
363 Wilmslow Road, Manchester, M14 6XU



Heritage Statement
Post appeal application 2020

savills

Project: 363 Wilmslow Road, Manchester, M14 6XU

Client: Feltham Management Limited/Norton Place Limited

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1.0 Introduction

1.1. Project background

- 1.1.1. Savills was commissioned by Feltham Management Limited/Norton Place Limited (hereafter 'the Client') to advise on heritage matters arising from works undertaken to 363 Wilmslow Road (hereafter 'the Site'). Those works were undertaken following the granting of permission for an extension and alterations to the building to form 9 flats (ref.107448/FO/2014 & 107449/LO/2014), but the works were not carried out in accordance with the consented scheme. Instead the building was altered and extended in a manner to achieve 10 flats, with the increase in units achieved through a larger rear extension.
- 1.1.2. Savills provided a Heritage Statement that accompanied regularising applications for planning permission and Listed Building Consent (ref.120505/FO/2018 & 120506/LO/2018). Those applications were refused by the City Council and were the subject of appeals that were heard at a public inquiry between 21 and 24 May 2019. The appeal decisions were issued on 2 July 2019. Both appeals were dismissed on the grounds that the erected extension and works undertaken were found to be unacceptable. The scheme approved in 2015 (as referenced above) establishes a level of extension form and works that was considered acceptable to the Council and one which was not contradicted at the appeal.
- 1.1.3. The 2015 scheme established the following to be acceptable:
- Conversion and extension of the building to form 9 apartments;
 - Erection of a two storey extension at the rear of the building;
 - The bulk, scale and mass of an acceptable form of rear extension;
 - Creation of duplex flats on the lower ground and ground floors, all with connecting stairs;
 - Conversion of the roofspace within the original building, with the provision of rooflights; and
 - Internal works of room subdivision and alteration to facilitate the provision of apartments.
- 1.1.4. Discussions have subsequently been undertaken with the Planning and Conservation Officers at the City Council to explore a new scheme that would result in the granting of permission and Listed Building

Consent. This Heritage Statement is produced to accompany the revised proposals. It identifies the significance of the building, taking into account the views of the Planning Inspector, and assesses the impact of the latest scheme upon that significance.

1.1.5. These significantly revised proposals address those matters pertaining to harm at the public inquiry. In summary, they include the following key elements:

- The rear extension is lower by one floor to provide the same eaves level as established in the 2015 planning permission and a traditional roof form of simple ranges. The proposed extension will have the same height and overall footprint dimensions as the 2015 approved scheme;
- There are fewer rooflights to the front and rear elevations. The number of rooflights proposed to the front elevation is the same as approved in 2015;
- The removal of all burglar alarm boxes and most vents from the flank wall of the building.
- The re-fenestration of the rear extension with more vertically orientated openings and traditional windows. The window heads are as those in the 2015 permission.
- Removal of all uPVC windows and doors, and replacement with traditionally designed timber windows and doors.
- The re-instatement of timber panelling to the bay windows and provision of replacement ceiling cornicing, picture rails and moulded skirting boards.
- Re-instatement of acanthus design console brackets within hall.

1.1.5 The overall effect of these proposals is to protect those elements of the listed building that have been identified as making a positive contribution to its architectural and historic interest and to re-instate those elements that have been lost over time and where it is reasonable and feasible to do so. Overall, the completed works will result in a neutral impact on the significance of this heritage asset, taking the 2015 permission as the baseline.

1.2. The Site and its wider context

1.2.1. 363 Wilmslow Road is located within the Manchester Ward of Withington. The Site is located on the busy Wilmslow Road which features a number of modern retail developments along the street to both the north and south (**Figure 1**). Behind the Site to the east are a group of modern residential buildings

as well as an altered Victorian residential building to the immediate south.

1.2.2. The Site is not located within a conservation area and there are no other designated heritage assets within a 250m radius of the site.

1.2.3. No. 363 Wilmslow Road was Grade II listed in 1974. A copy of the list description is provided in **Appendix 1**. Below is the list description:

Terrace row of 3 houses, No.363 now offices. Mid C19; altered. Stucco painted white, with sandstone dressings painted black, slate roof. Double-depth plan with short back extensions, No.359 single-fronted and the others double-fronted. Two storeys with basement and attic, an 8-window range, almost symmetrical, with 2-window gabled centre, banded and vermiculated corner pilasters, 1st-floor sill-band, and bracketed eaves. The ground floor has 5 canted bay windows (1, 2 and 2) with pilasters and bracketed cornices, and doorways which have Corinthian pilaster doorcases, doors with round-headed glazed upper panels and rectangular overlights. The 1st floor windows have shouldered architraves with keystones, between those in the centre is a plaque lettered "NORTON PLACE", and in the gable above this is a small round-headed attic window with pilastered and keyed architrave. Brick chimneys on the ridge and at both gables. Rear and interior not inspected.

1.2.4. There have been previous planning applications for 363 Wilmslow Road. These are detailed at **Appendix 2**.

2.0 Methodology

2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a historic evidence assessment to understand the historical background to the Site;
- 2) Identify any heritage assets that are located in this area and which have the potential to be affected by the site; and,
- 3) Set out the significance of the identified heritage assets; and,
- 4) Formulate an assessment of the impact of the proposed development on the significance of the known heritage assets and propose any mitigation to the proposal if required.

2.2 Assessment Methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The requirements of assessing heritage significance and the steps implemented to evaluate significance are outlined at **Appendix 3**.

3.0 Legislation and Planning Policy

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection and development of historical buildings and areas within planning legislation as defined under the provisions of the Town and Country Planning Act 1990.
- 3.1.2 The national and local planning policies and guidance relevant to the proposed developments at 363 Wilmslow Road are detailed in **Appendix 3**.

4.0 Historic evidence

4.1 Introduction

- 4.1.1 The following section provides a brief summary of the historical development of the Site and its environs, compiled from sources listed in the references provided. Located in **Appendix 4** are figures contain historic maps and photographs of the building and site.

4.2 Historic development

- 4.2.1 The name of Withington most likely comes from the Anglo Saxon 'Withy-ton' a settlement associated with willows. Withington was first recorded as an independent manor in the 13th century under the lordship of William de Withington. By the 14th century, Withington became a sub manor of Manchester and was subsequently in the possession of the Mosleys, Lady Ann Bland and the Egertons of Tatton.
- 4.2.2 Withington experienced little growth over the following centuries remaining predominately rural until the mid-19th century. OS mapping from 1849 (**Figure 2**) displays the rural nature of the area, with a number of farms and cottages scattered either side of what is now Wilmslow Road, with the site itself located in open farmland. From a macro perspective, development in the area was spurred by the industrial growth of greater Manchester while on a micro scale, the establishment of the Manchester and Wilmslow Turnpike Trust, the construction of the Cheadle and Palatine Road Bridges and the opening of the Midland Railway in 1880 encouraged residential growth in the area.
- 4.2.3 By 1887, the Egerton Estate was sold to developers, resulting in the majority of the open rural land being developed. Wilmslow Road served as the primary artery for travel within the ward during the expansive growth of the 19th century. Within this context, 363 Wilmslow Road was constructed sometime during the mid-19th century along with a number of semidetached villas in the surrounding area.
- 4.2.4 The OS Map from 1894 (**Figure 3**) demonstrates the rapid growth in the area as almost all of the previous farmland now features either detached or semidetached villas either side of Wilmslow Road. It is also the first map that displays 363 Wilmslow Road, known as Norton Place, as well as Norton House to the east, and Norton Villas to the north, suggesting the house was part of a larger development. The 1894 map also displays the addition of Fallowfield station to the north of the site.

4.2.5 By 1904, Withington was incorporated into the City of Manchester. The character of the area at this time was primarily that of large private family homes. However, since the turn of the 20th century there was a shift to multiple units which remains today. OS Mapping from 1922 (**Figure 4**) demonstrates this transformation as the tributary roads to the south of the site are completely developed with terraced housing, leaving a scarcity of open land. OS Maps from 1934, 1957, 1981 (**Figure 5,6,7**) display minor changes as the area's density increased. Shopping centres also developed along Wilmslow Road during the 20th century to keep pace with population growth, many of which dominate the street scene today.

4.3 **Architectural and Historic interest.**

4.3.1 The primary residential nature of Wilmslow Road has been largely lost in Withington, with a large range of commercial and retail uses now dominating the road. No 363 Wilmslow Road forms one third of a terrace of three properties, built in an area that was historically dominated by semi-detached and detached late 19th century villas.

