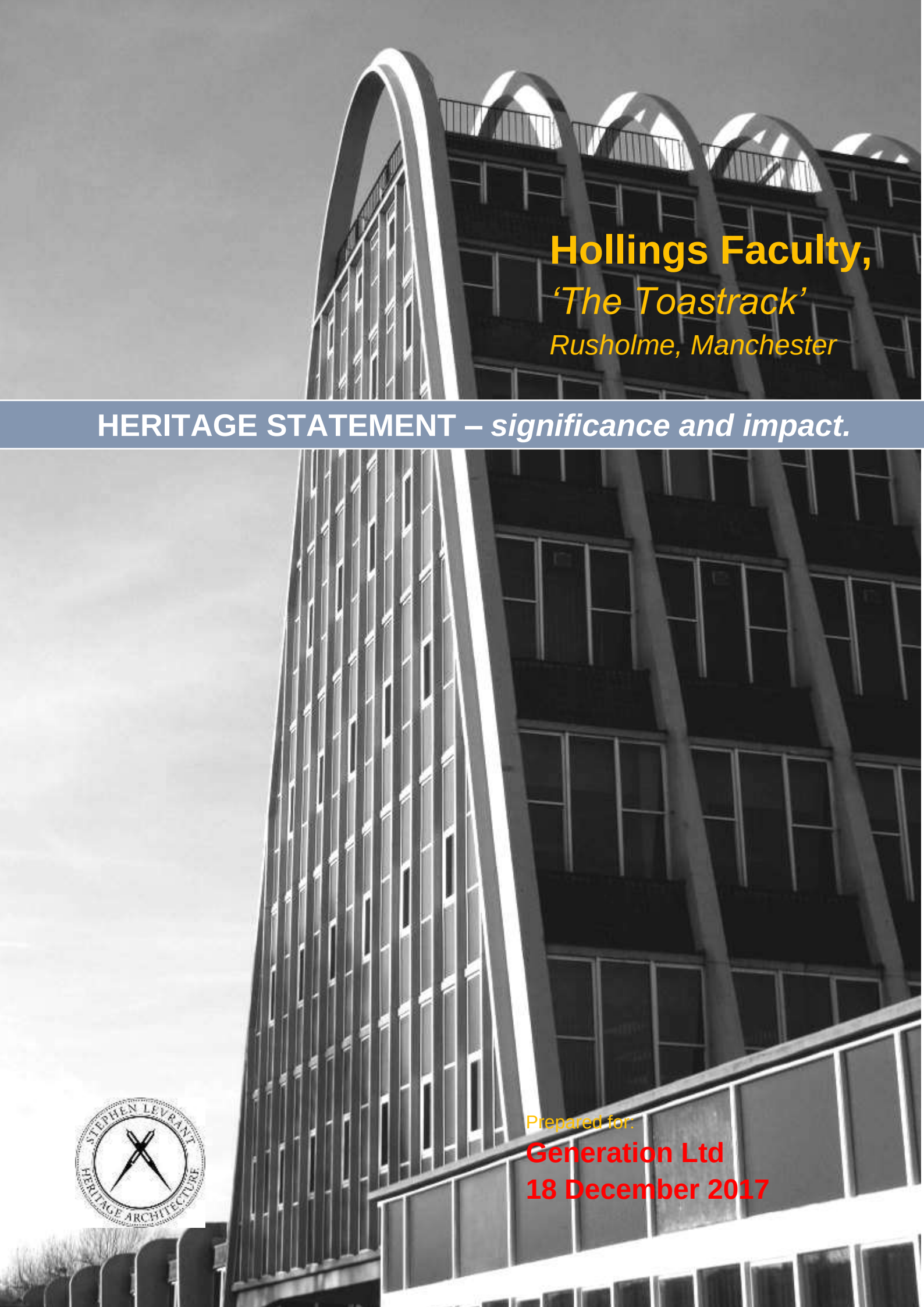


Hollings Faculty,

'The Toastrack'

Rusholme, Manchester

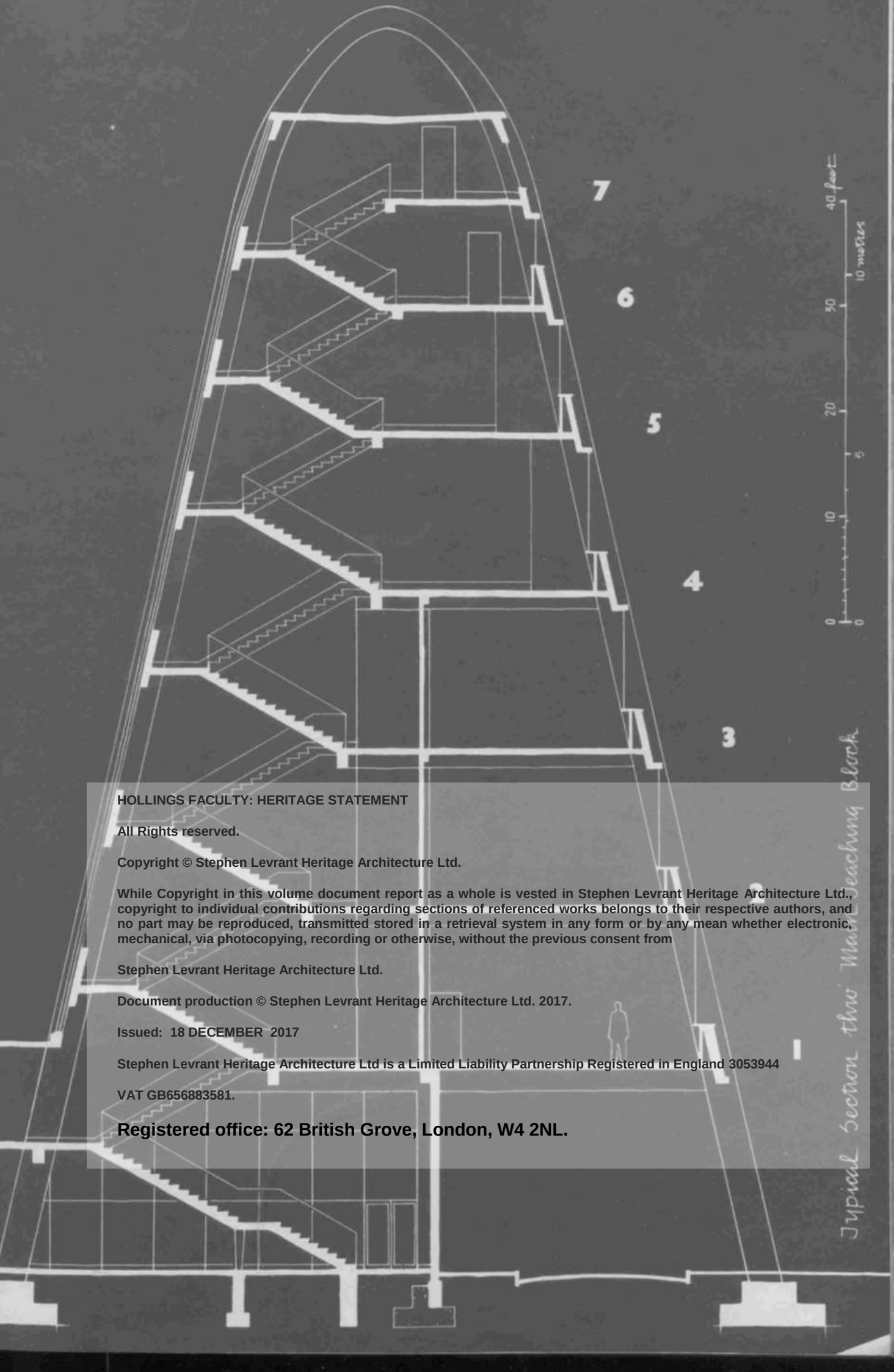
HERITAGE STATEMENT – *significance and impact.*

STEPHEN LEVRANT HERITAGE ARCHITECTURE

Prepared for:

Generation Ltd

18 December 2017



HOLLINGS FACULTY: HERITAGE STATEMENT

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Executive summary



EXECUTIVE SUMMARY

1. Planning and Listed Building Consent was granted in April 2016 for the change of use and redevelopment of the former Hollings Faculty technical college (colloquially known as the Toastrack) to housing. The approved Planning and Listed Building Consents are numbered: 111282/FO/2016/S1 and 111283/LO/2016/S1.

2. Since the receipt of Planning consent from Manchester City Council further work to progress the implementation, including input from the preferred contractor, has resulted in a number of subtle changes to the approved scheme. Hence the currently revised application. The required changes are indicated in the tables in Section 6 in **RED** for clarity. The purpose of this updated Heritage Statement is to collectively examine the impact of the changes to demonstrate the cumulative impact on the special architectural and historic interest of the building.

3. It will be noted that the changes to the approved scheme are all relatively minor and do not result in any substantial change, or loss of historic fabric. A number of the current revised proposals result in less intervention in the fabric of the building group.

4. The focus of the currently proposed changes is to either simplify the construction details and/or respond to the structural constraints of the building as revealed by pre-construction surveys. The minor changes primarily impact on the former Main Teaching block (The Toastrack) and its setting, and include improvements to facilitate the use of the roof-top garden. The latter requires some additional structural works which will be concealed beneath the roof-deck and imperceptible from all viewpoints.

5. The following report thus sets out the significance of the building's fabric in some detail, in order to enable an appropriate evaluation of the revised development impact. It is recognised that, in accordance with Historic England advice, the cumulative impact of the changes needs to be considered to determine the physical and visual impact on the historic building. Hence the details outlined below. The Heritage Statement reveals that the cumulative impact of the proposed changes to the building group, including the subtle changes now proposed, continue to result in a beneficial re-use of the building and an appropriately tempered impact on its historic fabric.

