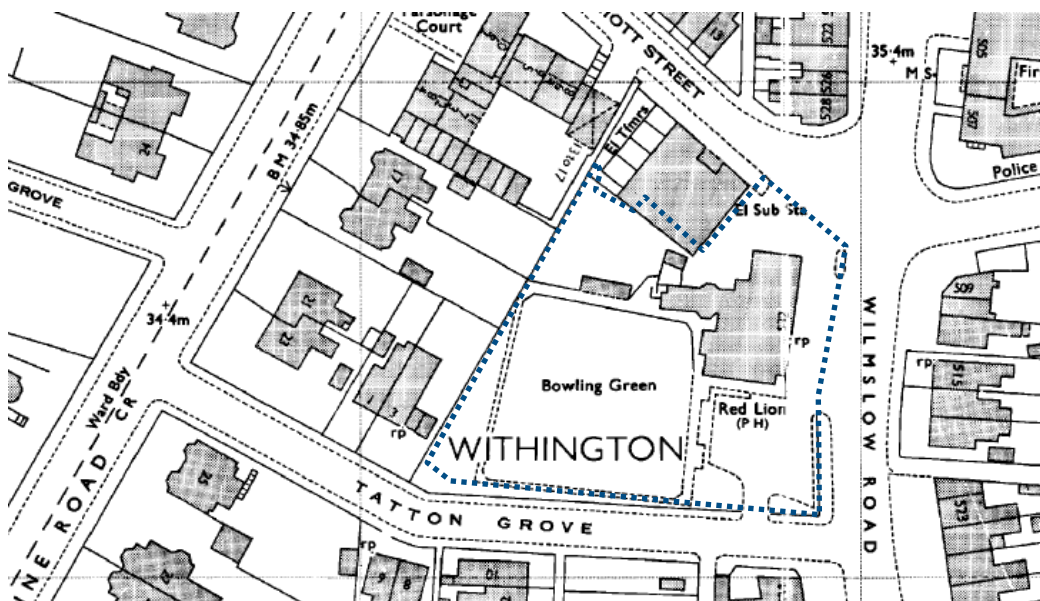


Figure 3.12: Ordnance Survey plan, 1974, 1:1,250. The Site is marked in blue

- 3.11 A number of additional changes have occurred to the building since the 1970s, these include the addition of an adjoining conservatory to the rear (west) of the building (known to have been built by 2000 when it is visible on aerial photography and from on-site visual survey).



Figure 3.13: Modern conservatory extension to the rear (west) (2021)

- 3.12 The modern conservatory (Figure 3.13) was designed in a traditional style with a blue brick plinth with timber. There have also been additional alterations and extensions at the southern end of the building; these later (post 1970s) additions are distinguished from the earlier additions due to their pitched roofs, and their brick construction (without harling) (Figure 3.14).



Figure 3.14: The southern end of the Red Lion building, looking west and showing the modern additions at the southern end of the building (2021)

- 3.13 A paved terrace area was added to the front (east) of the building in 2000 (060837/FO/SOUTH1/00). In addition, a number of minor alterations are known from consultation of the planning history of the Site, to have occurred in the 1990s and 2000s.

4. Assessment of Significance

Significance and Special Interest

- 4.1 The NPPF (2019) defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁶

Listed Buildings

- 4.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The Principles of Selection for Listed Buildings³ are published by the Department of Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.

Conservation Areas

- 4.3 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has revised and republished its guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Setting

- 4.4 The NPPF (2019) provides the following definition of setting:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁷

- 4.5 Historic England has published guidance⁸ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 4.6 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance (PPG). In assessing the contribution of setting to the significance of the following identified assets, the role of the Site has been considered.

⁶ MHCLG (2019) National Planning Policy Framework (NPPF) – Annex 2: Glossary

⁷ MHCLG (2019) National Planning Policy Framework (NPPF) – Annex 2: Glossary

⁸ Historic England (2017) Advice Note 3: The Setting of Heritage Assets

The Red Lion Public House (Grade II listed building)

Special Interest (Architectural)

External

- 4.7 The grade II listed Red Lion Inn is considered to be the oldest building in Withington, dating from the 17th century but successively altered and substantially extended to the rear. It is thought to have originally been built as either a farmhouse or an inn. The building was reportedly the location for a local court, the Withington Court Leet, until 1841, and the meeting place for the Trustees of the Turnpike Trust.
- 4.8 It is a low two storey building with a wider frontage to Wilmslow Road, which was originally of single depth plan. Its primary elevation to Wilmslow Road, largely retains its historic appearance including distinctive tall chimneys and horizontal sash windows (Figure 4.1). It is of brick construction, with a white painted roughcast finish and a slate roof with tall prominent chimney stacks. The building has plain doorways with more recent weatherboards and most windows are three light horizontal sliding sashes with small panes.