4.3.2 The original residential character of the 19th century properties has changed considerably, with the gardens in front of them now largely dominated by car parking and service arrangements. Many of the buildings along the road are modern developments while a number of the remaining Victorian buildings have been modernised and had their ground floors converted into shops. The scale of building form within the area is that of one to four storeys in height.

4.3.3 363 Wilmslow Road was built sometime in the mid-19th century, with some later alterations. It is Italianate in character (**Plate 1**). The building is two storeys in height, plus a basement and attic. The architect is unknown, although the street was probably built by a speculative developer as part of the wider development of the area of Withington in the 19th century.

Interior (See Appendix 5 for floor plans)

4.3.4 The basement floor was comprised of four main rooms either side of a central hallway. The rooms to the front elevation (r101,103) were accessed from the central hallway, and provided further access to the two rooms to the rear (r104,105). On the north side of the basement, the two rooms (r101,105) featured original flagstone flooring and the rear room provided access to a storage area (r106) within the small brick outshot (**Plate 2**). The walls of all five rooms were exposed brick and there were exposed

wood supports and electrical wires attached in room 101 (**Plate 3**). The basement bay windows were filled in with brick (**Plate 4**). A straight wood stairwell led to the ground floor.

4.3.5 The ground floor had a similar layout to the basement, however, there were a great number of partition walls. One such wall bisects room 205, the same in room 204, while 203 featured two partition walls. The communal hallway featured original plasterwork to the ceiling, and the original staircase(**Plate 5, 6**). The flooring was carpeted and the walls were plastered with moulded skirting as well. The wall between 201 and 202 included a reception hatch with moulded surrounds (**Plate 7**). Inside room 201, the bay window featured original wood panelling as well as original plasterwork to the ceiling (**Plate 8**). Some original doors and window frames survived but were in a poor condition (**Plate 9, 10**). To the rear of room 205, there was an access door to a restroom within the brick outshot to the rear of the building. A separate restroom located in the outshot could be accessed from the central hallway. The central staircase to first floor included a door and partition wall (**Plate 11**). All of the spaces on the ground floor were presumably used as medical spaces, from the 1970s and have the appearance of such a public institutional use.

4.3.6 The first floor featured a more unique layout than the basement and ground floors as the central hallway was shortened at the front of the building providing for a larger office space for room 301 with two access doors from the main hallway. Another access door opens from room 301 to room 305 to the rear on the north side of the building. The flooring was carpeted with plastered walls, some original window frames and doors, as well as door surrounds survived, however many other details, such as lighting fixtures and storage areas on the first floor, were altered for medical/office purposes (**Plate 12,13**). There were also moulded skirtings in all of the rooms and central hallway. In addition, the ceiling of the central hallway features plasterwork detailing (**Plate 14**).

4.3.7 The majority of fireplaces and surrounds had been lost prior to the works undertaken in 2018, with only two remaining.

4.3.8 The second floor features the smallest floor plan of the building as it is an attic and was used as three separate medical offices accessed from the main hallway. No photos survive which detail the interior conditions of the attic.

4.3.9 The works undertaken since 2018 have resulted in the raising of part of the ground floor, in order to

provide reasonable living conditions and ceiling heights for the former basement rooms. Suspended ceilings have been inserted in the ground floor spaces to meet fire and sound insulation.

Exterior

- 4.3.10 No 363 Wilmslow was constructed in brick with stucco rendering and a gabled slate roof. The front elevation is three bays wide and features two angled bay windows either side of the central entrance door, with quoining at the southern end. The quoining has been repaired as part of the refurbishment of the building. Both bays feature deep eaves with ornate bracketing and the main entrance door features a Corinthian pilaster door case, which has some damage (**Plate 15**). There is also damage to the stucco rendering above the bay eaves. The first floor sash windows are mullioned with key stones above which a deep eave runs across the façade with larger ornate bracketing than those on the bay windows.
- 4.3.11 The rear façade featured handmade brick, and was comprised of a small outshot providing space for bathrooms as well as stepped access to the property and basement. There is little uniformity to the rear of Norton Place as each of the three residences include different features to their extensions. The rear garden area was a dirt surface with a rear wall separating the garden from the alley way.
- 4.3.12 The overall character of the building was that of a former mid/late Victorian terrace house that had been converted to a public service use. The interior, in particular, included unsympathetic alterations, fire doors, insertions, bland decoration, modern floor coverings, and exposed wiring resulting in a poor legibility of the original use.

5.0 Significance of Heritage Asset

5.1 Introduction

5.1.1 The planning policies listed in **Appendix 2** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.

5.1.2 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

5.2 Significance

5.2.1 The significance of 363 Wilmslow Road is attested by the fact that the building is Grade II listed.

5.2.2 Historic England suggest that the aspects that reflect significance are the four values that people associate to a place: aesthetic value, evidential value, historic value and communal value. However, the NPPF 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.”* The NPPF definition largely aligns to the four values identified by Historic England in the *English Heritage Conservation Principles Policies and Guidance 2008* (see **Appendix 3**), although the Historic England Guidance takes a broader approach.

5.2.3 The significance of the Grade II listed 363 Wilmslow Road lies chiefly in the features of the principal elevation fronting onto Wilmslow Road, which is visually dominant and coherent. This assertion is given further weight as it is noted in the listing description that the interiors and rear of 363 Wilmslow Road were not inspected, and therefore did not contribute to the reason for listing.

5.2.4 The consideration of evidence at the public inquiry led the Inspector to determine that the significance of the building included more than just the principal elevation. She considered that further elements of the exterior and interior of the building would have contributed to the its significance.

5.2.5 She considered that the flank elevations, whilst less ornate than the front elevation, were designed to form part of the overall architectural composition. Furthermore, the rear elevation still retained the relative hierarchy of elevations, being construction in stock brick and typically subservient and utilitarian in appearance (para.7 and 8 of the appeal decision). The Inspector accepted that the building has seen a range of uses including a medical centre and a school, with the result that prior to the 2018 alterations there had been some harmful change internally. This included the sub-division of rooms, the loss of most original fireplaces and some unsympathetic insertions and additions. It also appears that the interior had been somewhat neglected, with some damage to original fabric and poor-quality finishes.

5.2.6 *Aesthetic Significance*

- In terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principal makes a good contribution to the significance of the asset.
- The front elevation is Victorian in character with some Italianate details. The flank elevation forms part of the overall architectural composition, although of lesser importance. The more simple rear elevation and its use of brick, demonstrates a hierarchy of elevations, which is still evident today. The relatively poor condition of the building that existing prior to its conversion has been reversed and the building is now in good condition.
- Internally, the building retains a limited number of original features, including plasterwork, skirting boards, ceiling mouldings, and the original central staircase. However, a number of original features, including some doors, windows, and fireplaces were in a very poor condition, thereby reducing or detracting from the significance of the internal features. Certain elements of the interior were identified by the Inspector as contributing to the significance of the building, such as mouldings, panelling to the bay windows and staircase.
- The original main staircase to the first floor, as well as some of the original plasterwork at the ground floor had been covered by partition walls diminishing the value of the original features. The most recent conversion works have removed a number of these detrimental works, allowing specific features to be better experienced and understood: the staircase is an example

of these works.

- There is evidence that there were two simple, fireplaces within the building, prior to its conversion, the remainder had been previously lost. The use of the building for non-residential purposes in the 20th century resulted in the loss or damage to a large number of original features, and further diminished the ability to appreciate the building's significance with the insertion of a considerable number of modern elements, such as new openings, partitions, fire doors and surface mounted cabling.
- The aesthetic value of 363 Wilmslow Road is considered to be **medium**. The value is largely contained within the front elevation, but other elements of the original building contribute to its overall aesthetic value.

5.2.7 *Evidential Significance*

- Despite some modern alterations to the exterior of the building the front elevation remains much as originally conceived and constructed, which enhances the evidential value of the building and its group value as a terraced villa from the Victorian era.
- Due to the extent of some alterations to the interior the quantum of evidence pertaining to its original use is limited.
- As a result of the buildings age, group value and surviving fabric, the evidential value of the building is considered to be **medium**, but largely limited to its front elevation.

5.2.8 *Historic Significance*

- 363 Wilmslow Road represents one of the remaining typical Victorian terraced villas in Withington and therefore embodies the aspects of Victorian urban expansion and development in Greater Manchester following the industrial revolution.
- There are no prevalent architects or developers associated with the building, but the front elevation of the building has survived unharmed over time, with the exception of minor alterations. 363 Wilmslow Road therefore has a **low to medium** historic value.