6. Consequently, it will be evident that, while the impact of the proposed and approved development will alter the building, great weight that has been given to its conservation in developing a deliverable and appropriate residential scheme. The revised works do not result in any additional unmitigated compromise to the historic fabric, and the cumulative impact of the necessary works will be demonstrably beneficial. The relatively modest alterations are balanced by fabric refurbishment of individually significant components, in particular the expressed concrete frame, as well as structural support to facilitate the implementation of the previously approved use. The result will maintain the cohesion of the original architectural group.

7. Therefore, the proposed development, including the minor revisions will not cause any unmitigated or inappropriate harm to the significance of the former college building or its setting. Fundamentally, the development will deliver a viable and appropriate use of the redundant heritage asset, in a manner which minimises any substantial compromise to the significant historic fabric, and continues to express the special character and architectural details of the building group. The proposals, thus successfully balance the considerable public benefits of the reuse of the complex with its long-term preservation. In this context, the proposals are clearly beneficial and meet fully the requirements of national and local planning policy.

1. Introduction



1 INTRODUCTION

1.1 Purpose

i) Heritage Architecture Ltd. was commissioned by Generation Ltd. to work with the project team and contribute to the development of conservation-focused proposals for the redevelopment of the former technical college building at the Hollings Faculty, Fallowfield into residential accommodation. Planning and Listed Building Consent was granted in April 2016 for the changed of use and redevelopment of the former technical college to housing, under applications numbered: 111282/FO/2016/S1 and 111283/LO/2016/S1.

ii) The approved development is broadly intended to redevelop the Hollings Campus as residential accommodation. Specifically, the proposals to develop the Hollings Faculty site include:

- The 'Toastrack'/teaching block – retention and conversion to residential use;
- 'U' shaped admin block/main building – retention and conversion to residential use;
- Clothing Block/tailoring block – conversion extension to accommodate spilt level apartments;
- Library 'drum' – retention and conversion to leisure use;
- New build accommodation building, arranged as a tower block fronting Wilmslow Road.

iii) This Heritage Statement refers to the above and the minor revisions necessary to facilitate practical construction and design issues, following detailed surveys to progress the implementation process. The statement thus retain the previous details and focuses on evaluating the currently proposed minor changes to the approved scheme as defined by Planning and Listed Building Consents respectively numbered: 111282/FO/2016/S1 and 111283/LO/2016/S1

iv) This statement and any forthcoming conservation advice, will be prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the significance of the affected heritage assets and the consequent impact of the proposed development.

v) This statement should be read in conjunction with the plans and drawings which illustrate the proposals and the Design and Access Statement prepared by Six Two Architects and OSA architects.

1.2 Research methodology

i) This appraisal is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.

ii) Surveys of the site and surrounding areas were conducted in February 2015 by visual inspection, in order to map out and identify the relevant parts of the area and of the setting of the designated heritage assets that could be affected by the proposals.

iii) Consideration has also been given to the historical development of the area, non-designated heritage assets, building types and material and key views to the notable historic buildings which contribute to the identification of the built form and the understanding of the special interest of the area.

iv) Kind thanks go to the Manchester Modernist Society for their allowance to use some historic photographs and plans of the Hollings site.

1.3 Structure of the report

i) Following this introductory section the report is structured as follows:

- Section 2 outlines the relevant legislative and policy context regarding the site and the proposals;
- Section 3 provides a description of the site's location and statutory designations;
- Section 4 analyses the historic context of the site and its setting;
- Section 5 outlines the history and construction of the Hollings Building site;
- Section 6 sets out the significance of the identified heritage asset and its context.
- Section 7 provides summary and conclusions.

1.4 Authorship

i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

ii) Authors:

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] - Principal Architect
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- Lee Hutchings [BSc (Hons)] – Historic Building Consultant



2. Policy context

2 POLICY CONTEXT

2.1 Planning (Listed Buildings & Conservation Areas) Act 1990.

(i) The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, are of relevance to the conversion and development of the former Hollings Faculty site as it provides specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

(ii) **Section 7** of the Act is of particular relevance as it requires the authorisation of works affecting statutorily listed heritage assets in the form of Listed Building Consent, where they would "*affect its character as a building of special architectural or historic interest"*. The corollary to this requirement is that works which do not affect the character do not require consent. It is, therefore, important to understand the special character of the listed building and the consequent impact of the works on its fabric. This document attempts to provide such analysis.

(iii) It will be evident that the proposed works, not least the new build accommodation block will have an impact on both the fabric and setting of the former Hollings College complex. However, it will be demonstrated that the enclosed nature of the grounds means that the design form of the proposed development will have a complementary impact on the designated heritage asset. The development will secure a viable and sustainable use for the heritage asset.

(iv) **Section 66** of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *"shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.

(v) Thus the preservation of listed buildings is established in law as a duty for the LPA. This duty is reflected in Manchester City Council's Core Strategy (Policy EN3 – discussed below) which provides support for proposals which enable the re-use of heritage assets which are considered to be consistent with the significance of the heritage asset. It is thus necessary to demonstrate that the development proposal will preserve, *"the character as a building of special architectural or historic interest",* as required by Section 7 of the Act.

(vi) With specific regard to the issue of ***setting*** the Court of Appeal has recently found that Parliament's intention in enacting **Section 66(1)** was that decision-makers should give *"considerable importance and weight"* to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise required to consider the impact of development proposals. The Court ruling emphasises that, even when the harm to heritage assets is *less than substantial*, the balancing exercise required by the Planning Authority *(in accordance with the requirements of paragraph 134 of the NPPF)* must have regard to the overarching statutory duty imposed by Section 66(1) to preserve the character of the building's setting.

(vii) Consequently, the application demonstrates that the proposed cross-subsidising housing development within the grounds of the former Hollings Faculty is *necessary* to secure the preservation of the fabric of the listed building, and has been designed to give considerable weight to the garden setting.

(viii) The focus of the design development in the grounds has thus been to avoid substantial compromise to the understanding or appreciation of the significance of the landscape components of the setting. This requires that the proposed location of the new block within the

site retains the boundary enclosure garden character of the site, maintaining its historic park-like character.

(ix) The fundamental requirements of the 1990 act have influenced the proposed development. Thus, the proposed conversion and new build development ensures that the impact on the site's special character and fabric is *less than substantial* and is balanced by meeting key local planning policy objectives and meeting the legislative requirement to secure a viable future *(i.e its preservation)* for the redundant college buildings.

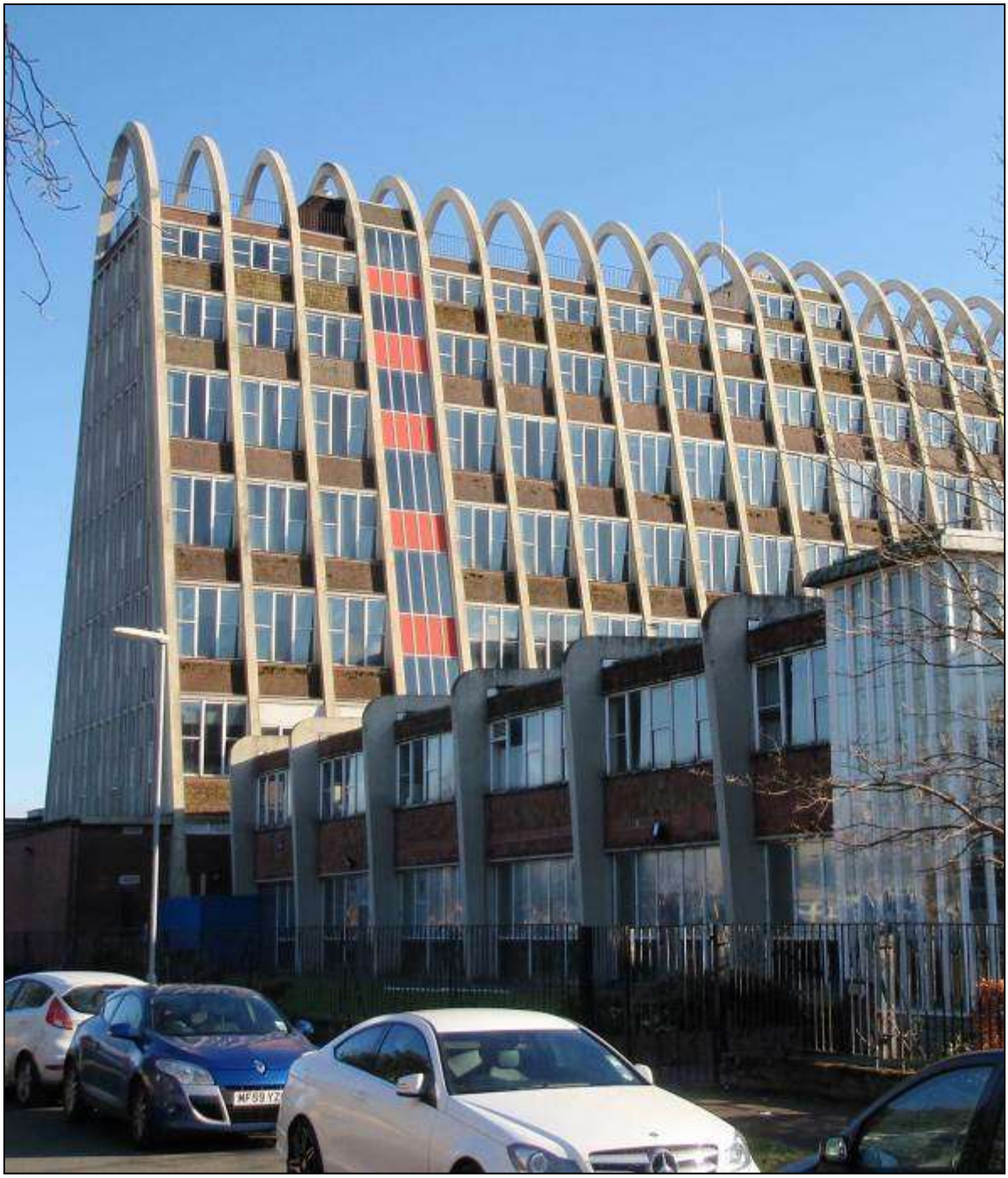


Fig 1. The Toastrack and offices from Cromwell Range, 2015.

