Heritage Statement
D1 – Medical Centre
Erection of a part single part two storey building to provide clinic

Client: Dr Ugo Umeadi

Address: land to the rear of the premises (120 and 120a) fronting
Withington Road,
Whalley Range
Manchester
M16 8FA

Revision: D

Date: 16/03/2021

ARCHITECT MICHAEL CUMMINGS B.Phil RIBA ACArch Dip Arch Cert TP FCIArb Chartered Architect
www.cummingsarchitect.com I Moss House, Moss Lane, Altrincham, WA15 8GZ I 07904344871

BACKGROUND

This statement is written to comply with the National Planning Policy Framework (NPPF) and updated on 19 February 2019 which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that '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'.

Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (July 2015), which notes that 'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'.

This statement forms part of a planning & listed building application and is not a standalone document. It must be read with the plans which constitute the principle information.

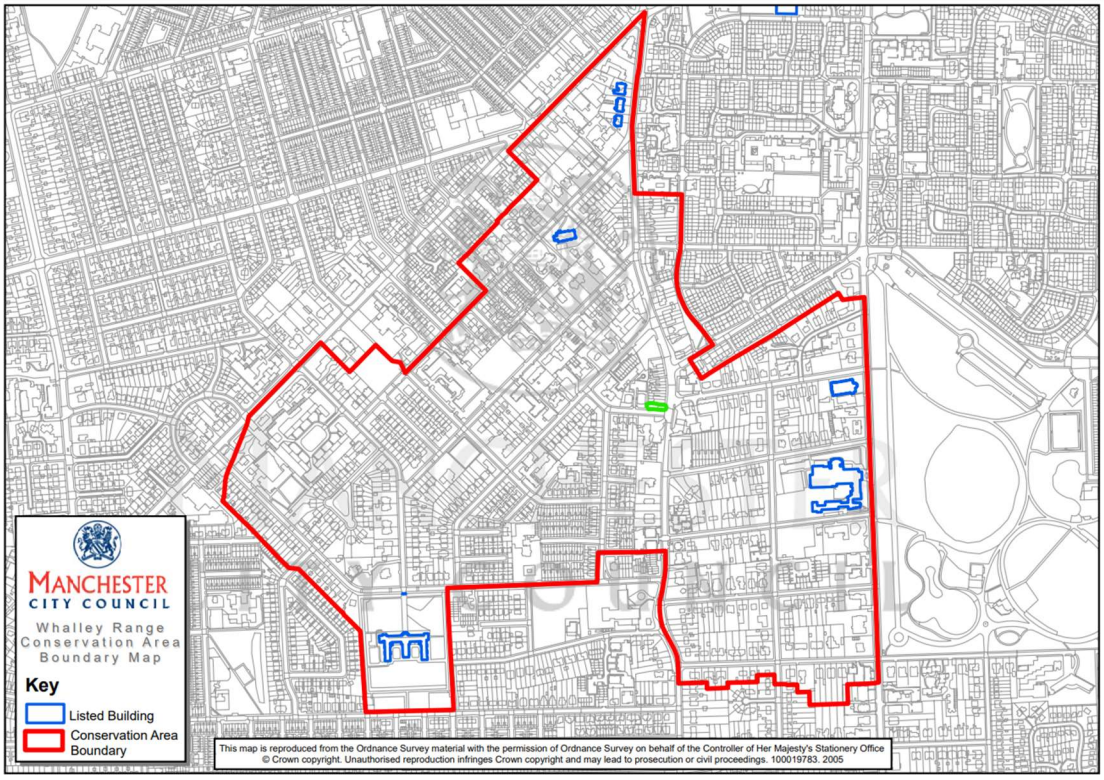
1. INTRODUCTION

1.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 has been reviewed, amongst other sources to gain further insight into designing within conservation areas. Sections 69 - 80 of the Act, cover the designation, general duties of Planning Authorities, control of demolition, grants, and town schemes within Conservation Areas.

1.2. This Heritage Statement has been prepared to support an application for Consent for Planning Permission within a Conservation area for the Erection of a part single part two storey building to provide clinic.