5.2.9 *Communal Significance*

- Communal value currently makes a **low** contribution to the significance of the asset as it was built as a private residence within a primarily residential area.

5.2.10 The significance of the Grade II listed 363 Wilmslow Road lies chiefly in the Victorian Italianate features of the main elevation and the returning, flank gabled elevation. Original features of the interior of the building, as identified above, also make a contribution to its significance, although the degree of significance is limited by the extent of alterations undertaken to the building in the 20th century.

6.0 Impact on Significance

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource*...” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.1.2 The following section outlines the completed works and their effect on the significance of the designated heritage asset.

6.2 Proposed works

6.2.1 The proposed works, as set out below, have acknowledged those works set out in the recent appeal. The acceptability of the key areas of work, including the principle of conversion to multiple units, internal subdivisions and alterations, and the addition of a two storey rear extension was established in the 2015 permission.

6.2.2 The basement floor plan remains largely the same within the original building, however the interiors have been renovated and staircases have been built in each flat to provide access between the ground floor and basement. This internal re-planning accords with the 2015 scheme, but with changes to the proposed staircases and other minor changes. Much of the joinery details, door frames, door surrounds, window surrounds are copies of the originals, and the double glazed windows have sought to copy original detailing where possible. Original brick walls have been plastered over, and bricks inserted in the window bays. The original floor material in room 101 and 105 (flat 1 and 3) was removed (**Plate 16**).

6.2.3 The ground floor plan largely reverts back to that of the same within the original building and features the communal area of the building and the hallway. Some of the ceiling details are a copy of the original. New flooring, typical of the period has been laid in the hallway. The principal original staircase is retained and restored (**Plate 17,18**). The current proposals will re-instate acanthus console brackets to the hallway and other mouldings where possible.

- 6.2.4 Flat 1, which is accessed from the ground floor communal area, includes a new lobby, with new stairs to the basement, and no coving or architraves to the ceiling, nor original wood panelling to the bay window (**Plate 19**). Flats 2-4 repeat the internal features of flat 1.
- 6.2.5 The current proposals seek to address concerns raised by the Inspector to the loss of the proportions of the principal ground floor rooms, resulting from the insertion of suspended ceilings, and the loss of decorative features, including the panelling to the bay interiors. The proposals will not increase the internal height of these rooms by raising the ceiling height due to acoustic and fire regulations (as explained in the Design and Access Statement), but some panelling and cornices, picture rails and moulded skirting boards will be re-instated.
- 6.2.6 On the first floor, a modern door which was inserted during the 20th century was removed to create an open landing, reinstating the original layout and further revealing the original staircase prior to the doctors surgery (**Plate 20**). Flats 7 and 8 have replacement timber sash windows, which are a copy of the originals. On the rear elevation, Flat 7 will see the existing window replaced with a sliding sash, timber window to match the existing. Moulding and skirting boards in flats 7 and 8 are also copies of the originals (**Plate 21**). New cornices will be inserted within the front rooms of Flats 7 and 8, to reflect those previously lost. The front room in Flat 8 has the original dimensions while the joinery is the same as flat 7.
- 6.2.7 The first floor to second floor door, which separated an office for the doctors surgery, was removed, further revealing the original staircase. We understand that there were changes to the top floor due to uneven and faulty timber beams, which resulted in a drop in the floor level. Flat 9, which was previously used as an office includes modern joinery and no original features. The works simply introduce a modern fit-out for this floor.
- 6.2.8 The height of the existing rear extension will be revised so that the eaves height is the same as that approved in 2015. The roof form will be altered to a single narrow range running away from the building, terminating in a gable, with a side range running parallel to the existing building. The form of the original outshot will be discernible. The fenestration pattern and detailing of the extension will be altered to reflect more closely the 2015 approval, with recessed windows.
- 6.2.9 The proposals include fewer rooflights, with the number and location now proposed on the front

elevation being the same as approved in 2015. The burglar alarm boxes that formed part of the implemented conversion scheme will be removed and alternative arrangements put in place to address these service requirements.

- 6.2.10 To the front, the main entrance door has been replaced to match existing and new steps have been built (**Plate 10**). The external fabric of the building has been restored and put into a good state of repair, as part of the implemented flat scheme. The parking area to the front of the building was previously comprised of tarmac in poor condition. This area has been resurfaced and the gate piers replaced (**Plate 24**).

6.3 Assessment of Impact

- 6.3.1 In order to assess the impact of the completed works on the significance of the Grade II listed building, the effect of the alterations on four values identified by Historic England and detailed in chapter 5 is assessed as follows.

- 6.3.2 The photos of the site prior to the completed works demonstrate that the interior and exterior of the building were in a state of disrepair resulting from the alterations made from the previous use as a doctors surgery. As a result, it was necessary to carry out a number of works to the interior of the building.

- A number of internal original features were lost following the completed works, particularly ceiling details at the ground and first floor, skirting at the ground and first floor, and original flagstone flooring in the basement. However, the renovation and revealing of others, notably the central staircase and removal of stair doors and partition walls at first and second floor level, can be viewed as a heritage benefit. Furthermore, the current proposals include various works that will restore features of interest, such as the console brackets in the hall, or improve the overall aesthetic value of the interiors as compared to the building's condition prior to the conversion works. These include the re-introduction of timber panelling to the bay windows, ceiling cornicing, picture rails and moulded skirting boards to the 3 main ground floor rooms.
- Where original features were lost due to their poor condition, such as window frames, joinery details, door frames and surrounds, copies of the originals have replaced them in the new flats, including the window frames to the front and side façades at ground and first floor levels. The existing uPVC

doors within the basement will be replaced with timber equivalents. Furthermore, the windows to the rear elevation of the original building will be replaced with appropriately designed sash styled windows to reflect those that previously existed.

- Furthermore, the renovation of the front elevation, the most substantial element of the listing, is also seen as a heritage benefit.
- The proposed alterations to the rear extension will bring this element of the works in line with that approved in 2015, but with improvements to fenestration and detailing.
- The proposed works will ensure that those elements of the building that materially contributed to its architectural and historic interest will be retained, restored or re-introduced. The works now proposed will cause no material harm to the significance of this heritage asset or the special architectural and historic interest of the listed building.

6.3.3 It is considered that these proposed works, which materially follow the 2015 approved scheme, but with improvements on the design of the rear extension and greater consideration to internal works, will have no greater impact than that already approved, and thereby cause **no harm** to the significance of the identified heritage asset, in accordance with national and local planning policies and Historic England guidance.

7.0 Conclusion

- 7.1.1 Feltham Management Limited commissioned Savills to produce a Heritage Statement in order to assess the impact of the proposed works of the Grade II listed No. 363 Wilmslow Road. Savills have worked closely with the client team to ensure that the Inspector's report and conclusions are addressed in a new application, and that the significance of No. 363 Wilmslow Road is fully taken into account.
- 7.1.2 No. 363 Wilmslow Road is an example of a piece of architecture from the Victorian period with Italianate details. The heritage significance of 363 Wilmslow Road is primarily derived from the architectural interest to its principal facade, exemplified in its detailed Italianate architecture, but with contribution to other elements, as identified during the recent appeal and as set out above.
- 7.1.3 The planning history for this site has established a level of development that has been considered acceptable, in terms of not causing harm to significance and resulting in the granting of planning permission for the conversion and extension of the building to form 9 apartments. That history, including the 2019 appeal decision, has identified where the significance of the building lies and the broad scope of works that can be achieved without causing any material harm to that significance. The current proposals have taken this into account and will enable the same quantum of development as the 2015 scheme without any material increase in harm to the significance of this designated heritage asset.
- 7.1.4 The current proposals will reverse those elements of the previous works that were identified as harmful and result in a form of development that will safeguard and better reveal the significance of this heritage asset.