2.2 NPPF (2012) & Planning Practice Guide (2014)

(i) The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment (NPPF paragraph 7).

However, it will be clear that this development focuses on finding a viable use for a designated heritage asset and, therefore, accords with the statutory definition of sustainable development.

(ii) The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of *sustaining and enhancing* the significance of heritage assets, putting them to viable uses consistent with their conservation (NPPF paragraph 126). The current development proposal seeks to positively address this policy requirement by demonstrating how it will conserve the significance of the former college complex as a heritage asset.

(iii) The NPPF also stresses that *"great weight"* should be given to the conservation of designated heritage assets (NPPF paragraph 132), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. It is accepted that securing a new use for a designated heritage asset may have some physical and/or visual impact on its fabric or setting, and that this could be either beneficial or harmful. The key planning requirement is to demonstrate that the cumulative heritage impact is demonstrably beneficial.

(iv) The design development has proceeded in the knowledge that, given the designated status of the former Hollings Faculty complex, there should be no *"substantial harm"* to the building resulting from proposed interventions or development within the ground, as these can only be justified in "wholly exceptional" circumstances (NPPF paragraph.132).

(v) The NPPF does not define *"substantial harm"*, but it is widely accepted as including the total loss of a heritage asset, or the fundamental compromise of its significance by means of extensive physical alterations or inappropriate development within its setting. The current proposal does not include such a dramatic impact. Rather, following liaison with English Heritage, the design objective has focused on securing the integrity and significant fabric of the former college buildings.

(vi) Therefore, the proposed conversion, extension and new build of the listed complex have developed in the context of demonstrably causing at most, *"less than substantial harm"* to the authenticity and architectural integrity of the former Hollings Faculty complex, including its setting. The NPPF advises that such redevelopment proposals should be, *"weighed against the public benefits of the proposal"* which includes securing the optimum viable use of the heritage asset (NPPF paragraph 134). In these terms it will be clear that the proposed alterations to the fabric and setting of the Hollings Faculty complex are justified as facilitating its sustainable use.

(vii) The fundamental development objective is to ensure that the balance of the impact on the heritage asset is demonstrably beneficial, minimising any negative impact on its significance. This report contends that the development option now proposed offers a substantial opportunity to both enhance and sustain the significance of the heritage asset and, therefore, accords with the national planning policy requirements.

(viii) The NPPF (paragraphs 126 and 131) stresses the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation. It further notes the potential of heritage assets to make a positive contribute to the establishment of sustainable communities as well as the distinctiveness of the local historic environment. In

these terms, it is evident that the conversion of the former college complex to much needed housing will both secure the fabric of the listed building and make a valuable contribution to local housing demand.

(ix) When considering the potential impact of the proposed conversion of the college site to housing use, it is important to recognise that the **NPPF Planning Practice Guide (2014)** emphasises that, "*substantial harm is a high test, so it may not arise in many cases".* Consequently, a planning proposal would need to have a profoundly adverse impact, which seriously compromises the special interest of the heritage asset's fabric or setting, to be considered to cause substantial harm. It will be evident that such an impact will not occur in this instance, as is recognised by the allocation of the site for housing purposes.

(x) However, the development will clearly have an impact on the significance of the garden setting and thus cause a degree of harm. Therefore, in accordance with the NPPF the development requires *"clear and convincing justification"* to emphasise that the *"less than substantial harm"* (as defined by Paragraph 134) is outweighed by the substantial public benefits of the proposal. In this case the important public benefits include: securing a viable future for the designated heritage asset, maintaining the fundamental character of its setting, and delivering locally required housing development.

(xi) The NPPF Planning Practice Guide (2014) makes it clear that the setting of a heritage asset is the surroundings in which the heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The concept of 'setting' is separate from the concepts of curtilage, character and context and it is not a heritage designation in its own right.

(xii) The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic. These may include a variety of scenes from viewpoints which serve to define the character and interest of the particular heritage asset. The impact on the setting of Hollings Faculty complex is considered below.

(xiii) Thus 'Setting' is not a heritage asset, nor a heritage designation. In this instance, its importance lies in what it contributes to the significance of Hollings Faculty building. This clearly depends on a range of physical elements (such as the suburban context and the strength of the boundary enclosures), as well as perceptual and associational attributes pertaining to the heritage asset's surroundings. In this instance these are essentially as follows:

a) the physical surroundings of Hollings Faculty, including its relationship with other heritage assets;
b) the manner in which the former college and the enclosed garden are appreciated; and
c) the heritage asset's associations and patterns of use.

(xiv) English Heritage advised (in their 2014 draft guidance on the consideration of setting), that the starting point for the assessment of development impact is to consider the significance of the designated heritage asset itself, and then establish the contribution made by its setting. A detailed assessment using this methodology is considered below. This has contributed to the design development to ensure that the key requirements of the NPP are satisfied.

(xv) This report provides the necessary evidence, in NPPF terms, to demonstrate that the proposed development will have a cumulatively beneficial heritage impact. This is because the necessary adaptions result in no more than *"less than substantial harm"* to the fabric or setting of the former college complex

(xvi) This report reveals that the proposal offers a substantial opportunity to both enhance and sustain the significance of the Hollings Faculty complex and therefore will be shown to accord with the national planning policy requirements. The cumulative impact of the necessary alterations and new development should, therefore, be evaluated against the substantial public benefit of securing a sustainable future for this landmark heritage asset, in accordance with the requirements of NPPF paragraph 134.



Fig 2. The Toastrack and Tailoring Block from Old Hall Lane. 2015.

2.3 Manchester City Council Core Strategy, 2012

(i) It will be clear that relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment".* The objective to secure a sustainable new use for the grade-II listed former Hollings Faculty is thus an important contributor to the realisation of the Manchester City Council's Core Strategy aspirations, as set out in Policy EN3. In particular the proposed development positively addresses the following policy objectives, as established in Policy EN3:

a) the proposed development complements and takes advantage of the distinct historic and heritage features of the Hollings Faculty site.

b) the proposed new development is designed to support the Council's objective of preserving or, where possible, enhancing the historic environment, including the architectural character, setting and accessibility of listed buildings,

c) the residential accommodation will enable the re-use of the redundant designated heritage asset and is consistent with the significance of the heritage asset.

(ii) The Council's key regeneration objective is tempered by the need to ensure that,

"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals" (paragraph 12.21, Policy EN3).

This evidently also requires development proposals to be sensitive to the inherent values of the heritage asset and clarity of evidence, in order to justify the impact. This report aims to demonstrate how this requirement is met by the current proposal.



Fig 3. The Tailoring Block from the footpath (east end of site). 2015.

2.4 Historic England Guidance

i) Despite the fact that Planning Policy Statement 5 (PPS5) has been superseded by the NPPF, the principles of PPS5 remain extant within the NPPF and the English Heritage practice guide to PPS5 – *'Historic Environment Planning Practice Guide' (*March 2010*)* remains valid where relevant to assist with the interpretation of the policies. Therefore, the PPS5 Practice Guide has been used to apply the policy considerations of NPPF to the application proposals assessed below in Section 7.

ii) The key best practice themes have been used to guide the design development of the current proposal. The design approach to the development, has, therefore, focused on addressing the conservation challenges presented by the heritage asset and this development, as outlined below.

iii) Fundamentally, the development will conserve the heritage asset by providing the means to support active use of the building, refurbishment and maintenance, through carefully considered alterations which will sustain and enhance the building's heritage significance. The development consequently accords with Section 3, paragraph 11 of the Practice Guide.

iv) It will be evident that any development proposal, may harm, enhance or have a neutral impact on the significance of a heritage asset. Consequently, the key conservation objective is to balance the various impacts and demonstrate the positive benefits of the proposal. In this instance, the proposals will ensure a new viable, active use of the heritage asset will be sustained. Thus, the development will provide the optimum viable use and long-term conservation of the heritage asset. In these terms the development can be considered to present significant 'Heritage Benefits' which will meet the objectives of Section 5, paragraph 79 of the best practice guidance.

v) Other key Historic England guidance documents referred to in the development of this proposal include the following: *Conservation Principles Policies and Guidance* (2008), *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011); and, *The Setting of Heritage Assets* (2015).



Fig 4. The library block from Wilmslow Road (west end of site). 2015.