Figure 4.1: The Red Lion today, looking west from Wilmslow Road. The modern paved terrace area to the front of the building can be seen in this image. Some of the modern extensions to the building are visible at the left hand side of the image.

- 4.9 The building has undergone a series of alterations over time. When viewed from the north (Figure 4.2) the complex succession of additions to the building is evident and the building appears as a series of adjoining elements of different dates, with different roof heights, and including some recent flat roofed extension elements. There are also a series of modern additions to the southern elevation of the building (Figure 4.3)



Figure 4.2: The Red Lion today, looking south from Marriot Street, showing the northern elevation of the building. The various later extensions to the rear of the building are visible in the right-hand image



Figure 4.3: The Red Lion today, looking north, and showing the modern additions to the southern elevation of the building.

- 4.10 Notable modern additions to the rear of the building include a modern glass conservatory (Figures 4.4 & 4.5) and a modern smoking shelter which adjoins the rear of the modern extensions to the south of the building (Figure 4.6). The glass conservatory is designed in a traditional style and includes ridge tiles, and simple panelling between the groups of windows. The porch way entrance is supported by a pair of modern pillars and flat roof with some ornamentation.
- 4.11 The conservatory, whilst traditional in style, is of modern date and does not respond to the vernacular character of the building. It makes no contribution to the special interest of the listed building. The modern smoking shelter is a simple building of no interest.



Figure 4.4: The modern conservatory extension to the rear (west) of the Red Lion building (2021)



Figure 4.5: The entrance to the modern conservatory addition (2021)

Interior

- 4.12 The interior of the original part of the Red Lion has low ceilings and exposed 17th century beams, but has undergone notable internal refurbishment and redecoration, such that with the exception of the beams, the majority of visible internal features are of modern date and do not contribute to the special interest of the listed building.



Figure 4.6: Front lounge area (at the south-east of the building) (2021)

- 4.13 The front lounge area (Figure 4.6) is subdivided from the main bar area by modern wooden panelling. Furnishings within this area comprise modern upholstered bench seats. Similarly, within the front bar area (Figure 4.7) there are a series of modern upholstered bench seats. The main visible historic elements within this part of the building are the 17th century beams (Figure 4.8). Simple timber brackets attached to some of the ceiling beams remain at various locations.



Figure 4.7: Front bar area showing the existing modern fixed seating. The low ceilings and visible historic beams of the building are visible in this image (2021)



Figure 4.8: General image looking through from the front part of the building (at the east of the building) through to the bar. The 17th century beams are visible in this image along with some surviving brackets (2021)

- 4.14 To the rear of the building is the bar/dining area (Figure 4.9) which dates to the 19th century (as set out at Section 3). It is a taller space with a modern raised floor and its interior fixtures are all of modern date and do not contribute to the special interest of the building. The bar, which is centrally located within the building (Figures 4.10 – 4.12) has modern counter fronts and backfittings designed in a traditional style with classically inspired detailing. At the far end of the bar is a glass wash area (Figure 4.12) which is enclosed by modern but traditionally designed dividing wooden panels. Flooring throughout the building is of modern date. As such, these internal fixtures of the building do not contribute to its special interest.
- 4.15 The special architectural interest of the Red Lion is derived from its age and longevity as a public house and as an unusual survival of a 17th century building within Withington which was largely developed within the mid-19th century. Although the building has been subject to repeated alteration, its original eastern portion retains its historic appearance when viewed from the exterior, and retains 3 roughly chamfered 17th century beams which can be viewed from within the front bar and front lounge areas. Latter additions to the building make a lesser contribution to its special interest, and modern additions, including at the southern end of the building, and the modern conservatory and smoking shelter to the rear make no contribution to its special interest.



Figure 4.9: General image showing the modern raised floor of the bar dining area with 19th century beams (2021)



Figure 4.10: General image showing the main bar area, with the raised floor of the dining area visible at the left of the image (2021)



Figure 4.11: General image showing the main bar and its bar counter fronts and back fittings (2021)



Figure 4.12: General image showing the glass wash area of the main bar with modern timber panelling, 19th century beam and modern timber panelled ceiling (2021)

Overview of Significance: Withington Conservation Area

- 4.16 Withington Conservation Area consists principally of a linear shopping centre with nearby housing at a point where one of the main radial roads from the city centre branches (the junction of Wilmslow Road, Palatine Road, Burton Road and Parsonage Road).