8.0 References

- 'The Manor of Withington' Withington Area History.
<https://sites.google.com/site/withingtonhistory/manorial-history>
- 'Townships: Withington', in *A History of the County of Lancaster: Volume 4*, ed. William Farrer and J Brownbill (London, 1911), pp. 288-293. *British History Online*<http://www.british-history.ac.uk/vch/lancs/vol4/pp288-293> [accessed 24 April 2018].
- Withington Conservation Area ' Manchester City Council.
http://www.manchester.gov.uk/info/511/conservation_areas/1042/withington_conservation_area/2

9.0 Appendix 1 – Copy of List Description

Name: NORTON PLACE

List entry Number: 1270510

Location

NORTON PLACE, 359-363, WILMSLOW ROAD

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 03-Oct-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 458606

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8593 WILMSLOW ROAD, Withington 698-1/23/844 (East side) 03/10/74 Nos.359 TO 363 (Odd) Norton Place

II

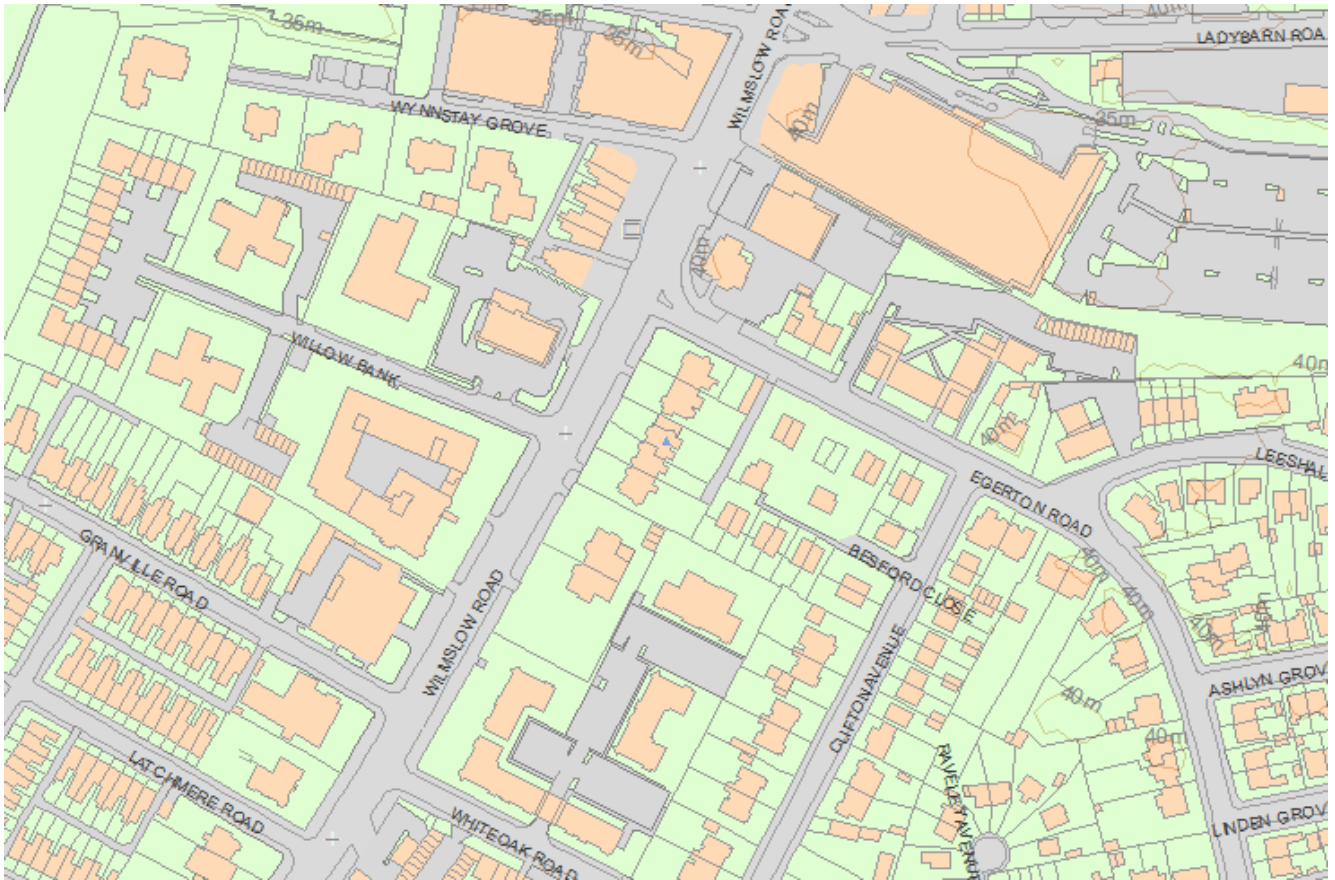
Terrace row of 3 houses, No.363 now offices. Mid C19; altered. Stucco painted white, with sandstone dressings painted black, slate roof. Double-depth plan with short back extensions, No.359 single-fronted and the others double-fronted. Two storeys with basement and attic, an 8-window range, almost symmetrical, with 2-window gabled centre, banded and vermiculated corner pilasters, 1st-floor sill-band, and bracketed eaves. The ground floor has 5 canted bay windows (1, 2 and 2) with pilasters and bracketed cornices, and doorways which have Corinthian pilaster doorcases, doors with round-headed glazed upper panels and rectangular overlights. The 1st floor windows have shouldered architraves with keystones, between those in the centre is a plaque lettered "NORTON PLACE", and in the gable above this is a small round-headed attic window with pilastered and keyed architrave. Brick chimneys on the ridge and at both gables. Rear and interior not inspected.

Listing NGR: SJ8551893702

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 85518 93702



10.0 Appendix 2 – Planning history

Planning Reference	Description	Decision	Date
18/02261/REF	Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Appeal Dismissed	02 Jul 2019
18/02261/REF	Erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Appeal Dismissed	02 Jul 2019
120505/FO/2018	Erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Refused & Enforce	10 Oct 2018
120506/LO/2018	Listed Building Consent for the erection of basement and two storey rear extension to create 10no. self contained flats with excavation of rear garden with associated landscaping and parking.	Refused & Enforce	10 Oct 2018
116773/DO/2017	Change of Use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking	Refused	16 Aug 2017
116774/LO/2017	Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Refused	16 Aug 2017
113828/FO/2016	Change of Use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking	Withdrawn	14 Jun 2017
113829/LO/2016	Listed Building Consent for the change of use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking	Withdrawn	14 Jun 2017
107448/FO/2014/S1	Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create 9no. self contained flats with landscaping and parking	Approved	22 May 2015
107449/LO/2014/S1	Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of 9no. flats	Approved	22 May 2015
106424/FO/2014/S1	Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create nine flats, with landscaping and parking.	Approved	23 Sep 2014
106425/LO/2014/S1	Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of nine flats.	Approved	23 Sep 2014

086507/FO/2008/S1	Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping	Approved	04 Jul 2008
086581/LO/2008/S1	LISTED BUILDING CONSENT for the erection of a part single/part 2 storey rear extension, new access ramp and side entrance, car parking in rear garden and associated landscaping	Approved	04 Jul 2008

11.0 Appendix 3: Planning Policy and Guidance

11.1 Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

11.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

11.1.3 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (Section 72).

11.2 National Planning Policy Framework

11.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF), which was first published in March 2012, with a second edition issued in July 2018 (further revisions in February 2019).

11.2.2 The 2012 NPPF set out the Government's planning policies and outlined the presumption in favour of sustainable development, defined by three principles: economic, social and environmental. The way in which the 2018 revised edition of the NPPF supports the delivery of sustainable development has now been altered.

- 11.2.3 The policy paragraphs no longer constitute the Government's view of what sustainable development means for the planning system, the three 'dimensions' to sustainable development are now 'objectives', and it is confirmed that they are not criteria against which decisions can or should be judged. Economic, social, and environmental gains are no longer to be sought 'jointly and simultaneously'; instead, the objectives are to be pursued in 'mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 11.2.4 The presumption in favour of sustainable development is retained, but some changes have been made to its detailed articulation. There is now also greater emphasis on Design, with the addition of a new introductory paragraph to the design chapter, emphasising the importance of high quality buildings and places.
- 11.2.5 Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy, which is broadly unchanged since 2012, although there has been some reordering and the addition of subheadings (paragraphs 184-202).
- 11.2.6 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).
- 11.2.7 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).
- 11.2.8 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, where appropriate, securing its optimum viable use (para 196).
- 11.2.9 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 197).

- 11.2.10 Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 198).
- 11.2.11 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 200).
- 11.2.12 In para 192 it states that 'In determining applications, local planning authorities should take account of:
- 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.
- 11.2.13 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

11.3 **Local Planning Policy Context**

- 11.3.1 The Site is located in the council ward of Withington, which is one of the 32 wards of Manchester. As such, local planning policy is covered by both Manchester's Local Development Framework (Core Strategy Development Plan Document) administered by the Manchester City Council, and extant policies within the Manchester Unitary Development Plan.

Manchester Local Development Framework

- 11.3.2 Policy EN3 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.”