2.5 Historic England 'Setting Guidance 2015

i) The NPPF makes it clear that the setting of a heritage asset is the surroundings in which it heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The concept of 'setting' is separate from the concepts of curtilage, character and context and it is not a heritage designation in its own right. This guidance is reflected in the Historic England guidance, "The Setting of Heritage Assets" (May 2015). The methodology contained in this guidance has been used to evaluate the impact of the new development below.

ii) The contribution of *setting* to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic. These may include a variety of scenes from viewpoints which serve to define the character and interest of the particular heritage asset.

iii) 'Setting' is ***not*** a heritage asset, nor a heritage designation. Its importance lies in how it contributes to the significance of the grade-II listed college buildings. This clearly depends on a wide range of physical elements within the heritage asset's surroundings, as well as perceptual and associational attributes pertaining to the former use of the site. In this instance these are essentially as follows:

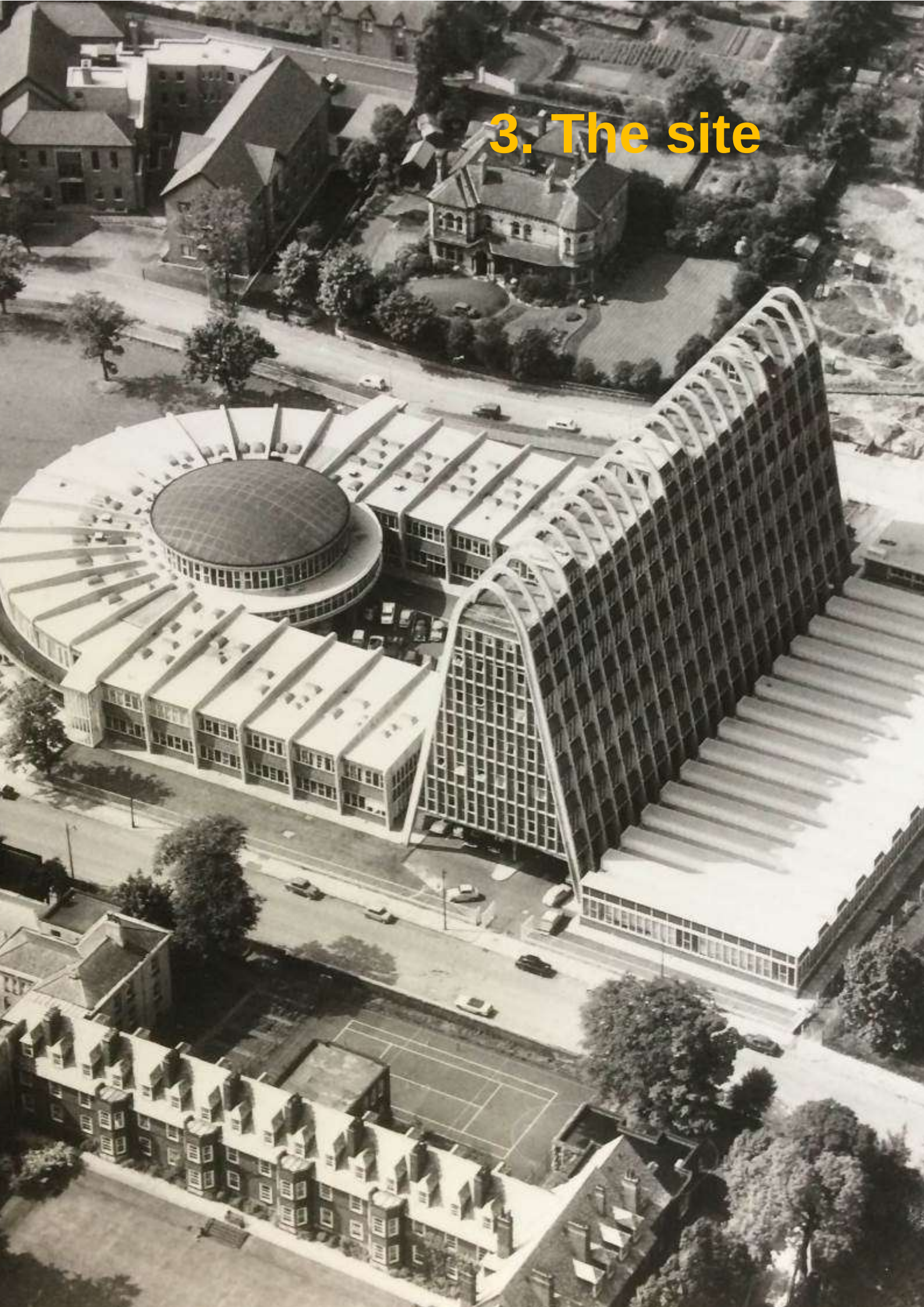
- the physical surroundings of the Hollings Faculty including its relationship with other heritage assets;
- the manner in which the former college buildings are appreciated; and
- the heritage asset's associations and patterns of use.

iv) These issues are considered below and in the impact assessment section. Historic England advise that the starting point for the assessment of development impact is to consider the significance and characteristics of the designated heritage asset. The contribution made by the setting to heritage asset's special interest then needs to be established.

v) A detailed assessment using the above Historic England methodology is considered below in the impact section to demonstrate the overwhelmingly beneficial impact of the development on the listed complex.



3. The site



3 THE SITE

3.1 The site and statutory designations

i) The Hollings Faculty campus (the subject site) sits two miles south of the city centre in the district of Rusholme, and is bounded by Cromwell Range to the north, a public right of way and the Manchester Grammar School playing fields to the east, Old Hall Lane to the south and Wilmslow Road to the west. The Grade II Listed Hollings Building, incorporating the building colloquially named 'The Toastrack', were designed by Manchester City Architect Leonard C. Howitt and were originally constructed as a domestic and trades college between 1957-60. The listed building forms a collection of former college buildings located to the eastern side of the former Hollings Faculty site.

ii) The subject site is adjacent to the Fallowfield and Owens Park student residential campuses of Manchester University, as well as being immediately west of Manchester Grammar School and the Manchester High School for Girls. The Hollings Faculty Campus has recently become surplus to the requirements of Manchester Metropolitan University (MMU) and currently lies empty following the relocation of the site operations in summer 2013 to its existing All Saints Campus.



Fig 6: A plan of the former Hollings Faculty site outlined in red. The separate, purpose-built departments, as built, are shaded in pink and are as follows:

1 – Administration & catering block ('The Poached Egg' which does not include the 1995 library 'drum' extension).

2 – Main teaching block ('The Toastrack').

3 – Tailoring block.

4 – Gymnasium.

iii) As outlined above, Hollings Building is Grade II Listed and does not lie within a conservation. Figure 2 above illustrates the location of the four different structures that make up the former Hollings Faculty of the Manchester Metropolitan University.

3.2 Listed buildings

i) Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

ii) The former campus contains one listed structure; The Hollings Building, which was designated as Grade II Listed on 24th April 1998. A full list description can be found in Appendix I.

iii) There are no other listed buildings directly related to the site. Section 6.7, Fig 65 below identifies nearby designated heritage assets and considers their relationship to the Hollings site.

3.3 Other heritage designations

i) The site is not in a conservation area, nor does it include a Scheduled Ancient Monuments (the nearby 'Nico Ditch' is not affected by the site.

ii) There are no locally listed buildings in the immediate neighbourhood.

4. Historical development



4 HISTORICAL DEVELOPMENT

4.1 Introduction

i) The area of the former Hollings Faculty site contains a small series of former college buildings, historic building plots and a sequence of former uses from the mid-19t Century to the mid-21st Century.

ii) This section will chronologically chart these phases and developments highlighting the historic context of the Hollings Building and its surroundings.

4.2 Evolution of the former Hollings Faculty site

i) The immediate environs surrounding the former Hollings Faculty site began developing piecemeal during the 17th Century following the construction of the large Birch Hall, which was located on, and gave the name to Old Hall Lane. Birch Hall was probably constructed in the 1600's, and started as a half-timbered manor house, this was later added to in the early-19th Century by which point the surrounding area of open pasture and fields contained several scattered cottages and farms. The Birch family had occupied land surrounding their Hall since the 13th Century, and gave their name to many streets and houses in the area.

ii) As the 19th Century progressed the rural area of Rusholme, surrounding Birch Hall, quickly developed into a wealthy residential suburb occupied by large early-to-mid-Victorian villas, each set within their own extensive gardens. By the time Birch Hall was demolished in 1911, the area had become a desirable location. Another ancient landowner was the Worsley family of the neighbouring Platt Hall estate, on the western side of Wilmslow Road, which now forms Platt Fields Park.

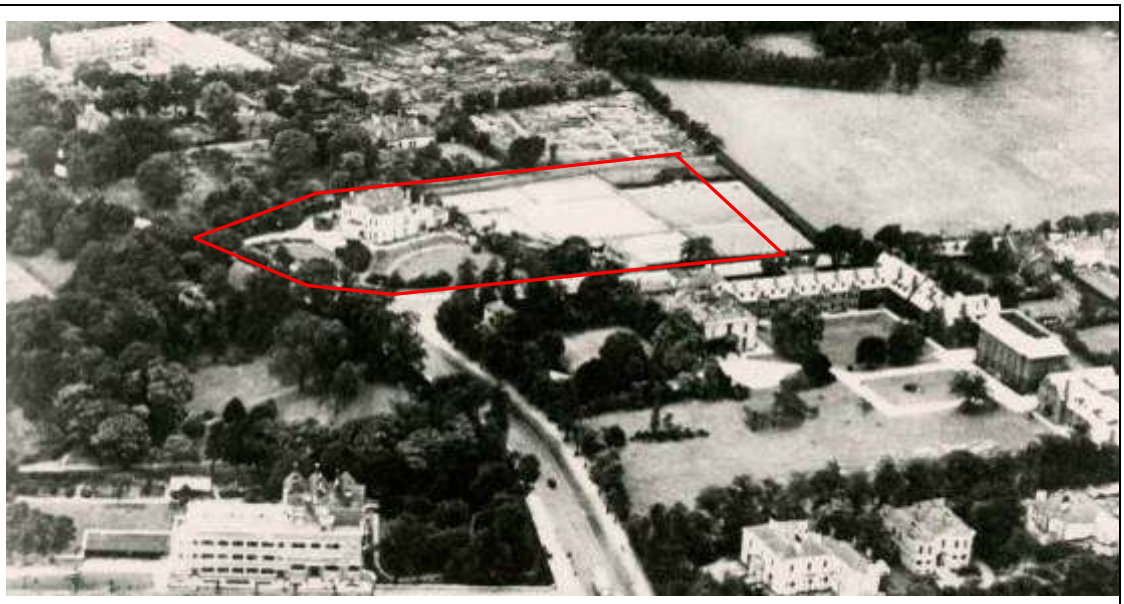


Fig 7: An aerial view looking north towards the Hollings Faculty site as it appeared in c1930. Birchfield can be seen to the left pf the subject site set to the left of extensive grounds. Birchfield eventually became the catering college and was finally demolished in1959 when its replacement, the 'Toastrack' was completed. Just above Birchfield, on Cromwell Range is another large now demolished Victorian villa known as 'Birch Heys'

iii) The site of the Hollings Faculty was first developed from an empty plot of grass land in the mid-19th Century, with the construction of a large, three-storey Italianate stone villa known as 'Birchfield'. Birchfield was located on the western half of the present subject site, with the eastern half being left as open ground or possibly a walled enclosure.