2. IDENTIFYING THE HERITAGE ASSET

The site of the proposed development (indicated in green) falls within the Whalley Range Conservation Area 1992 Conservation Area, indicated on the map below (downloaded from the Manchester City Council conservation maps database).



2.1 History

"During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.

Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision.

The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks's own Whalley House (named after the town of Whalley in Lancashire, his place of origin) was built at the south end of Whalley Road.

The house was demolished during the 1930s to make way for the Woodlawn Flats development. The eastern side of the conservation area around Alness

Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton.

In 1874, an early example of an aquarium was opened to the public on Alexandra Road. Although twice the size of any previous aquarium, it proved to be commercially unsuccessful, and closed down just two years later. Shortly after closure, the building was incorporated into St. Bede's College, which was itself amalgamated with St. Bede's School in All Saints in the City."
(extract from Manchester City Councils website:
https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/2)

2.2 Present context

Presently, the conservation area is undergoing development and renovation. The active development of derelict sites is common practise within the area, in addition to refurbishing existing buildings. There is concern regarding the demolition of the existing buildings within the area for residential use.

"Recently however, there has been further investment in the area, with the upgrading of properties or conversion to self-contained flats or nursing homes and residential institutions. Housing associations have been actively refurbishing buildings and developing vacant sites.

Most vacant sites have now been built upon and development pressure has more recently turned towards applications for demolition of the old large houses and the subsequent redevelopment of their sites.

Designation of the conservation area is aimed at halting this trend and actively encouraging refurbishment of what is left of the fine quality original housing stock. Several buildings in Whalley Range are individually listed by the Department of the Environment."
(extract from Manchester City Councils website:
https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/3)

2.3 Control of Development

Special thought and attention will need to be considered in term of proposals and changes to buildings / sites within the area, as is the norm when designing within a conservation area. The character of the site needs to be assessed and retained.

"Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. Developments will frequently require planning permission or Conservation Area Consent, and sometimes both. Even some minor works such as alteration to boundary walls may require the prior approval of the City Council. Demolition of most buildings as well as construction in conservation areas, requires specific permission. Advice should be sought at an early stage, from the South Area Team.

Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.

When submitting an application for a new building, designers should look at the wider area rather than just the site. It is important to see how the proposal fits into its context. In this regard, the elevations, form and massing of adjacent buildings should be included in a submission for a new building."
(extract from Manchester City Councils website:
https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/4)

2.4 Trees within the conservation area
All trees within the area require planning permission and will require serious thought into their retention, to ensure that the original character of the area is kept.

"All trees in conservation areas are protected by legislation. Those planted in the gardens and pavements of the Whalley Range conservation area have matured and they make a significant contribution to the character of the area, providing an interesting interplay with the brick and stone buildings."
(extract from Manchester City Councils website:
https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/5)

2.5 Improvement and enhancement
It has been noted that small scale development will occur. The emphasis is on harmony between building heights, materials, and design.

"It is envisaged that small-scale development and refurbishment will take place from time to time. The main aim of designation is to ensure that the character and quality of both the buildings and the spaces between them is retained. As with all conservation areas, attention must be paid to maintaining harmony with regard to building heights, the type and the colour of materials."
(extract from Manchester City Councils website:
https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/6)

3. PROPOSAL'S IMPACT ON THE HERITAGE ASSET

3.1 Impact on the history and present state of the asset

Samuel Brooks's vision for the area was for a desirable estate, avoiding high density residential areas. The present state of the conservation area may not reflect Brooks's idea of a desirable estate, however, it is our intent to react to the current state of the area and address its needs to improve the desirability of the area.

Development of the land to the rear of the premises (120 and 120a) fronting Withington Road will be aiding the retention of existing buildings, leaving them for residential use. As there is no existing building or anything of worthy character on site, the worry about this being lost is void.

The proposed use of a Clinic ensures that this land will not add to the existing small residential builds, rather, cater to the ever-growing community's need for medical care. This has been backed up by a local doctor, Dr Ugo Umeadi, who has written his supporting statement attached at the end of this heritage statement.