Unitary Development Plan (Citywide Development Control Policies)

Listed Buildings

- 11.3.3 Policy DC19 states, “In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
 - b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
 - c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
 - d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
 - e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

11.4 Historic England guidance

11.4.1 Guidance provided by Historic England (**English Heritage, 2008**) introduced the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in NPPF):

- 1) **Evidential** (Archaeological) value. Deriving from the potential of a place to yield evidence about past human activity. This value is alternatively known as **Research** value.
- 2) **Historical** value. Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. This value is alternatively known as **Narrative** value.
- 3) **Aesthetic** (Architectural or Artistic) value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- 4) **Communal** value. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

12.0 Appendix 4: Maps and pictures

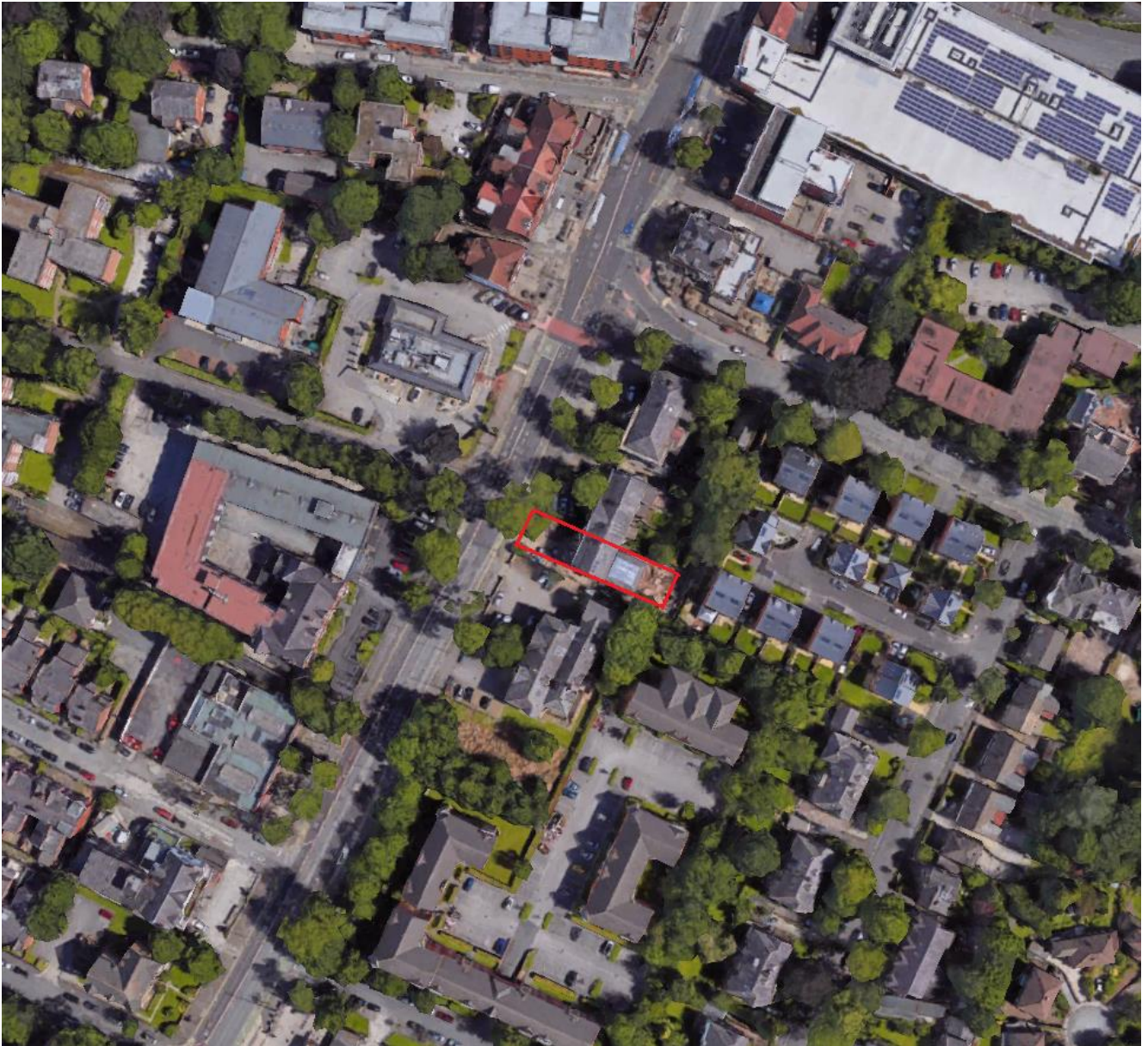
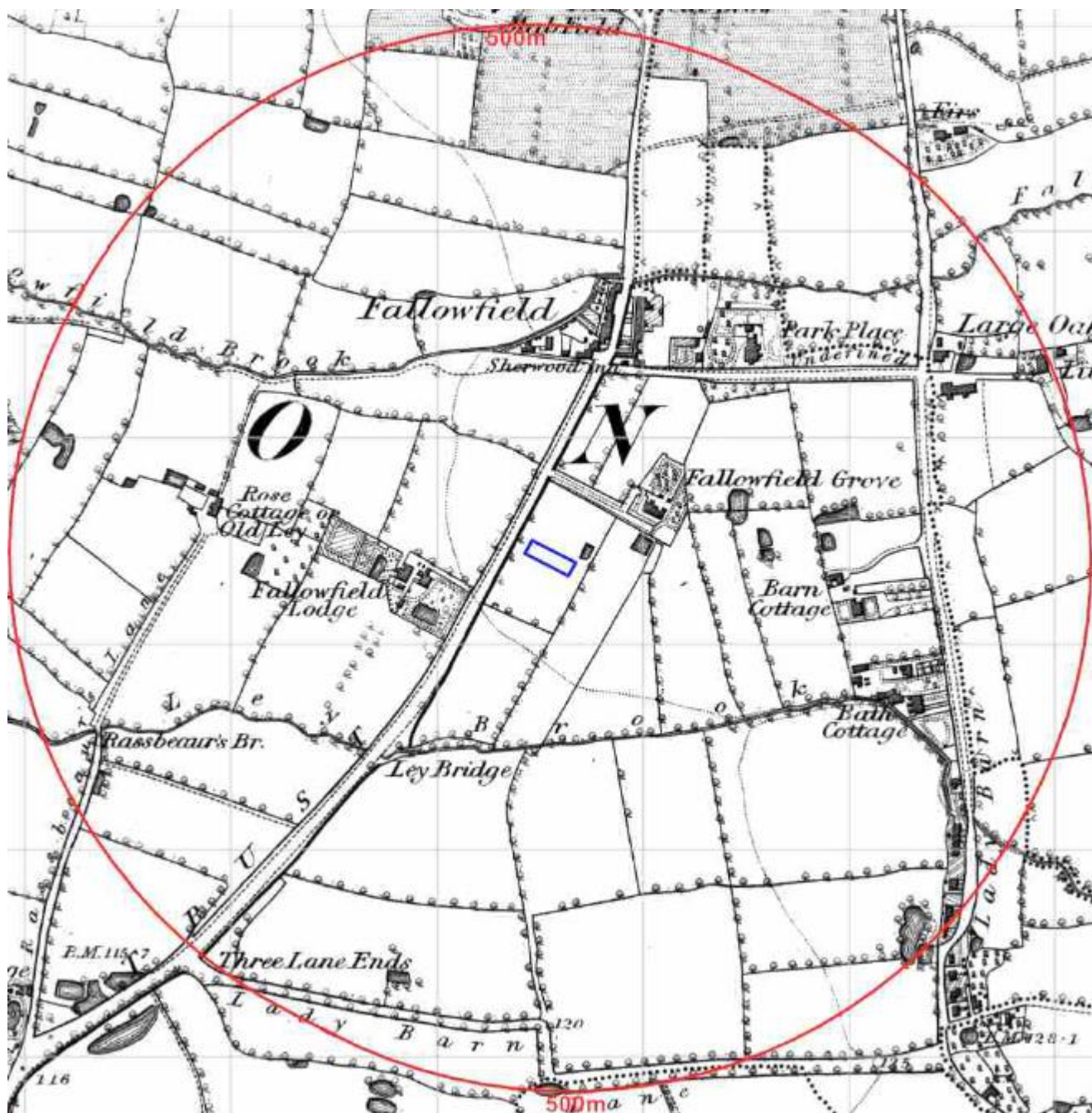


Figure 1: Aerial view of 363 Wilmslow Road (outlined in red).