General character, location and uses

- 4.17 The conservation area is located approximately 3 miles to the south of Manchester City Centre within a predominantly residential area. The boundaries on the conservation area are defined mainly by the boundaries of properties rather than streets.
- 4.18 The village centre of Withington is characterised by buildings with shops on the ground floor and one or two storeys of storage or offices above. Some buildings in the conservation area are single storey but the average height is two or three storeys. The character of the area has been one of large private family houses, changing in the early 20th century to multiple occupancy.
- 4.19 The shopping centre, which grew to keep pace with the growth of the housing, is composed of rows of shops on either side of Wilmslow Road, which includes banks, churches, public houses, a library, cinema and a number of minor roads with small shops. The conservation area also includes residential buildings, including the Victorian terrace on Tatton View at the southern end of the area. There are also a number of large Victorian houses on Parsonage Road and Palatine Road, some of which have now been converted to offices. The gardens of the houses surrounding the village centre are planted with a number of trees, which make a significant contribution to the character and appearance of the conservation area.
- 4.20 There is a variety of traditional building materials and uses within the conservation area, which adds to its character and appearance. The special interest of the conservation area derives from its successive phases of development from an early rural hamlet to a Victorian village centre and shopping street.

Historic interest

- 4.21 Withington remained a rural hamlet with virtually no industrial or commercial activity until the middle of the 19th century, with it likely that the village's first urban form of development coincided with the construction of Queen Street and Albert Street, just off Wilmslow Road, in 1859. Communications improved with the opening of Palatine Road in 1862, and consequently Withington expanded rapidly in the wake of Manchester's prolific industrial growth and driven further by the opening of the Midland Railway in 1880 to the south of the conservation area.
- 4.22 In 1887, the open rural land of the Egerton estate in Withington was sold to developers for more intensive land use and in 1904 Withington was incorporated into the City of Manchester. There are a number of notable and distinctive buildings within the conservation area that add to its special interest, including the Gothic-style Former White Lion Public House built in 1881 of brick with stone dressings on the corner of Wilmslow Road and Burton Road, and the red brick Church of St Paul built in a simplified Norman style along Wilmslow Road in 1841.

Architectural interest and built form

- 4.23 There are a variety of materials used in Withington, including brick, stone and brick with stone dressings. The roofs are generally slated and windows are mostly of the sliding-sash type. Generally, commercial buildings are built to the pavement edge and define the main streets within the area, whilst residential development behind is generally set within front and rear gardens with boundary walls. There is a diversity of building type, style and use within the conservation area.

Contribution of the Site

- 4.24 The Site is located within the southern part of the Conservation Area. The Red Lion is one of the oldest buildings within the conservation area and is a remaining element of the rural character of this area prior to development of the area in the mid-19th century as a residential area with associated shopping centre on either side of Wilmslow Road.
- 4.25 The building contributes to the character of the conservation area as a surviving building which demonstrates the evolution in the character of the area. It contrasts with the majority of other buildings within the conservation area both due to its age, its relatively low height, and its harled walls. The location of the building, set back from Wilmslow Road creates a particular sense of open-ness as the junction of Wilmslow Road and Marriot Street.

5. Impact Assessment

Summary of Legislation and National Planning Policy

- 5.1 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).
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 Paragraph 192 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.
- 5.6 Paragraph 193 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.”*⁹
- 5.7 Paragraph 200 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 201 highlights that not all elements of a conservation area will necessarily contribute to its significance

⁹

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

- 5.8 A full review of relevant legislation, national and local planning policy and guidance is set out at **Appendix 1** of this report.

The Proposed Development

- 5.9 The Proposed Development involves the external and internal refurbishment of the Red Lion Public House. Further details of the proposals are set out on the documents and drawings as prepared by Fusion by Design and submitted as part of the planning and listed building consent applications.