Fig 8: Birchfield, as viewed from the corner of Old Hall Lane (right) and Wilmslow Road (left) 1959.

iv) The villa had extensive grounds surrounding it to the front of the house forming its entrance drive from the corner of Wilmslow Road and Cromwell Range. Birchfield stood on land once belonging to the Worsley family of Platt Hall. An indenture dated the 9th April 1863 was written between Charles Carill-Worsley (of Platt Hall), and Godfrey Gottschalck, a Manchester merchant of German origin who appears to have constructed the villa in that year and lived there until 1881.

v) Gottschalck passed away at Birchfield in 1881 and the house was auctioned. The auction description describes the villa as having *"four large entertaining rooms, with conservatory and billiard room connecting, a handsome entrance hall, vestibule and lavatory, five good bedrooms, and servants bedrooms, two bathrooms, kitchens and offices and a large cellar*". It describes the gardens as being extensive and having a vinery, hothouses a coach house and stabling.

vi) The villa was bought by the Heine family, who were also merchants of German origin. In 1898 Birchfield was owned by John Manasseh Gledhill, an engineer of Hazeldene, Fallowfield, who carried out alterations (see fig 9).

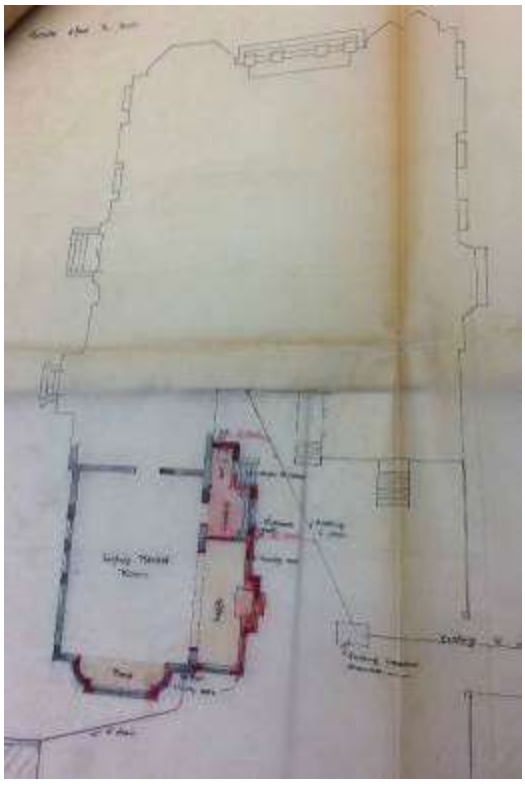


Fig 9: A ground floor plan of Birchfield dating to 1898, showing the billiard room extension to the south.

This villa was removed to allow for construction of the former college.

vii) The Birchfield site was purchased by the Domestic and Trades School in 1950, and was used to house the administration department of

the school, as well as the hairdressing and tailoring departments. By the mid-1950's the need for a new, purpose-built college combining the four scattered campuses was quirkily gathering pace, and the design of the new buildings fell to the City Architects Department, with final plans being submitted in July 1957.



Fig 10: A dress making show in 1959, shortly before the completion of the new Hollings Building (seen to the right) and the demolition of the Birchfield Villa to the left. This photograph was taken facing the front of the villa, and shows the covered stone entrance porch with its three large openings.

viii) The unusual and unique design of the new college building was planned in such a way so as to accommodate the different functions and spaces required for different departments and classes. Construction of the new building was started at the beginning of 1958, and its foundation stone was officially laid by Secretory to the Minister of Education; Sir Edward Boyle on the 22nd September 1958, with the building being unexpectedly completed 6 months ahead of schedule in September 1960.

ix) The new college buildings were constructed within feet of the north corner of the Birchfield villa, which was still being used for the same departments by the time of its eventual demolition in 1960. The new Hollings Faculty was named after the college's principle, Miss Elsie Hollings, who had been principle since 1937 and who had pushed for the new college to be built. Even before the opening of the new campus, the six-storey teaching block had already been nicknamed 'The Toastrack' with the adjoining auditorium/restaurant block called 'The Poached Egg'.

4.3 Map Regression



Fig.11: 1848 – the subject site by the middle of the 19th Century was open fields, located at the junction of two narrow dirt tracks, Old Hall Lane running east-west, and Wilmslow Road running north-south. The boundaries of the subject site are extant, and mark the former field boundaries. Note the few, and sporadic farms and cottages including Platt Chapel in the immediate area, as well as some early large villas to the south such as Oakley and The Oaks, both of which survive today. The Oaks is now Ashbourne Hall halls of residence, directly opposite the Hollings campus. Note Birch Hall is located to the mid right of the map, and the northern end of the Old Hall Lane track way.



Fig 12: 1891 – by the late- 19th Century some smaller, earlier buildings had been removed, and larger villas constructed within extensive grounds. The subject site is now occupied by the large Birchfield, with the rear of the plot laying empty. Other late Victorian villas have also been constructed to the north and the street of 'Cromwell Range' had been laid out immediately to the north of the subject site, roughly located along the former field boundary and a further villa of Birch Heys is now situated to the centre of the street. Note the still relatively rural nature of the area.



Fig 13: 1922 – by 1922 the area had changed to some extent, with the demolition of Ashfield villa to the bottom left corner, and the conversion and extension of The Oaks, into Ashborne Hall of residence.

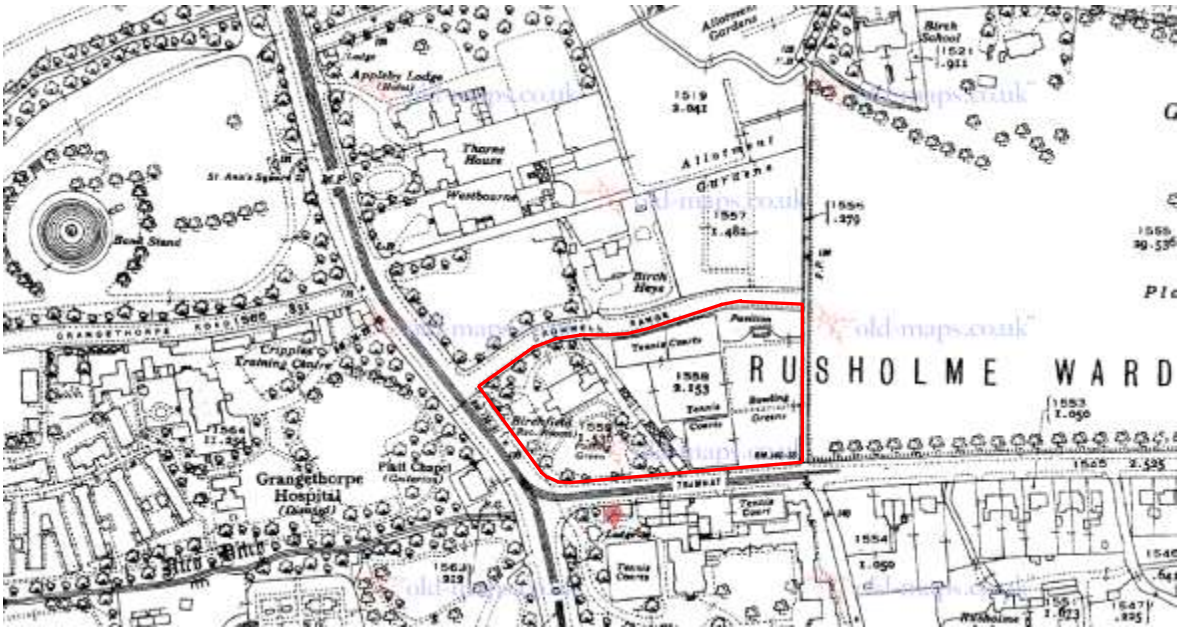


Fig 14: 1934 – by the early 1930s the subject site is marked as 'recreation rooms', denoting its use during this time as the Co-operatives club house. The rear of the site (east) now has three associated tennis courts and two bowling green's complete with a bowling pavilion constructed to the north-east of the site. The area to the south-west, to the left of Platt Chapel, has now become the Grangethorpe Hospital (converted from Grangethorpe House) with a new band stand located to the north.