3.2 Impact on development within the asset area

The development of the derelict land into a clinic will only encourage the local area to flourish. The local economy will benefit from the provision of services for money.

50% of the clinics for the current practice are Manchester based, reducing the need to the patients to travel and reduce congestion within the area.

In the 21st century, people of various cultures and faiths have a greater voice. Diversity is a key topic and issue to overcome, allowing all people to prosper within society. Manchester has a large Asian and African population, in addition to Jewish and Muslim community. The clinic provides services such as circumcision, which are beneficial to a variety of faiths and cultures.

It is equally important to ensure that people seeking these services will receive them from reliable and safe sources.

3.3 Impact on Architectural design within the asset area

It is common practice within Architecture to choose one of two routes when developing a site and responding to local context. The Architect can either design to match the existing context, or in stark contrast to it. Both highlight and respect the existing context in its own sense and will need justification.

Through careful thought of the area, scale of development, surrounding views and positioning it was decided to design in the context of the surrounding area. The scheme is similar in appearance to the adjacent May Road flats in its use of buff brick. As the building sits on a corner plot, there was a decision to be made as to whether the scheme should maintain continuity with May Road (thereby using buff brick) or the Withington Road parade (instead using

red brick) as they exhibit differing architectural vernacular. Given the minor impact the scheme has on the parade, being mostly concealed by 120a; it was decided that the scheme should more closely respect the context of May road, whose street scene it impacts more. The roof will be tiled in blue slate and the windows will be set back one brick depth to match the vernacular of the Conservation Area at large.
Further justification and reasoning will be covered in the next points along with assessment of the local area.

4. ASSESSSMENT OF LOCAL SITE AND SURROUNDINGS

4.1 Local Site in context

The site in question is an empty, derelict plot of land (refer to the photographic schedule at the end of this statement). It is overgrown and has no historical significance (Image courtesy of Google). It is situated on the corner of Withington Road and May road. The Views of the site from Withington Road (main road) are blocked from the fronting buildings, the dry cleaners and waffle bar. The site is at an intersection both in physical terms, as well as the intersection of various Architectural forms and typologies. It is, however, part of the Whalley Range Conservation Area.