Impact Assessment

External Works and New Additions

- 5.10 The Proposed Development includes the demolition of a late-20th century conservatory structure (Figures 4.4 & 4.5) which adjoins the rear of the listed building. This conservatory is modern and whilst traditional in character, does not respond to the vernacular character of the public house. It does not contribute to the special interest of the listed building. Its demolition is therefore considered acceptable in principle.
- 5.11 A new single-storey dining area would be constructed in its place. The new extension would be of the same height and mass of the existing conservatory. It would have a pitched slate roof, and render to match the existing building finishes, meaning it would fit more comfortably with the character of the historic building. The use of bi-fold doors on the southern elevation of this extension would ensure that it would be readily understandable as a modern addition to the listed building.
- 5.12 A modern timber smoking shelter to the rear of the listed building would also be removed; the shelter adjoins later 20th century additions to the listed buildings and is of no architectural or historic interest. A new part-covered timber pergola structure and a new gazebo structure would be constructed within the rear beer garden, replacing the timber smoking shelter and two umbrella covered areas which are currently present. As separate structures within the grounds of the listed building they would have no direct effect upon its fabric. These structures would be situated to the rear of, and offset to the south from the listed building, and would be subservient to it.
- 5.13 The new timber pergola and gazebo structure would be readily understandable as modern additions within the grounds of the Red Lion; they would not have no effect upon the special interest of the listed building. The location of the new building elements, to the rear of the listed building means they will not be visible from Wilmslow Road, and they will not affect the character and appearance of the conservation area or the contribution that the Red Lion makes to this area.
- 5.14 A new customer access from the front (eastern) carpark to the rear external beer garden would be created. This new access would cut through a modern brick wall (Figure 5.1) to the south of the late 20th century extensions at the southern end of the listed building. The entrance would have black coated steel gates and railings and incorporate a Victorian decorative lantern attached to the gateway arch. This design would be in keeping with the historic surroundings and would improve the appearance of the area to the south of the listed building.



Figure 5.1: Section of modern brick wall to south of listed building through which a new customer access will be formed (2021)

- 5.15 New signage and lighting is proposed across the listed building and wider site. Existing modern lighting is to be removed and replaced with new uplighters and downlighters to each of the elevations. The 19th century feature lantern light above the main entrance is to be retained and refurbished as part of the proposals. The existing signage is to be replaced with more sympathetic and simple gold pin lettering which improves the appearance of the building. A number of rendered views showing the extent and detail are included within the application submission.
- 5.16 Other works to the exterior of the listed building would include localised repair of the render, repainting of the building render, windows, doors, fascias and soffits and insertion of new like-for-like timber window boxes. These works would all help to maintain the character and appearance of the listed building, and maintain its special interest. The detail of these will be subject to condition. In addition, the proposals involve the removal of all redundant cables and wiring from the exterior of the building which would further improve its appearance.
- 5.17 Within the rear car-park (to the north-west of the listed building) the eastern part of an outbuilding would be removed and the western part reconfigured to create a garage. These buildings of modern date are of no historic interest. The removal of part of this structure and the creation of the garage would have no effect upon the special interest of the listed building.

Interior

- 5.18 A number of internal works are proposed to the existing building as part of the Proposed Development. These are briefly discussed below and should be read alongside the architectural drawings submitted with the application.
- 5.19 The modern carvery and pizza oven area within the rear of the building (Figure 5.2) would be removed, and the opening between this area and the adjacent bar area would be widened. The wall to be removed is modern and was installed as part of the

creation of the carvery/pizza area. These works would not affect any features of architectural or historic interest.



Figure 5.2: The modern carvery and pizza oven. Part of the modern wall visible behind the pizza oven would be removed to widen the opening between this area and the bar area visible at the right hand of the image (2021)

- 5.20 Several areas of raised (modern) timber floor would be removed, including within the ladies and gentlemen's toilets and within the bar dining area (Figures 3.22 & 3.23). to allow for a consistent floor level through the building. In the event that any historic flooring is exposed during the removal of the raised flooring, the potential for its reuse will be considered subject to condition. The existing fittings within these areas are of modern date, and their replacement would have no effect upon the special interest of the listed building.
- 5.21 Within the bar area, alterations would include the removal of the main bar counter glass wash area (Figure 4.22) and creation of a new area. The bar counter fronts would be reclad and bar backfittings replaced (Figure 4.23). The bar claddings and back fittings are modern and hold no interest. Their replacements will be subject to condition and will not affect the special interest of the building.
- 5.22 Other alterations relate to fixed seating within the building. Within the bar and lounge areas fixed seating would be removed and replaced. In the front bar area (Figure 4.26) the fixed seating would be re-upholstered and within the front lounge bar the seating would be subject to some alteration including reduction in back height and re-upholstery (Figure 4.25). The new upholstery and seating would be in keeping with the historic character of the building, and would no impact upon its special interest.
- 5.23 General redecoration and replacement of floor finishes and light fittings to all bar areas and customer toilets, which currently consist of modern fixtures and lino flooring, will not affect any features of historic or architectural interest, and will have no effect upon the building's special interest.

