

Early Years Centre at Chorlton CE School, Vicars Road, Manchester

Heritage Statement



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**Early Years Centre at Chorlton CE School
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Prepared for Chorlton CE School

by

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1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2019 by Chorlton CE Primary School. Its purpose is to assess the contribution which the site makes to the setting of the adjacent Grade II-listed Church of St Clement and to the Wilbraham Road / Edge Lane Conservation Area and to assess the impact of proposals to demolish a building and construct additional accommodation for the School's Early Years Centre.

Section 3 summarises the development of the site which was a field until the later 19th century when a large house, named Alton Towers, was built with a landscaped garden. The new Church of St Clements was designed by Manchester architects, Pennington and Bridgen, in 1861 and opened in 1866. By 1933, Alton Towers had been demolished and part of the site was occupied by a tennis court and what may have been a club house. By 1989, an additional building had been constructed on the proposal site as a nursery for the nearby Chorlton CE Primary School.

Section 4 assesses the significance of the site. The setting is considered to make an **overall positive** contribution to the significance of the listed church although **the green building on the application site has a negative effect on this contribution. The application site makes little contribution to the significance of the Conservation Area**, apart from its open and green spaces.

Section 5 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

The assessment of the impact on the heritage asset and its setting is set out in Section 6. The only harm caused by the proposals will be the removal of three trees and a small loss of openness within the Conservation Area. However, this is considered to constitute much less than substantial harm in planning terms and to be more than offset by the important public benefits of the proposals which are:

- They would result in the replacement of a building in very poor condition which currently has a negative effect on the significance of both the listed church and the Conservation Area with a new building in a high-quality contemporary design using a sympathetic palette of materials in muted colours.
- They would provide additional accommodation for the Early Years Centre of the School.

The design has been modified following specialist advice to introduce more windows to the east elevation to make a more active frontage as this faces the church.

There is a presumption in favour of sustainable development within the NPPF. The proposed design will add to rather than detract from the character of the area.

Overall, the proposals are considered to be **beneficial overall** to the significance of both the listed church and the Conservation Area.

This report could be added to the Historic Environment Record as a permanent publicly-accessible record, in keeping with the requirements of Policy 199.

2 INTRODUCTION

2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2019 by Chorlton CE Primary School. Its purpose is to assess the contribution which the site makes to the setting of the adjacent Grade II-listed Church of St Clement and to the Wilbraham Road / Edge Lane Conservation Area and to assess the impact of proposals to demolish a building and construct additional accommodation for the School's Early Years Centre. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Acknowledgements

The author would like to thank the staff of Manchester Archives and Local History and of the Greater Manchester Historic Environment Record for their help with the research for this report.

2.3 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the site;
- An assessment of its contribution to setting of the listed building and to the Conservation Area;
- An assessment of the impact of proposals to demolish a building and construct additional accommodation for the School's Early Years Centre.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant based on evidence from documentary sources and a survey of the site.

2.4 Copyright

This report is the copyright of Jenny Wetton Conservation and is for the sole use of the organisations to which it is addressed. This document may not be used or referred to in whole or in part by anyone else without the express agreement of Jenny Wetton. She does not accept liability for any loss or damage arising from any unauthorised use of this report.

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3 HISTORY OF SITE

By the mid-19th century, Chorlton-cum-Hardy was still a rural area with only the lanes of Edge Lane and Manchester Road in existence and one or two properties.

Information on the Conservation Area states:

'The arrival of the railway at Stretford in 1849, allowing ready access to the city centre and the creation of the commuter, brought forward the development of the area for residential and associated uses.¹

After the arterial route of Wilbraham Road was constructed in 1861, the character of the area changed from open fields to that of a suburban area. The Lloyd and Platt Hotel was built at the junction of Wilbraham Road and Manchester Road in 1870. The opening of a railway station at Chorlton in 1880 accelerated this change.

The site is shown as a field on the 1848 map, with a brook running through it which was culverted at Edge Lane; this may be what Simpson and Topping refer to as the Rough Leech Gutter². There were also gardens to the north and orchards to the south. To the south, along St Clement's Road and at Chorlton Green, was the old Parish Church of St Clement. By 1860, this had become too small for the growing population and Dickens states that Lord Egerton donated land on the corner of Edge Lane for the construction of a new church³ with sufficient land for a burial ground⁴. Members of the congregation were unhappy with this move and the old chapel continued as the Parish Church until it was demolished in 1949.