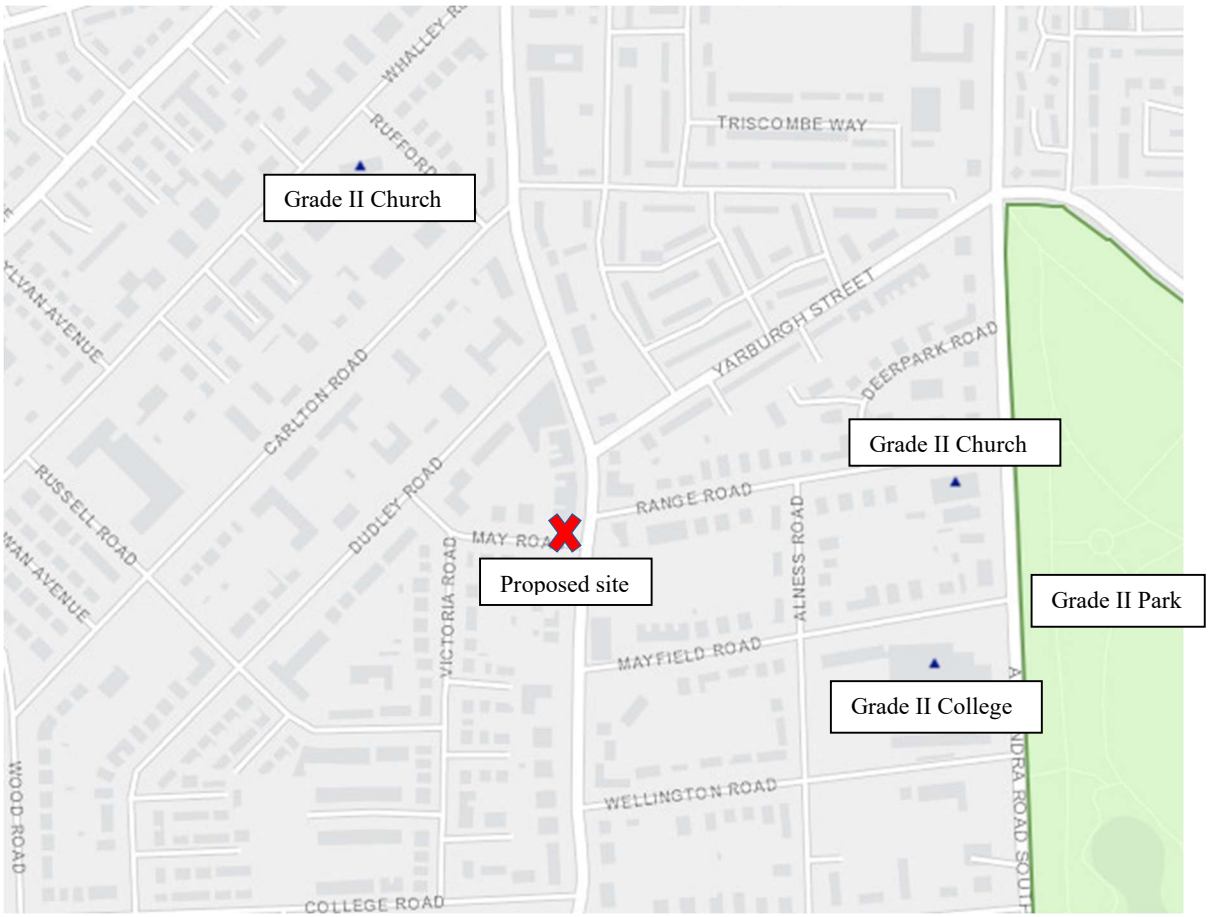
To the North is 120 / 120A Withington road, which is a waffle bar, dry cleaners, and residential dwellings at first floor (Image courtesy of Google). Views of the site are obstructed. The brick colours are traditionally red, with shop frontage at ground floor level. All shop fronts vary in colours and sizes. The continuous factor is the frontage height and bay windows to the first floor. The waffle bar is different, with an overbearing black facing to the roof parapet as shown in the top right image.

To the South is a commercial building with no historical significance (Image courtesy of Google). This building features a white render as opposed to the red brick with black timber panels and white render that is featured on Withington Road.

To the East Withington Road continues, with views of ALUK Motors Ltd card dealership (Image courtesy of Google). The dealership is single storey with a flat roof, featuring large quantities of glazing. There are further views of The Range Medical Centre, featuring a mono pitch / flat roof and red brick.

To the West are some residential buildings, with no historical significance (Image courtesy of Google). Once again, these buildings vary in material colour and typology.