Feltham Management Ltd/Norton
Place Ltd



Figure 3: OS Map 1894, provided by Groundsure

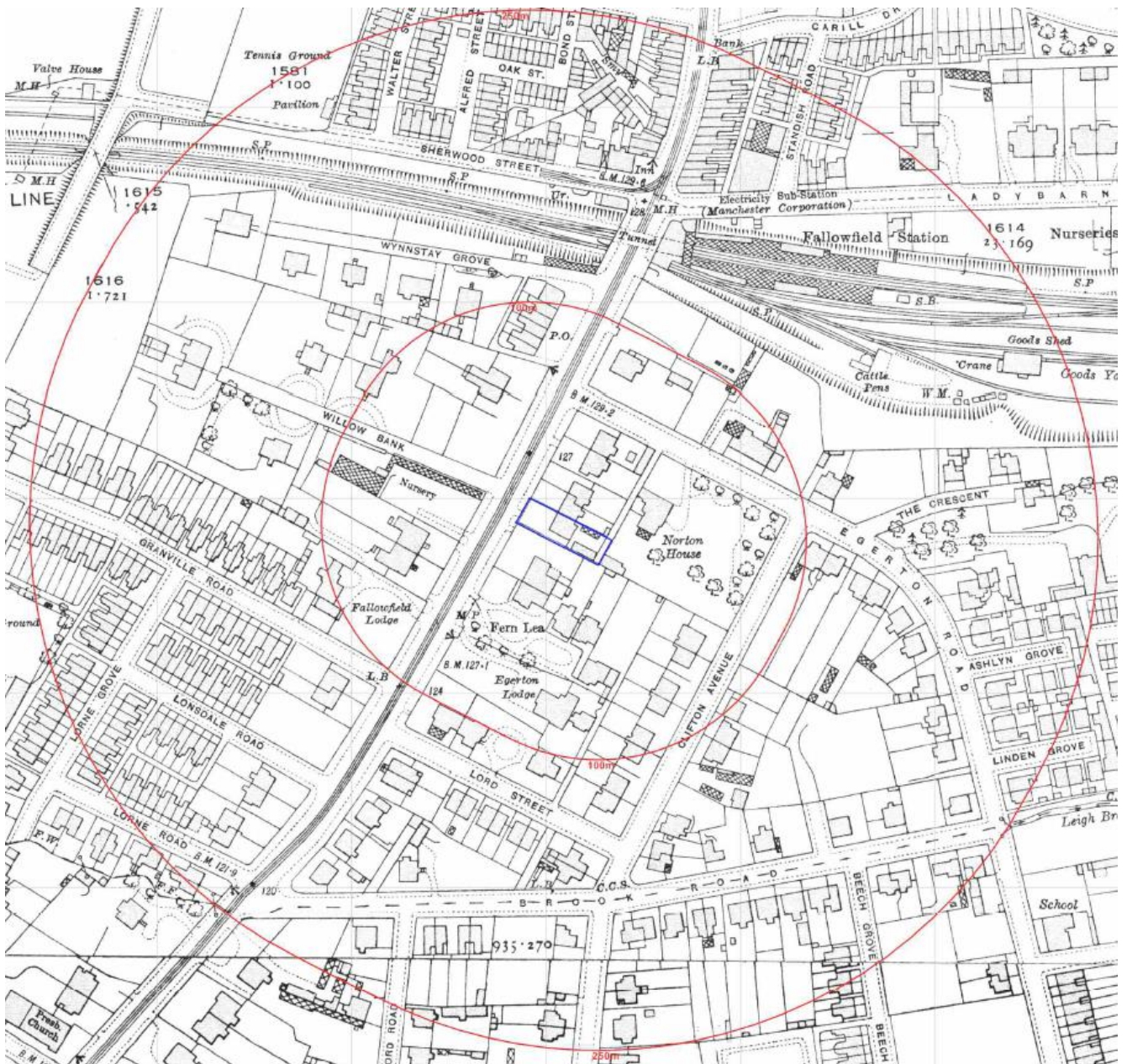


Figure 4: OS Map 1922, provided by Groundsure



Figure 5: OS Map 1934 provided by Groundsure



Figure 6: OS Map 1957, provided by Groundsure



Figure 7: OS Map 1981, provided by Groundsure



Plate 1: Front Elevation, provided by Orco Heritage Statement 2014 (revised 2016) showing poor condition of building prior to conversion to flats

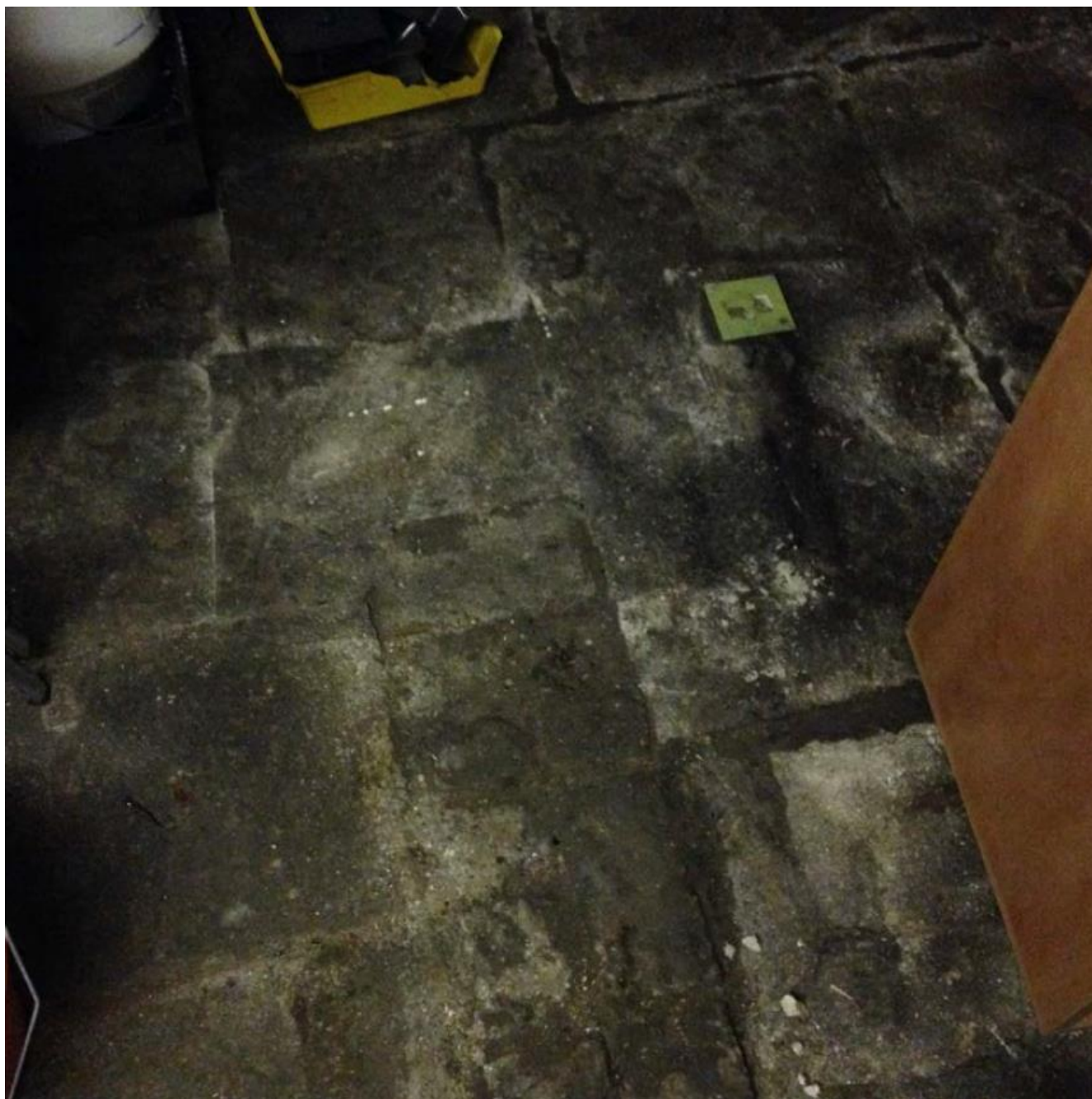


Plate 2: Original Flagstone Flooring in Basement, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 3: Exposed Brickwork and Electricals in Basement, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 4: Bricked Bay Window in Basement, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 5: Plasterwork in main hallway, provided by Orco Heritage Statement 2014 (revised 2016) prior to conversion to flats, also shows applied electrical conduits