Architects Pennington and Bridgen were appointed to design the new church in 1861 and it was opened in 1866, with a capacity of 650 people. It was extended to seat 900 in the 1890s and was consecrated by the Bishop of Manchester in 1896, after the opening of the new south transept. Adjacent to the west of the church was a large house, named Alton Towers, shown on the 1894 map with a large landscaped garden. By 1891, this house was occupied by Edwards Wright, a paper merchant from Sandbach, and his family. Wright had a paper business in New Brown Street, Manchester. Development had also taken place along the north side of Edge Lane and south along St Clement's Road, with large detached and semi-detached properties in spacious gardens, including the rectory opposite the church.

In 1901, a new church school was built to the south of St Clement's (now the Chorlton CE Primary School), with the earlier school in Chorlton Green being used for infants and juniors⁵.

¹ Manchester City Council. *Wilbraham Road / Edge Lane Conservation Area* [online]. Available at: http://www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area [accessed 13.09.19]

² Simpson, A. and Topping, P. *Chorlton-cum-Hardy: Churches, Chapels, Temples, Synagogues and a Mosque* (Manchester: Topper, 2018), 80

³ Dickens, S. *Chorlton-cum-Hardy Through Time* (Stroud: Amberley, 2018), 6

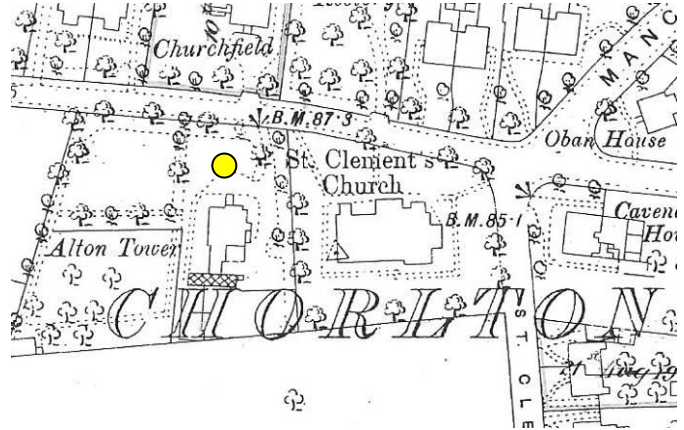
⁴ Simpson, A. and Topping, P. *Chorlton-cum-Hardy: Churches, Chapels, Temples, Synagogues and a Mosque* (Manchester: Topper, 2018), 78

⁵ Dickens, S. *Chorlton-cum-Hardy Through Time* (Stroud: Amberley, 2018), 9

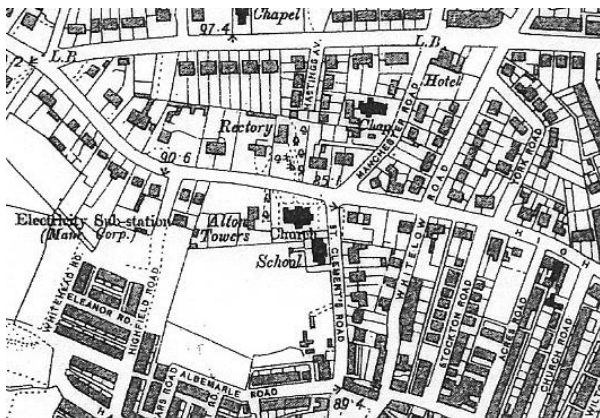
Alton Towers appears on the 1922 map (which cannot be reproduced due to copyright reasons) but, by 1933, had been demolished and part of the site was occupied by a tennis court and what may have been a club house. No change is shown on the maps by 1966, although these are of a small scale and do not shown much detail. The school was extended upwards and to the north in 1970 to provide additional space and, by 1989, an additional building had been constructed on the proposal site as a nursery.



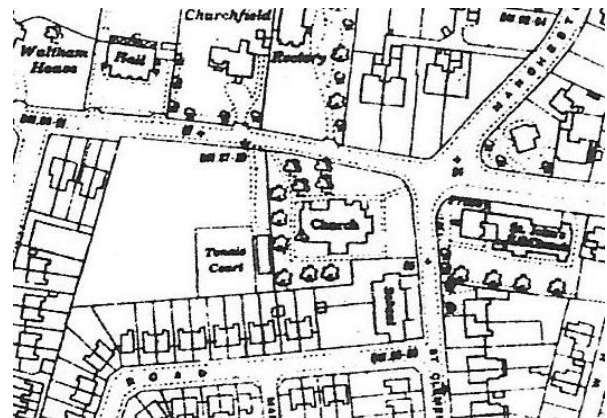
OS 1848 Showing Approximate Location of the Site