Fig 15: 1957 – by 1957; the year before plans were submitted for the new Hollings Faculty campus, the subject site and Birchfield had been in the possession of the trades college since 1950, and marked on the map as 'The Domestic and Trades College'. The smaller villa known as 'Westbourne' can be seen located directly north of Birchfield, which was also purchased by the college and also marked as 'Domestic and Trades College'. Several former Victorian glass houses to the south of the villa have been removed, and the two tennis courts and bowling green are still extant to the east. Note the construction of Manchester High School for Girls to the mid left of the map, on the site of the former Grangethorpe Hospital.

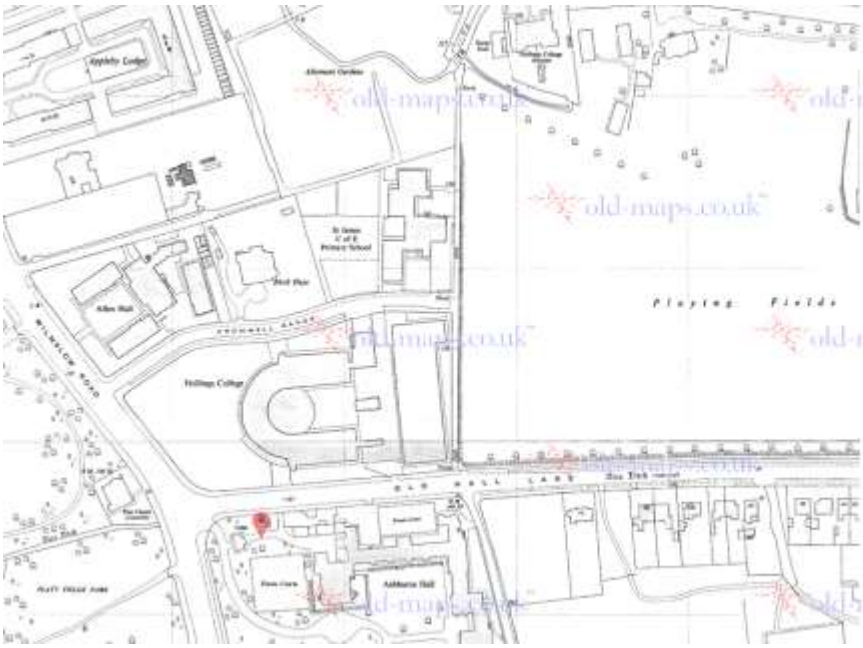


Fig 16: 1967 – the map of 1967 shows the Hollings College sote seven years following its official opening. The subject site shows the extent of the new college builcings, which were constraucted to the eastern end of the former Birchfield villa grounds. The college's former 'Westbourne' villa site has been demolished and a number of c1930's semi detached and detached houses have been constructed along Old Hall Lane to the right.

4.4 Origins the College

i) The former Domestic and Trades College traces its beginnings back to a Women and Girls' Institute which opened in the city in 1901 to provide evening classes in dressmaking and similar subjects. The demand and classes subsequently grew, and the Central Evening School for Domestic Economy, as it was then named had developed to a point where in 1939 it provided for 3,000 students.



Fig 17: The Central High School for Girls, Whitworth Street, the home of the college from 1911 to the 1950's.

ii) During the Second World War the school moved from its home on Whitworth Street in Manchester City centre to a former Victorian villa called Westbourne, opposite Platt Fields Park and located immediately north of the subject site. This too was soon oversubscribed and a further large house was taken in 1944 at 14 Birch Polygon, Fallowfield. By 1950 a further school site was required with the Birchfield site being eventually purchased by the school in that same year, making it the schools fourth site.

iii) A year later in 1951 the school renamed as the 'Central School of Domestic Economy', with the word 'Evening' having previously been dropped following the closure of the night classes during the blackout regulations of the Second World War.

iv) However the Education Committee decided that this new name was largely inaccurate as the site was not 'central' and it referred to 'school' which was then regarded as being a word used for infant education. The name also did not encompass the many new trades that were being offered, so the name was changed to 'The Domestic and Trades College' a year later in December 1952.

4.5 Construction of the new college

i) Construction work on the new college buildings commenced on site in early 1958, with the contractors being Gerrards. The now characteristic reinforced concrete frames made up the 'Toastrack' teaching block and the 'U' shaped admin block located to its east, which were boldly emphasised externally forming slender ribs up the height of each elevation, and projecting above roof level.

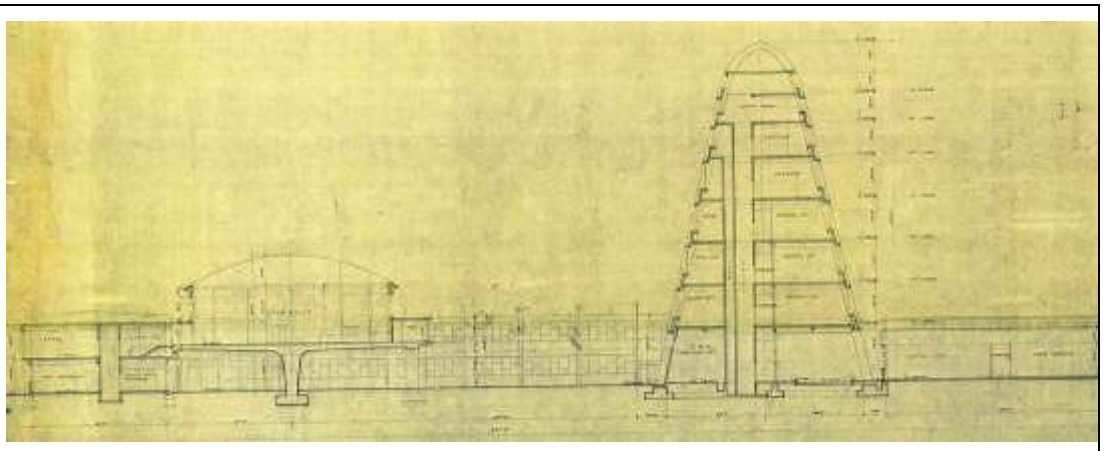


Figure 18: 1957- a section drawn by architect Derick Hill at Manchester City Architect's Department, looking north through the Hollings Building, showing the admin block to the left and the teaching block and tailoring block to the right.

ii) Infill panels were inserted between concrete ribs, of either clay tile or metal. The windows were positioned in slender painted timber frames, and are aluminium one-over-one sashes, with fixed glazing to either sides. The building used 1,000 tons of reinforced steel, 10,000 cubic yards of concrete and nearly 500,000 square feet of timber shuttering. Although the college was fully inhabitable by December 1960, it was officially opened by HRH Princess Margaret on 8th March 1962.

iii) The new buildings were designed as three main units, each being interconnecting, and specifically designed and planned for their specific functions within the college. The first building is the two-storey admin and catering block to the west, which formed the 'U' shape surrounding the central 'Poached Egg'. This block housed the catering kitchens and the public restaurant, of which students would practice their cooking and serving skills on the general public.



Figure 19: The foundation stone being laid by Sir Edward Boyle, 22nd September 1958.

iv) The first floor restaurant was located above the main entrance into the college on the southern side of the 'U' shaped wing, and contained an 80ft cantilevered balcony which swept around this portion of the building and overlooked the largely retained mature gardens of Birchfield to the west. The construction was of a concrete post and beam form, with a composite stone material (Wincilate) used for all cills and copings.