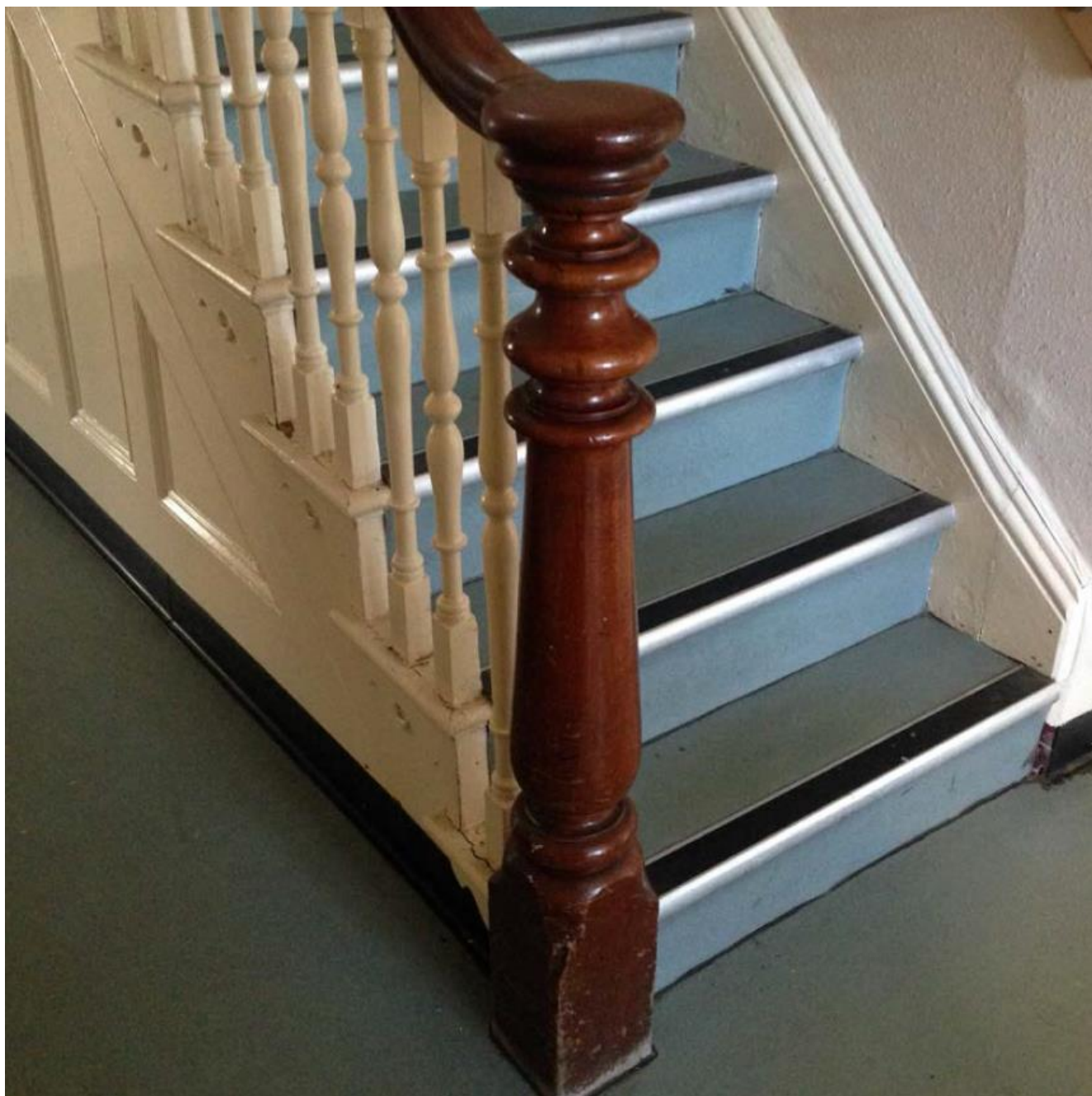


Plate 6: Original Staircase, provided by Orco Heritage Statement 2014 (revised 2016)

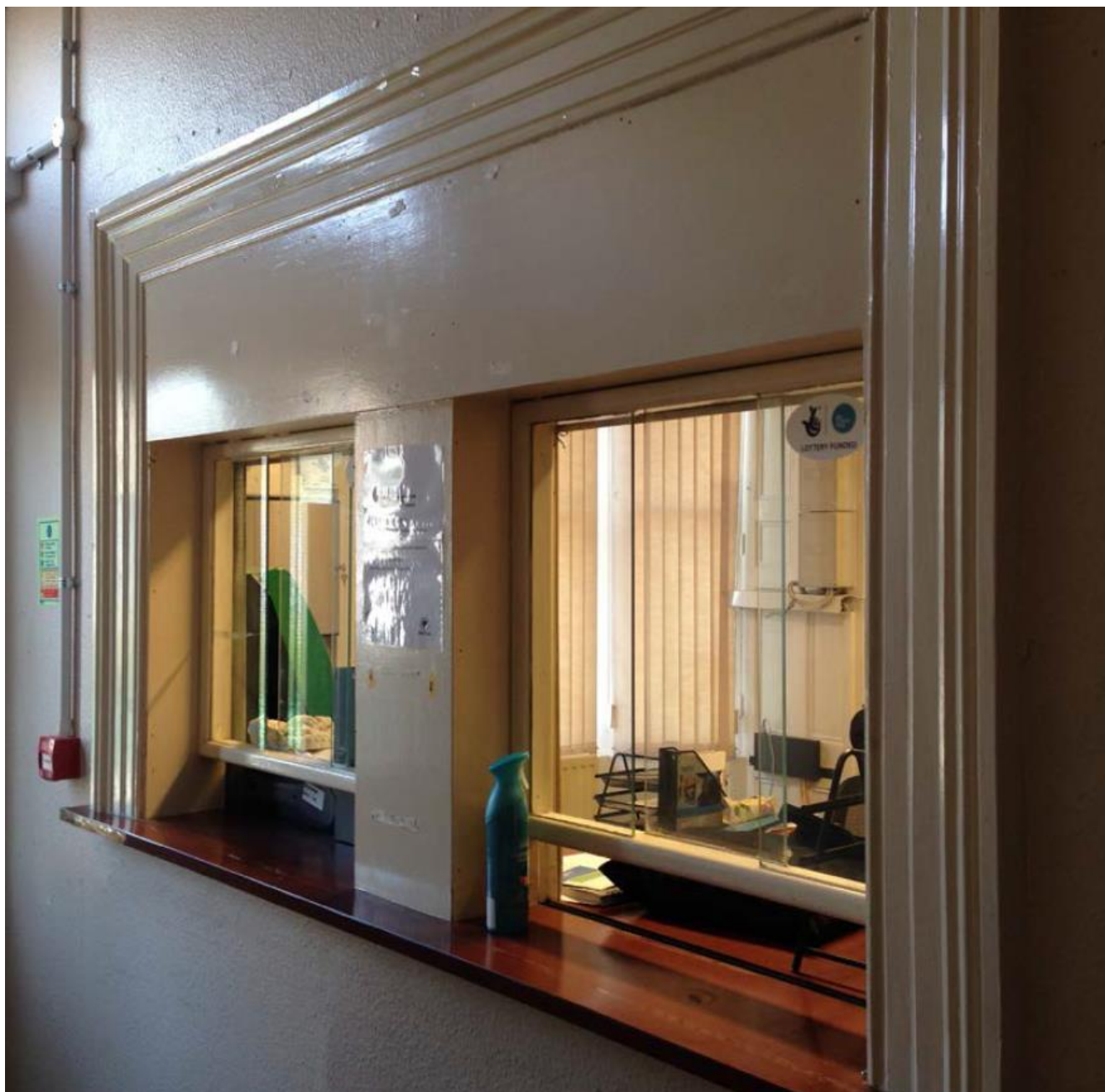


Plate 7: Reception in main hallway, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 8: Wood Panelling Bay Window, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 9: Damaged Window Frame, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 10: Damaged Door, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 11: Staircase Door and Partition, provided by Orco Heritage Statement 2014 (revised 2016), showing poor quality 20th century alterations



Plate 12: First Floor Window, provided by Orco Heritage Statement 2014 (revised 2016)