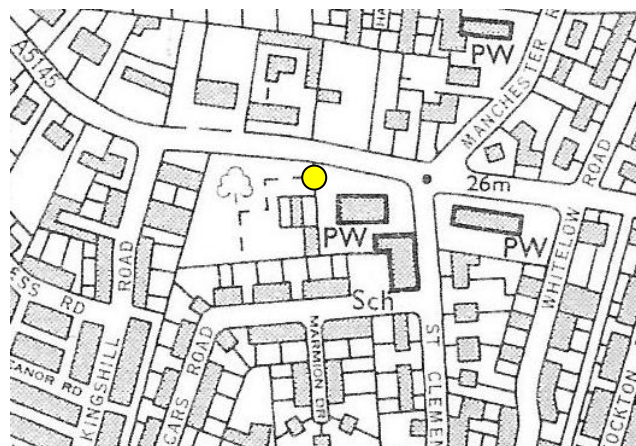
OS 1894 Showing Approximate Location of the Site



OS 1908



OS 1933



OS 1989 Showing the Site

4 SIGNIFICANCE

4.1 The Site

The application site consists of the School's early years centre, comprising two single-storey buildings and its associated play area, with a grassed area to the west retaining several mature trees. The main brick building has large windows, a hipped concrete tile roof and a modern canopy. The main play area is enclosed by the two buildings and a metal fence and there is an additional asphalt-surfaced area between the buildings currently used for storage, also including two trees within it and a further tree on the boundary.



Early Years Building



Late 20th Century Building



Storage Area



Grassed Area

4.2 Contribution to Significance of Listed Building and Conservation Area

This analysis will use the non-exhaustive checklist given in Step 2 of the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

4.2.1 Significance of St Clement's Church, Conservation Area and of School

Church of St Clement

The Church is listed at Grade II and was built in 1861-66 to a design by Pennington and Bridgen of Manchester, with a north transept of 1883 and a south transept, chancel and Lady Chapel of 1895, all designed by Walter Higginbottom. Nathan Pennington was initially in partnership with Joseph Jervis and entered into partnership with Thomas Edward Bridgen in 1861⁶. Pennington was also responsible for designing St Mary's Hospital on Quay Street, Manchester and the Oldham Lyceum and Art School (both 1855-56, the latter now listed at Grade II). With Bridgen, he also designed a number of Methodist and Anglican churches in Greater Manchester and Cheshire, together with an amount of residential and commercial work and hospitals including the Manchester Royal Eye Hospital (1883-6, listed at Grade II).

In partnership with his brother, Higginbottom also designed the Manchester and Salford Street Children Mission on Bridge Street (1896), the Ardwick Lads' and Men's Club in Ancoats (1898), Canada House on Chepstow Street in Manchester (1909) and a warehouse of the same date on Dale Street, both now listed at Grade II. St Clement is Higginbottom's only known contribution to a church.

The Church also retains notable stained glass windows by Lavers, Barraud & Westlake (1870) and George Wragge of Manchester (1917).

In addition to holding a number of services every week, the church hosts other activities, including an annual beer and cider festival, the Chorlton Film Institute and events for children and young people.

The church is considered to be of architectural significance and also makes an important contribution to the local community.



Church of St Clement and Adjacent School



Church of St John

⁶ Neil Darlington + The Manchester Group of the Victorian Society. Architects of Greater Manchester database 2019 [online]. Available at

Wilbraham Road/Edge Lane Conservation Area

The Conservation Area is summarised by the information available online:

'The junction of Wilbraham Road, a major arterial route within the City of Manchester, and Edge Lane in Chorlton has long been recognised as possessing buildings and spaces of character and quality dating back to the late 19th century. The buildings continue to be complimented by a substantial and mature tree coverage.⁷'

It includes three Grade II listed buildings, including St Clement's, the others being Lloyd's Hotel on the junction of Wilbraham Road and Manchester Road and St John's R. C. Church on High Lane, to the east of St Clement's. Of unlisted buildings, the information states:

'Many of the buildings that line the streets within the area are architecturally impressive and most of them can be regarded as making a positive contribution to the conservation area.'

The trees and garden hedges to the front of properties are identified as contributing to the character of the area, as are trees planted within private gardens and on streets and rear gardens. Also 'Spatially, the area behind street fronting properties is often ignored, but this is often a space of great significance...'