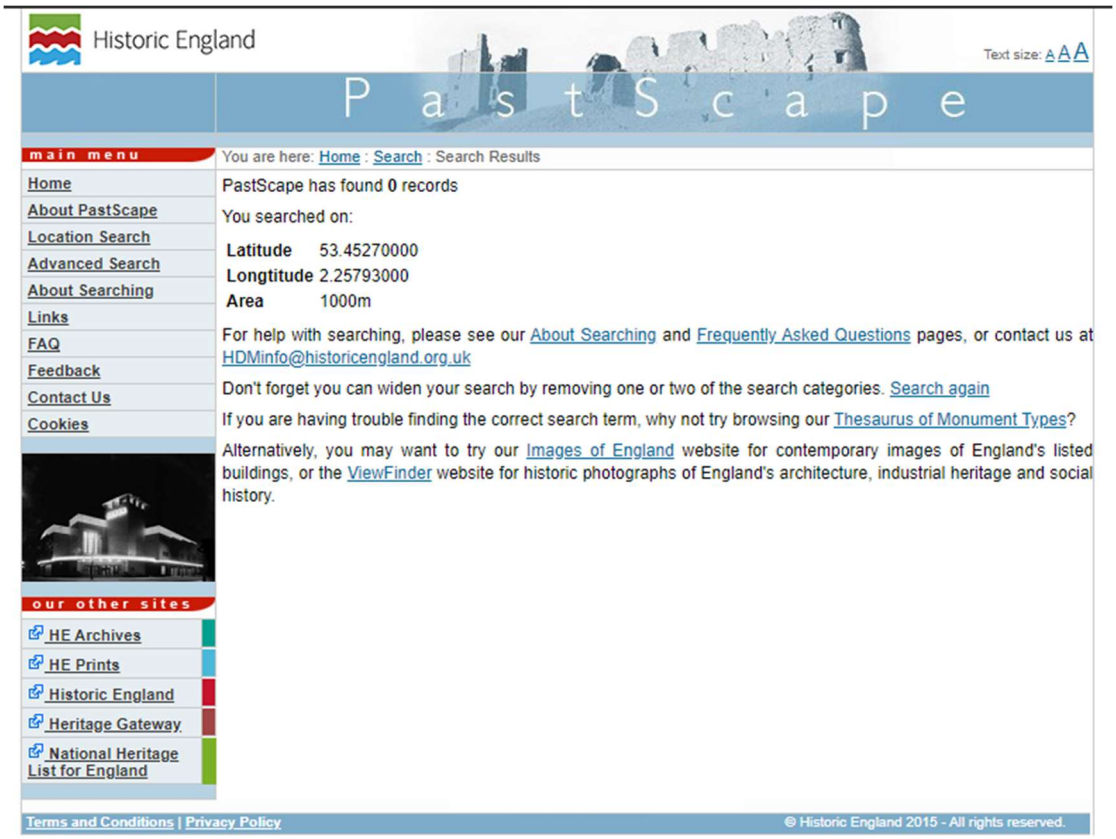
4.2 Historic England Search



From a search off historical England, there are 2 Grade II listed Churches, a College, and a park in the local area. However, none of these have any impact or are impacted by the proposed development site.

These listed assets cannot be seen from the site, nor will be affected in any manner by the proposal. No features will be affected by the proposal, especially due to the small-scale nature of the development.

4.3 Pastscape search



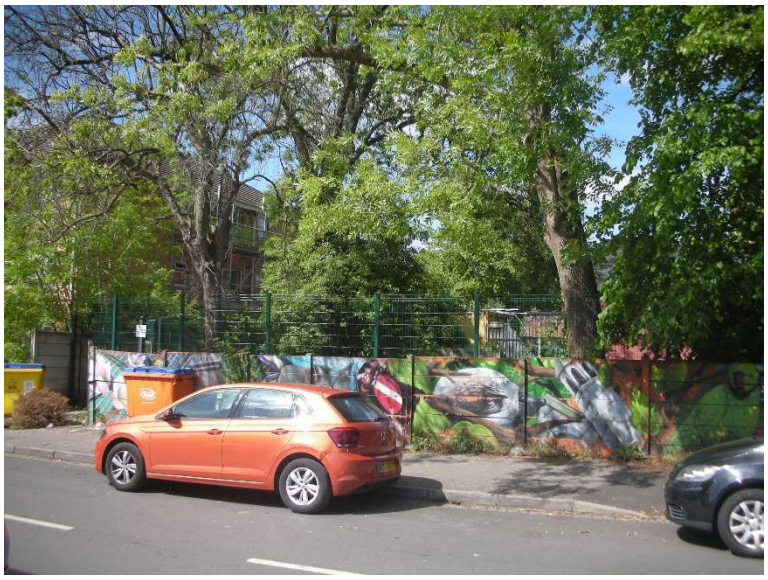
Screenshot of Pastscape, confirming the site and nearby has no historical significance.

With further investigation into non-listed sites on Past scape, nothing was found regarding the site. The search was conducted using the Latitude and longitude of the site, to ensure that the search was accurate.