Statutory Duties and NPPF Policy

- 5.24 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).
- 5.25 The Proposed Development involves the removal of some modern additions at the rear of the Red Lion building, the construction of a new single storey dining area, a part covered timber pergola structure and a new gazebo structure to the rear of the building within the beer garden. These structures would all be to the rear of the listed building, subservient to it, and clearly legible as modern additions. These additions would not have a notable effect upon the special interest of the listed building, or its setting. Changes to the interior 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.
- 5.26 There will be limited notable change in the appearance of the Red Lion as viewed from Wilmslow Road. The new customer access from the front (eastern) car park with black coated steel gates and railings and incorporating a Victorian decorative lantern attached to the gateway arch would improve the appearance of this area when 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.
- 5.27 In light of this, it is concluded that the Proposed Development will not harm or affect the significance of the Red Lion or 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.
- 5.28 On this basis, the Proposed Development will therefore meet the objectives of Paragraphs 192, 193, and 200 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

- 5.29 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.

6. Summary and Conclusions

- 6.1 This Heritage Statement (the 'Statement') has been prepared by Turley (Heritage and Townscape) on behalf of JW Lees. The purpose of the Statement is to identify relevant heritage assets, proportionately assess their significance and assess the impact of proposals for internal and external refurbishment ('the Proposed Development') at the Red Lion, Wilmslow Road, Withington, Manchester ('the Site').
- 6.2 The Red Lion is a Grade II listed building (List Entry Number 1270511), and is also located within the Withington Conservation Area. In determining the submitted planning application and application for listed building consent, 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).
- 6.3 In accordance with Paragraph 189 of the NPPF, the significance and setting of the designated heritage assets within and proximate to the Application Site have been proportionately assessed.
- 6.4 The Proposed Development involves the removal of some modern additions at the rear of the Red Lion building, the construction of a new single storey dining area, a part covered timber pergola structure and a new gazebo structure to the rear of the building within the beer garden. These structures would all be to the rear of the listed building, subservient to it, and clearly legible as modern additions. These additions would not have a notable effect upon the special interest of the listed building, or its setting. Changes to the interior 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.
- 6.5 There will be limited notable change in the appearance of the Red Lion as viewed from Wilmslow Road. The new customer access from the front (eastern) car park with black coated steel gates and railings and incorporating a Victorian decorative lantern attached to the gateway arch would improve the appearance of this area when 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.
- 6.6 In light of this, it is concluded that the Proposed Development will not harm or affect the significance of the Red Lion or 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.
- 6.7 On this basis, the Proposed Development will 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.

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Heritage Legislation, Planning Policy and Guidance

Below is an overview of the relevant heritage legislation, national and local planning policy and supplementary planning documents and guidance.

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for:

“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest...”

In determining such applications the following duty is placed upon the decision maker:

“s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any buildings or land in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy

The **National Planning Policy Framework (NPPF)** requires that great weight is given to the conservation of designated heritage assets and this reflects the statutory duty of the 1990 Act with respect to listed buildings and conservation areas. Conservation is defined by the NPPF as the process of maintaining and managing change to heritage assets in ways that sustain and where appropriate, enhance their significance.

Paragraph 192 of the NPPF elaborates that 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.

Paragraph 193 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 and the more important the asset, the greater that weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss requires clear and convincing justification.

Paragraph 195 states that where a Proposed Development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm and or loss is necessary to achieve substantial benefits that outweigh that harm or loss, or all of the following apply:

- *“the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use”*

Paragraph 196 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 200 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. With respect to setting, the NPPF notes that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

The setting of a heritage asset is defined in the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

National Guidance

Historic England has published guidance '**Good Practice Advice Note 3: The Setting of Heritage Assets (2017)**' which provides detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that

setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.¹⁰

The guidance also notes that where the significance of a heritage asset has been compromised in the past, by unsympathetic development affecting its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Furthermore, it states that: *“Negative change could include severing the last link between an asset and its original setting”*.¹¹

Historic England identifies various options for reducing the harm arising from a development. This can include the relocation of a development, changes to its design and the creation of effective long-term visual screening. Historic England further state that good design may reduce or remove the harm, or provide enhancement, and that design quality may be the main consideration in determining the balance of harm and benefits.¹²

Local Planning Policy

Manchester’s Core Strategy was adopted on 11 July 2012 and is the key document in the Manchester Local Plan setting out the long term strategic policies of Manchester’s future development.

Policy EN3 of the Core Strategy relates to Heritage and states:

“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.”

¹⁰ Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets
¹¹ Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets
¹² Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets

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