Chorlton CE School

The School was built in 1901 and extended significantly in 1970. The brick building has been painted white on the lower half and is of late 20th century brick in the upper half with a flat roof and windows and doors have recently been replaced. It is surrounded by high metal fencing. There are no records on the building held by the Greater Manchester Historic Environment Record. **It is not considered to constitute a non-designated heritage asset.**

4.2.2 Contribution made by Setting to Significance of St Clement's Church

The asset's physical surroundings

- Aspect: the church faces east, towards the earlier St Clement's Road, and has a relationship with the historic road layout.
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains): The Grade II listed R. C. Church of St John with its earlier presbytery lie to the east, along High Lane.
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces: The two churches and Chorlton CE School are the largest buildings in the area and other development largely consists of detached or semi-detached houses following the historic road layout.
- Historic materials and surfaces: According to the information on the Conservation Area, 'Most of the buildings in the area are constructed in Manchester red/orange brick, sometimes in conjunction with buff coloured sandstone dressings.' Road and pavement surfaces are generally asphalt, although some setted areas have been retained.

⁷ Manchester City Council. *Wilbraham Road / Edge Lane Conservation Area* [online]. Available at: http://www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area [accessed 13.09.19]

- Green space, trees and vegetation: There are historic grassed areas to the front, north and behind the church crossed by pathways, with mature trees providing some screening.
- Openness, enclosure and boundaries: The churches' boundaries are defined by iron railings and follow the road layout on the north and east sides. The church shares a southern boundary with the School. Tall railings separate it from the application site to the east.
- Functional relationships and communications: There is a historic functional relationship with Chorlton Green, along the road to the south, where the first St Clement's church was located and where the Grade-II listed late 18-century gatehouse has survived.
- History and degree of change over time: Since the construction of the church, the School has been extended upwards and on the north side, there has been residential development further south on the west side of the road and replacement buildings on the north side of Edge Lane, opposite the church. However, elsewhere mid-19th century detached and semi-detached houses have survived.



View Towards Church from Junction with Manchester Road



Church Grounds to North, Looking East



Mid-19th century Semi-detached Houses



Mid-19th century Detached House on Junction with Manchester Road

Experience of the asset

- Surrounding landscape or townscape character: The area is residential in character, with a larger plot sizes north of the church and a tighter grain towards the south.
- Views from, towards, through, across and including the asset: Views towards the front of the church from High Lane and the junction with Manchester Road and eastwards along Edge Lane are largely obscured by mature trees. There is a view from within the northern part of the church grounds eastwards which includes the north entrance but also includes a prominent white-painted scout hut to the south-west. An open view across the south part of the church looking westwards also includes the largely late 20th century school. A view from the application site eastwards towards the church includes a late 20th century single storey building in very poor condition.
- Intentional intervisibility with other historic and natural features: N/A
- Visual dominance, prominence or role as focal point: Although the church is sited on a junction, it is not prominent because of the screening by mature trees. It is prominent in views westwards from St Clements Road.
- Noise, vibration and other nuisances: Edge Lane/High Lane is a busy road with frequent traffic.
- Tranquillity, remoteness, 'wildness': N/A
- Busyness, bustle, movement and activity: Due to its position on a busy road junction and adjacent to a school, the church has a sense of busyness, movement and activity. The church itself has two halls and a youth centre, having been converted in 1971 for greater community use⁸.
- Diurnal changes: At night, light comes from streetlamps and from occupied buildings, including the church.
- Sense of enclosure, seclusion, intimacy or privacy: There is a sense of enclosure within the church grounds, enhanced by the boundary railings and mature trees.
- Land use: The land to the south is used for the school, which also uses the application site to the east of the church, accessed via an alleyway. The land to the east is used for the school's Reception class, with a playground and open grassed area beyond.
- Accessibility, permeability and patterns of movement: The church grounds are accessible via gates in the boundary fences and pathways provide clear access within the grounds. Tall fences surround the school's land and access is controlled for security reasons.
- Degree of interpretation or promotion to the public: The church has its own website, promoting its use to the public, although there is no information about the history of the building. The church also hosts a number of other activities, including an annual beer and cider festival, the Chorlton Film Institute and events for children and young people.
- Rarity of comparable survivals of setting: N/A
- Cultural associations: N/A
- Celebrated artistic representations: A number of historic photographs of the church survive from the early years of the 20th century and have been reproduced in local histories.