4.4 Local site assets

The site in question does not have any existing buildings and is run down. The exposed rear & side of 120 /120A Withington road is an eyesore, with varying brick colours, metal bars on the windows, rusted vents and much more that destroy the local area's quality.

5 trees on site provide an element of regality and harmony in a somewhat chaotic and undesirable area. After a series of email correspondence between CA&D Architects and the Manchester Planning technical support team, Matt Lally, Arborist, was consulted to determine the health of the existing trees on site, his report was provided alongside the planning application.



The healthy trees have been assessed and designed around, resulting in the small building footprint. Special considerations and consultants have discussed the foundation design to protect and preserve the current state of the tree roots.

4.5 Summary of local site and immediate surroundings

The site is situated at an intersection of a main road (Withington Road) and May road. This is additionally the intersection between commercial and residential buildings.

The site holds no existing building or unique character, except for the trees which have been considered within the design.

The surrounding area has a mix of materials, building types and sizes, ranging from single storey to three storey buildings. There is nothing within at least 300M of the site that is listed. These listed assets will not be affected by the proposal.

5. ASSESSMENT OF IMPACT AND MITIGATION

The elements of the proposals and their likely impact and mitigation proposed can be assessed about the specific elements of the scheme. These are addressed below:

5.1 Impact on the historic fabric of site

There is nothing of historical value on the site or nearby to be affected. The proposal will positively impact on the Whalley Range Conservation Area, reducing the congestion and traffic by providing a local service. Reducing the spaces that can be used for anti-social purposes and increasing the security within the area (through use) will help aid the development of the area. The retention of healthy trees on site contribute to retaining the history and feel of the original area, bringing Samuel Brooks's dream closer to being a reality.

5.2 Aesthetics and materials impact

Following several email correspondences and an online workshop with the Planning Officer in the original application, several points were raised:

1) A similar project had been completed slightly south of the application site. On the corner of Mayfield Road and Withington Road, The Co-op have built a single storey building between a commercial and residential area. It was noted that the eaves heights should be taken as a point of reference for what is an acceptable height.

2) Further to this, it was noted that the design should reflect the main parade on Withington Road.

3) A rear dormer will still retain the “single-storey” impression from the main road and is acceptable.

At this point, it can also be argued that as the building is set back from Withington road, and is more predominantly impacting May Road, aesthetical design (such as the buff brick) may also follow the architecture of May Road, as it will be more visible from this road.

The overall design of the Clinic has been heavily informed by the Whalley Range Conservation Area itself and by taking architectural cues from the buildings immediately surrounding it. The buff brick is reflective of the adjacent May Road flats whilst the inset fenestration is a homage to the Conservation Area at large. The roof similarly is to be tiled in blue slate in keeping with the Conservation Area.
The pitched roof is specifically designed so as not to cause overshadowing of the access route of 120 Withington Road whilst also being proportional to the scale of the building.
The pitched roof facing May Road keeps in line with most of the roofs within the area. However, a flat roof was used when near Tree 1 (refer to plans) in order to protect the tree crown. Flat roofs are used within the area, for example The Range Medical Centre, or the car dealership.

CONCLUSION

In conclusion, further investigation to the historical of the Whalley Range Conservation Area showed that Samuel Brooks vision was to provide "a desirable estate for gentlemen and their families where people could escape the increasing congestion in the growing industrial city”.

Translated into the modern era, the Medical centre provides a facility for today’s diverse population, increasing safety and diversity, whilst reducing dilapidated and abandoned areas left to gather rubbish and be the location for anti-social behaviour.

Traffic and congestion reduction will be positively affected, as a large percentage of relevant patients are based within the area. The creation of a local source helps alleviate the “industrial city” feel.

Arguably the predominant factor that celebrates the historic fabric of the area is the landscaping and trees, which are abundant throughout the conservation

area. This has been a key factor within design and careful thought has been taken into ensuring that the trees within the site are retained and celebrated.

The building has been sensibly and logically designed, with a clear process and reasoning. It has been designed to be proportionate with the surrounding buildings. The building has been designed to improve the character of the area, which is currently only in decline.