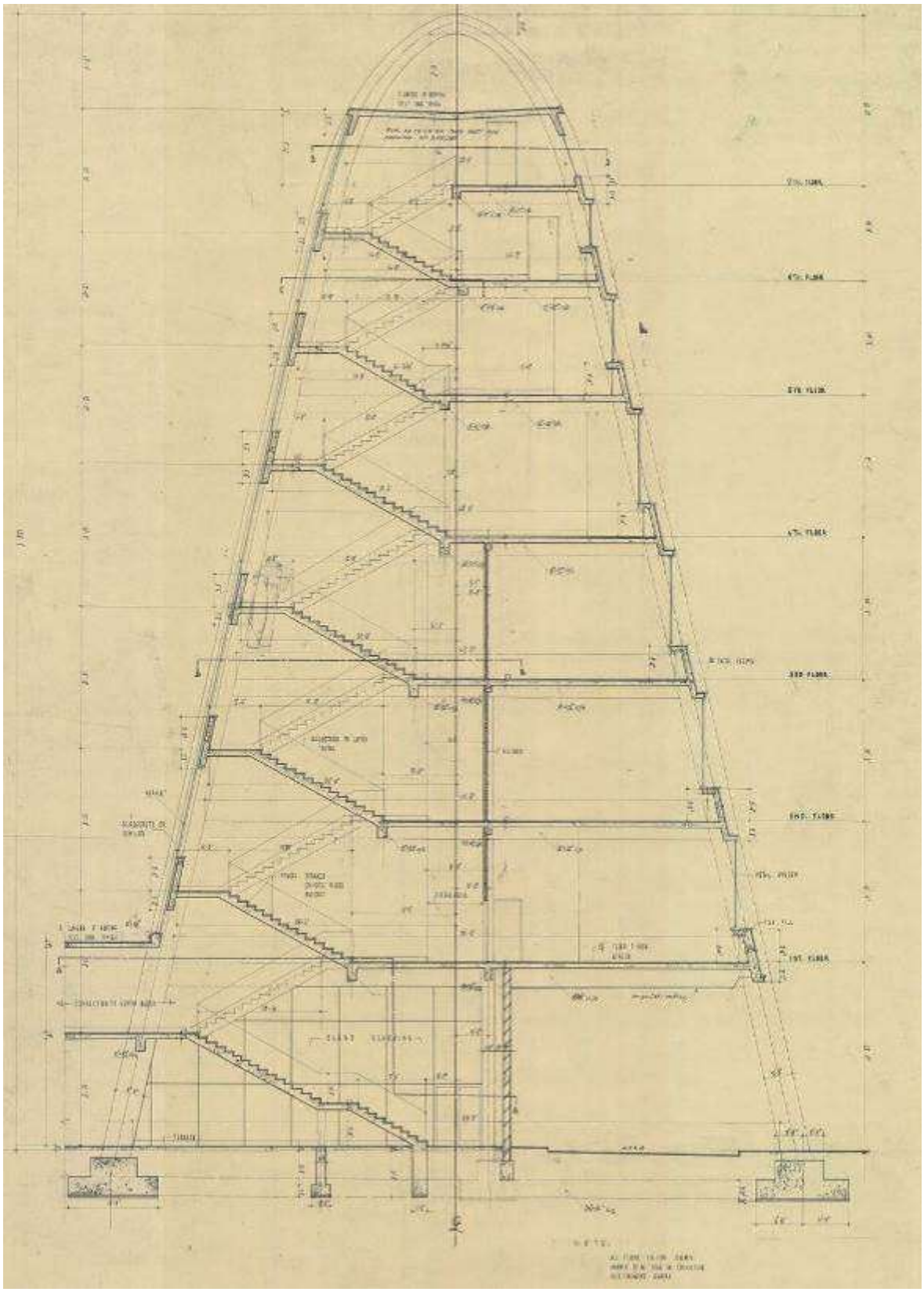


Fig 20: 1957 – A section looking north through the Hollings Building teaching block.

v) The second building was the six-storey teaching block, known as 'The Toastrack', this building was connected to the admin block via two corridors to the north and south ranges of the block at ground floor level where two flights of stairs lead up into the main body of the block, which formed its first floor. The ground floor area of the Toastrack block formed a 20ft high open space and was used for parking and as service roads to the central courtyard carpark for cars.

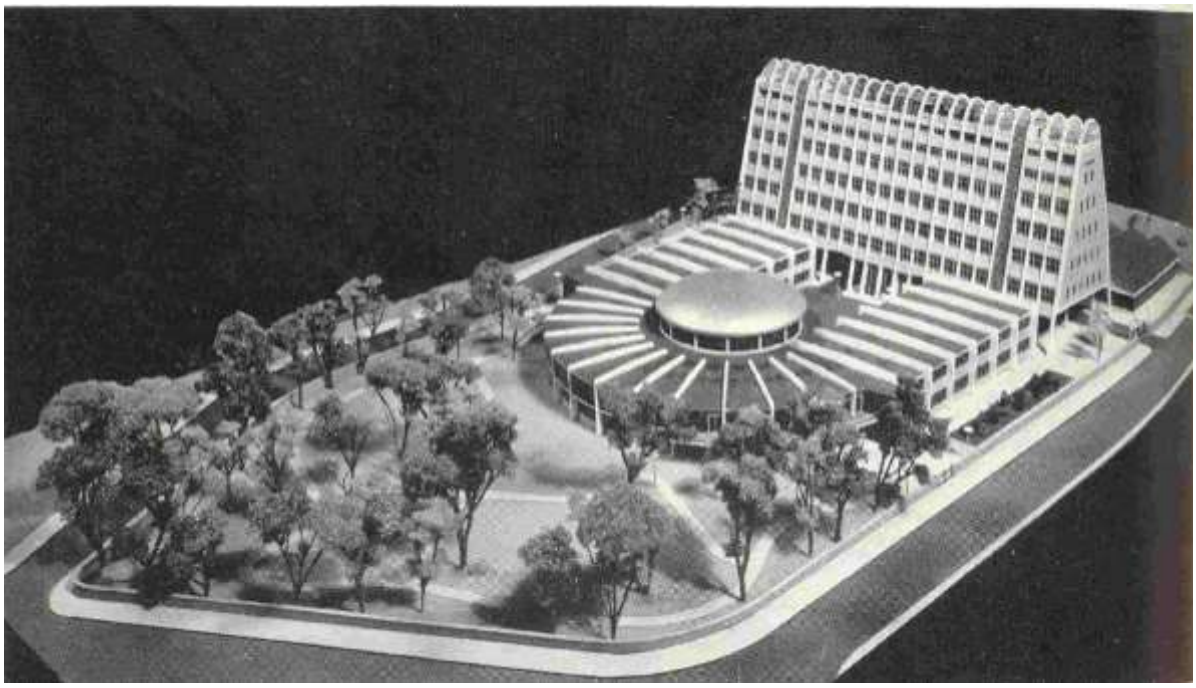


Fig 21: A model of the new college buildings as illustrated in The Builder, May 16th 1958.

vi) The upper floors contained the majority of lecture rooms including those of the bakery, hairdressing and beauty, as well as laboratories and ordinary classrooms towards the upper floors where the need for space was not as paramount. Construction consisted of the 23 arched concrete ribs which were boldly exposed along the east and west elevation, and followed their tapering inclines to its looped summit 17ft over an open sun terrace, providing the dominant feature of the college. The north and south gable ends were fitted with vitreous enamel panels of a blue/grey colour with windows diminishing in number towards the apex.

vii) The third building was the single-storey tailoring department, which occupied a large rectangular structure constructed from a steel frame, which was unlike the main buildings which consisted of reinforced concrete. The tailoring block was completely disconnected from the other two buildings so as to give a buffer space from the noise created from the many sewing machines. The roof of the tailoring block was designed with raised bays running east west (north-light windows), and directed to the north so as to give a non-direct natural light into the workrooms below. Adjoined to the north elevation of the tailoring department is a two-storey gymnasium, which served the entire campus.



Fig 22: A view looking north towards the rear of Birchfield, showing the grounds being cleared in preparation for construction. Note the rear billiard room still extant at this date.



Fig 23: The early stages of construction viewed from Old Hall Lane, showing the original garden wall of Birchfield.



Fig 24: A view of the 'U' admin block looking north-east from the grounds.



Fig 25: The 'Toastrack' nearing completion.



Figure 26: The south-east elevation of Birchfield as the Hollings Building neared completion in 1960. Note the prior removal of the former billiard room to allow for admin block to be constructed to the right. (see Fig 12).



Figure 27: A view of the final demolition of Birchfield in 1960, showing the admin block to its right.

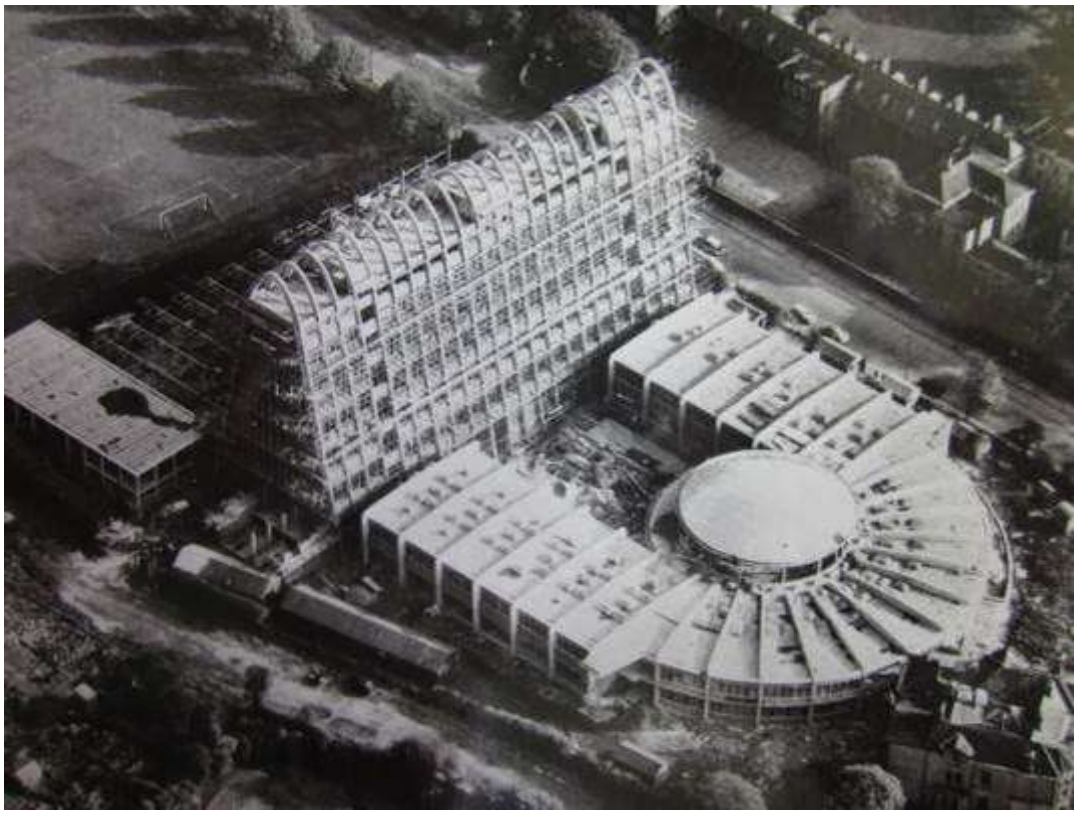


Fig 28: An aerial view of the site looking south-east as it neared completion in December 1959, note that Birchfield is awaiting demolition in the bottom right corner.