⁸ Simpson, A. and Topping, P. *Chorlton-cum-Hardy: Churches, Chapels, Temples, Synagogues and a Mosque* (Manchester: Topper, 2018), 78

The setting is considered to make an **overall positive** contribution to the significance of the church although the green building on the application site has a negative effect on this contribution.

4.2.3 Contribution of Site to Significance of Conservation Area

The Historic England guidance, *Conservation Area Appraisal, Designation and Management*: Historic England Advice Note 1 (Second Edition, 2019) contains a check list to identify elements in a conservation area which may contribute to the special interest:

Checklist

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the

The application site does not fulfil any of these requirements. Indeed, the late 20th century green building is in a very poor condition and has a negative effect on the setting of the church.

The application site makes little contribution to the significance of the Conservation Area, apart from its open and green spaces, left from the demolition of Alton Towers and later occupation of the site as a tennis court.

The site is obscured from the Grade II-listed R. C. Church of St John and its presbytery by distance and trees and is **not considered to fall within its setting**.

5 HERITAGE PLANNING CONTEXT

5.1 National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority '*shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses*' (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in 2018 replacing all former planning policy statements (1st edition NPPF, PPS5 etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**. Policies 184-202 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 188 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 189 and 190 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the

assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 192 states: 'In determining planning applications, local planning authorities should take account of:

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

Policy 193 states: '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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Policy 194 states: '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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 195 states: '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 or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously

affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm⁹.

Policy 196 states; '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.'

Policy 199 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

5.2 Manchester City Council Core Strategy

Policy CC 9

Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1

Design Principles and Strategic Character Areas

⁹ Department for Communities & Local Government. *Conserving and enhancing the historic environment: Decision-taking: historic environment* [online]. Available at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/> [accessed 13.05.15]

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

8. Southern Character Area

There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.

Policy EN 3

Heritage

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.

5.3 Manchester City Council Heritage Asset Strategy

Manchester has its own local list of Mancunian Assets. Whilst designated assets have statutory protection, those which are identified locally (and therefore not designated) have no statutory protection; but are a material consideration for planning purposes. The criteria for inclusion are published as Appendix A.

6 IMPACT ASSESSMENT

6.1 Summary of the Proposals

Space Architecture and Planning has designed a scheme for a replacement building with an extension for the Early Years Centre.

There are further details in the Design and Access Statement and the drawings which accompany the application, and which should be read with this report.

6.2 Impact of Changes on the Significance of the Listed Building and the Conservation Area - TBC

This analysis will use the non-exhaustive checklist given in Step 3 of the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

Impact of New Development

Location and siting of development

- Proximity to assets: The eastern boundary of the application site lies 18 metres from the west wall of the church.
- Position in relation to relevant topography and watercourses: N/A
- Position in relation to key views to, from and across: The application site is obscured in key views towards the east side of the church but is partially visible in minor views westwards from within the north side of the church grounds.
- Orientation: The proposed development faces onto the existing playground.
- Degree to which location will physically or visually isolate asset: The proposed building has been designed with an open appearance, bearing in mind views towards the site from the north side of the church.

Form and appearance of development

- Prominence, dominance, or conspicuousness: The proposed building will be single storey with a flat roof and in a muted range of colours to reduce its prominence.
- Competition with or distraction from the asset: The proposed building has been located on the site of the existing green building and has a simple design in muted colours.
- Dimensions, scale and massing: The proposed building will extend beyond the existing Early Years building and will be longer than the existing green building.
- Visual permeability (extent to which it can be seen through), reflectivity: The elevations facing the playground will have large windows and high level and recycled windows have been included elsewhere where possible.
- Materials (texture, colour, reflectiveness, etc): Proposed building materials are grey and white render, timber cladding, blue engineering brick and planted sedum and single ply roofs.
- Architectural and landscape style and/or design: The proposed building has been designed in a simple contemporary style. An extension to the house at 4 Manchester Road has been designed in a similar style.
- Introduction of movement or activity: The site has been occupied by the School since the late 20th century, although there will more children on the site and the

building will be open for community events in the evening. There are already evening events at the church.

- Diurnal or seasonal change: Three trees in the storage area between the existing buildings will be removed for the development, resulting in seasonal change. However, the School has been advised that these trees would need to be replaced in the near to medium term anyway.