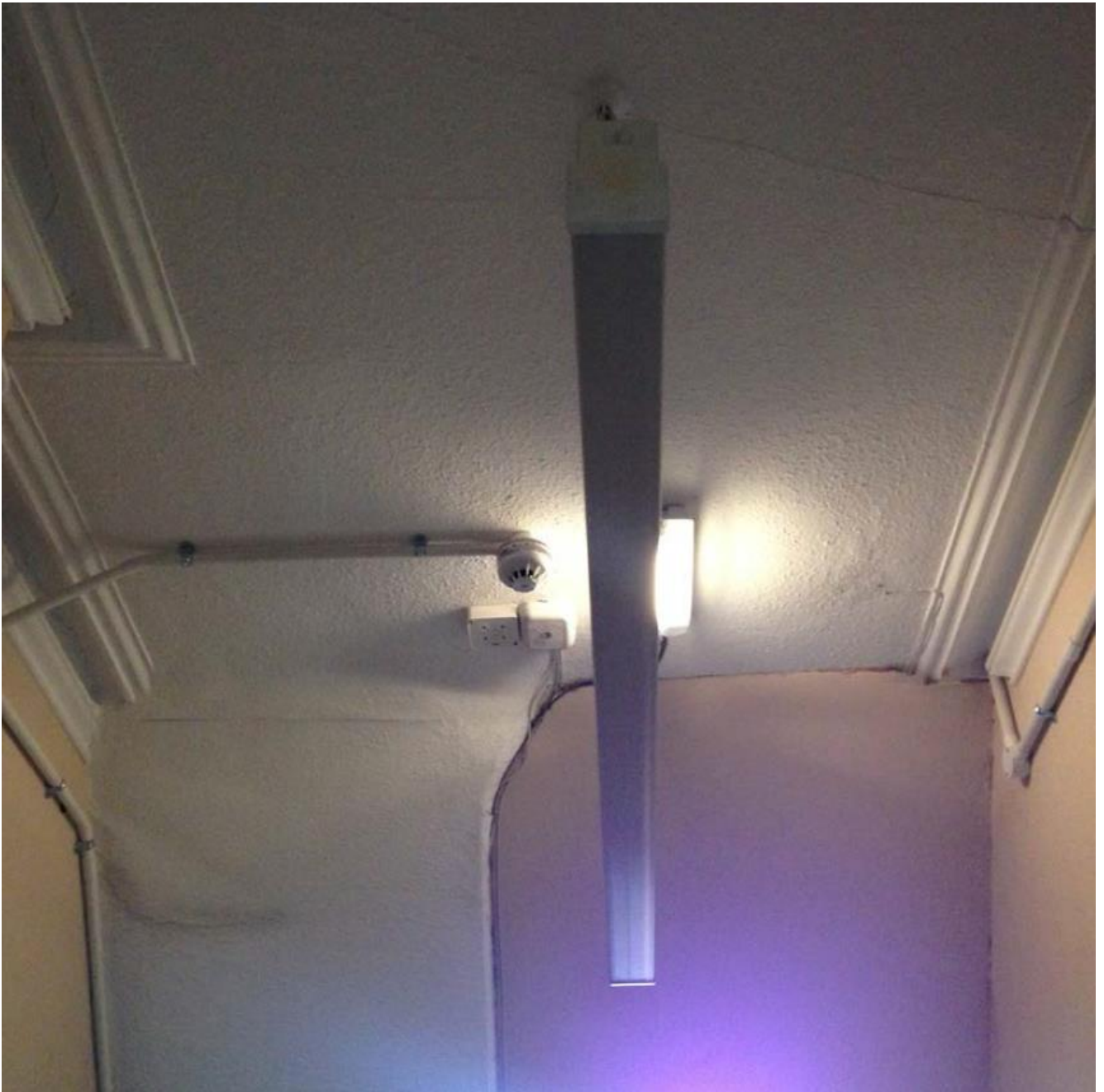


Plate 13: Lighting and Ceiling Detail on First Floor, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 14: Plasterwork Detailing on First Floor, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 15: Detail of Facade, provided by Orco Heritage Statement 2014 (revised 2016), showing poor condition of exterior prior to conversion



Plate 16: Re-opening bay window, and Alteration of Flooring in Basement, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 17: Main Entry Hall with raised floor



Plate 18: Main Staircase



Plate 19: Bay Window Ground Floor



Plate 20: Staircase Between Ground Floor and First Floor (previously partitioned see Plate 5)

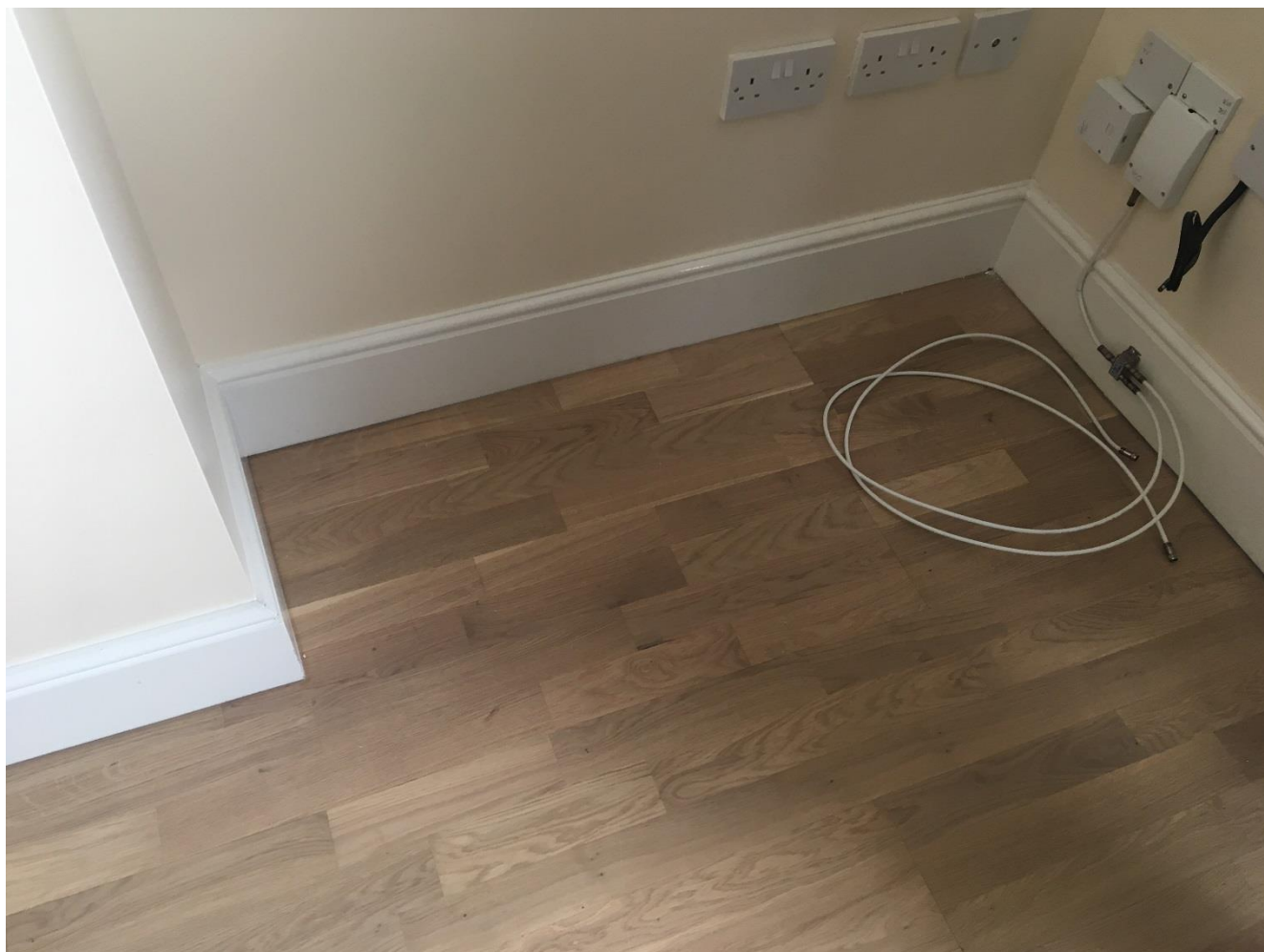


Plate 21: Skirting first floor



Plate 22: Window Frame First Floor



Plate 23: Rear extension from the east subject of the 2019 appeal.



Plate 24: Front Door and entry stairs. Door frame and surrounds repaired and restored as part of conversion of building to flats



Plate 25: Rebuilt Entrance Piers and tarmacadam parking area



Damaged Pier, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 26: View from Wilmslow Road looking northeast towards site as exists in 2019