View Towards Site Across North Part of Church Grounds



Contemporary Extension



Mid-19th century Semi-detached Houses



Mid-19th century Detached House on Junction with Manchester Road

Wider effects of the development

- Change to built surroundings and spaces: The only change to built surroundings would be the addition of an extension to the existing Early Years building.
- Change to skyline, silhouette: There will be a minor change to the skyline with the addition of the extension.
- Noise, odour, vibration, dust, etc.: There will be some increase in noise during the development.
- Lighting effects and 'light spill': See above under diurnal change.
- Change to general character (eg urbanising or industrialising): The proposals would not change the character.

- Changes to public access, use or amenity: The proposed building would be used for community use and the development will result in public access from the northern boundary.
- Changes to land use, land cover, tree cover: The site is already partly occupied by existing buildings and there will be a minor reduction in tree cover.
- Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc: There will be new access to the site from the north.
- Changes to ownership arrangements (fragmentation/permitted development/etc): There will be no change to ownership.
- Economic viability: The development is considered to be economically viable.

Permanence of the development

- Anticipated lifetime/temporariness: The development will be permanent.
- Recurrence: N/A
- Reversibility: The proposed building could be removed and the site made good.



Sketch of Proposed View Looking North

6.3 Overall Impact on Significance

The only harm caused by the proposals will be the removal of three trees and a small loss of openness within the Conservation Area. However, this is considered to constitute much less than substantial harm in planning terms and to be more than offset by the important public benefits of the proposals which are:

- They would result in the replacement of a building in very poor condition which currently has a negative effect on the significance of both the listed church and the Conservation Area with a new building in a high-quality contemporary design using a sympathetic palette of materials in muted colours.
- They would provide additional accommodation for the Early Years Centre of the School.

The design has been modified following specialist advice to introduce more windows to the east elevation to make a more active frontage as this faces the church.

The *South Manchester Strategic Regeneration Framework* states:

'Achieving best-practice design and sustainability in new development

As with development in other parts of Manchester and nationally, many new schemes in South Manchester in recent years have not capitalised on the opportunity to install the highest standards of sustainable and innovative design. Instead, a large number of flats and standard design developments have tended to detract from the character and distinctiveness of the area.¹⁰

The proposed design will add to rather than detract from the character of the area. Overall, the proposals will be **beneficial overall** to the significance of both the listed church and the Conservation Area.

¹⁰ Manchester City Council. *South Manchester Strategic Regeneration Framework*2, 86

7 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of the application site. The green building on the application site has a negative effect on the contribution made by setting to the significance of the listed church. The application site makes little contribution to the significance of the Conservation Area, apart from its open and green spaces.

Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 192 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The assessment of the impact on the heritage asset and its setting is set out in Section 6. The small amount of harm caused by the proposals is considered to constitute much less than substantial harm in planning terms and to be more than offset by the important public benefits of the proposals which are:

- They would result in the replacement of a building in very poor condition which currently has a negative effect on the significance of both the listed church and the Conservation Area with a new building in a high-quality contemporary design using a sympathetic palette of materials in muted colours.
- They would provide additional accommodation for the Early Years Centre of the School.

The design has been modified following specialist advice to introduce more windows to the east elevation to make a more active frontage as this faces the church.

There is a presumption in favour of sustainable development within the NPPF. The proposed design will add to rather than detract from the character of the area. Overall, the proposals are considered to be **beneficial** to the significance of both the listed church and the Conservation Area.

This report could be added to the Historic Environment Record as a permanent publicly-accessible record, in keeping with the requirements of Policy 199.

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Appendix 1: Listed Building Description

20.16.1988 Church of St Clement

II

Church. 1861, by Pennington and Bridgen, with south transept and chancel of 1895 by W.Higginbottom. Coursed squared, sandstone rubble, slate roof with bands of fishscale slates. Geometric Gothic Revival style. Five-bay aisled nave with south-west tower, north-west porch, north and south transepts, 2-bay chancel. The tower has an octagonal belfry stage with shafts to trefoil-headed windows, and a short spire divided in to 2 stages by an arcade of lucarnes. The west end has a cusped west doorway moulded in 2 orders, with foliated caps to the shafts (now flanked by inserted windows). The aisles have 2-light windows, the north aisle has a timber-framed gabled porch of muscular design, and the nave has a clerestory of multifoiled oculi. The transepts have 3-light windows; and the chancel has a 5-light east window with a large multifoil in the head and a hoodmould with figured stops. Interior: altered, the west bays enclosed and a floor inserted, the remainder re-oriented; aisle arcades of 2-centred arches on alternately round and octagonal columns; clustered piers to former chancel; open-truss roofs to nave and chancel; very colourful stained glass in east window.

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