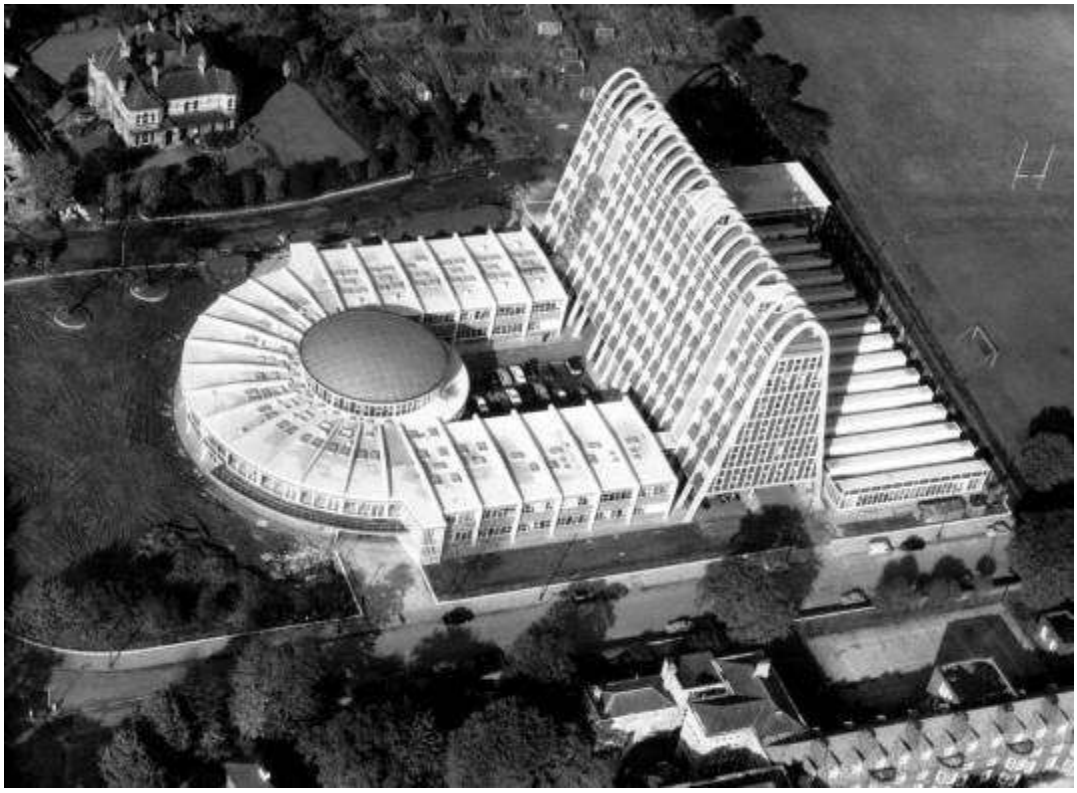


Fig 29: The Hollings College shortly following completion in November 1960, note the rough ground to the left where the front garden of Birchfield was located.

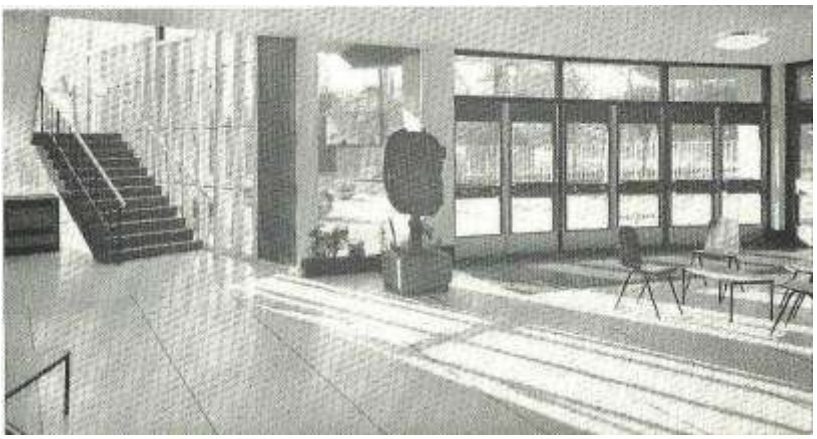


Fig 30:

The main entrance lobby in 1962 showing the original terrazzo flooring and main doors.

viii) The interior spaces used terrazzo tiled flooring, with its staircases being cantilevered in cast terrazzo, each having slender metal balustrades with coloured plastic covered handrails. Main doors to the exterior and main rooms were thick hardwood glazed doors, with metal kick plates and trims. Handles were simple timber examples positioned to the centre of each door alongside push/pull signs.

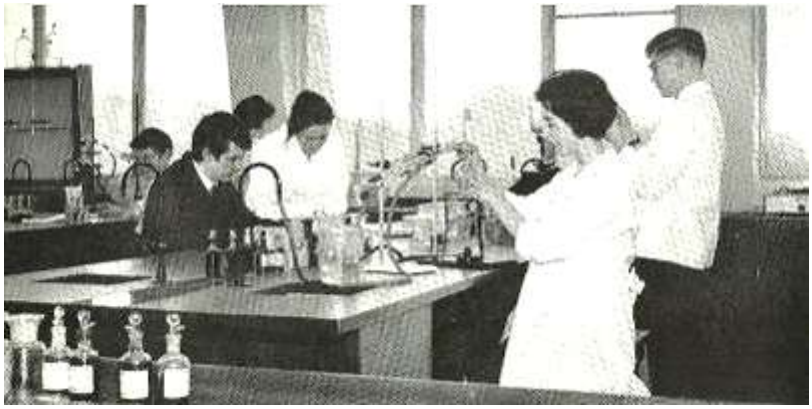


Fig 31:

A chemistry laboratory in the main teaching block, 1962.

ix) Classrooms and workrooms were simply decorated, with painted walls, plain flush painted doors and lino tile flooring. Ceilings received fibre board tiles, with some corridors having raised roof lights. The restaurant received a higher level of decoration and design, having fitted carpet, decorative electric pendent lights and a feature curved wall and up lighting.



Fig 32:

The art studio in the main teaching block, 1962.



Fig 33:

The first floor restaurant looking west from the landing entrance in 1962

2.

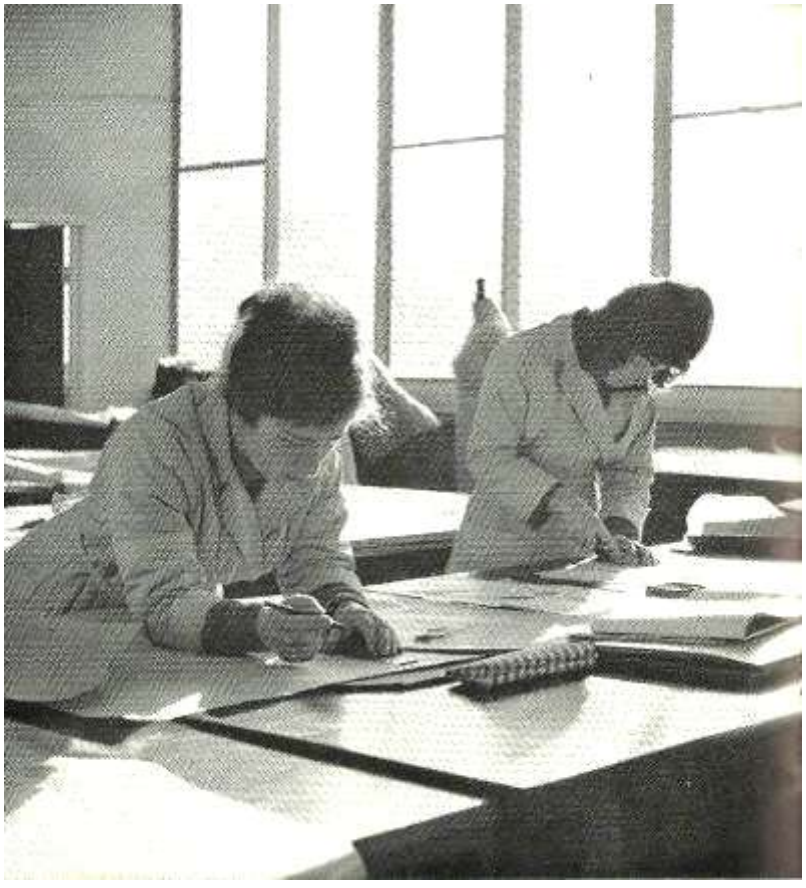


Fig 34:

The clothing department of the single-storey tailoring block, 1962.



Fig 35:

The committee room, located in the nearest part of the southern part of the 'U' shaped admin block, 1962.



Fig 36:

The 'Examination Hall', also known as the auditorium or dining room, 1962.

4.6 Building alterations

i) The Hollings Building remains largely unaltered externally from its original design. However the internal spaces of the former college have been altered and refurbished over the last 30 years. The most detrimental alteration being the removal of the original circular auditorium (the poached egg) and its replacement by a large and taller circular drum structure housing the university's new library in 1995.

ii) This large-scale rebuilding of the poached egg part of the admin block did not follow the style, materials or scale of the original 1950's building and now extends uncomfortably over the roofline of the original 'U' block, removing Howitt's original shallow aluminium dome leaving only the concrete platform and central concrete mushroom column in situ.



Fig 37: The process of demolition of the original Poached Egg element of the 'U' block, and its replacement of the three-storey library building in 1995.

iii) Other alterations to the building implemented during the 1995 refit included the replacement of a number of its original windows and doors and some alteration to the plan form of the former

Administration Block. Internal alterations to the building complex included substantial internal alterations to accommodate the new library



Fig 38:

The main entrance and restaurant balcony in 1962 showing the original glazed doors and windows.



Fig 39:

The main entrance as seen in February 2015, showing the replacement of original windows and doors to the former restaurant balcony and entrance below.

Note the 1995 library 'drum' above the original building. The original paving has been replaced but some of the original concrete planters remain.

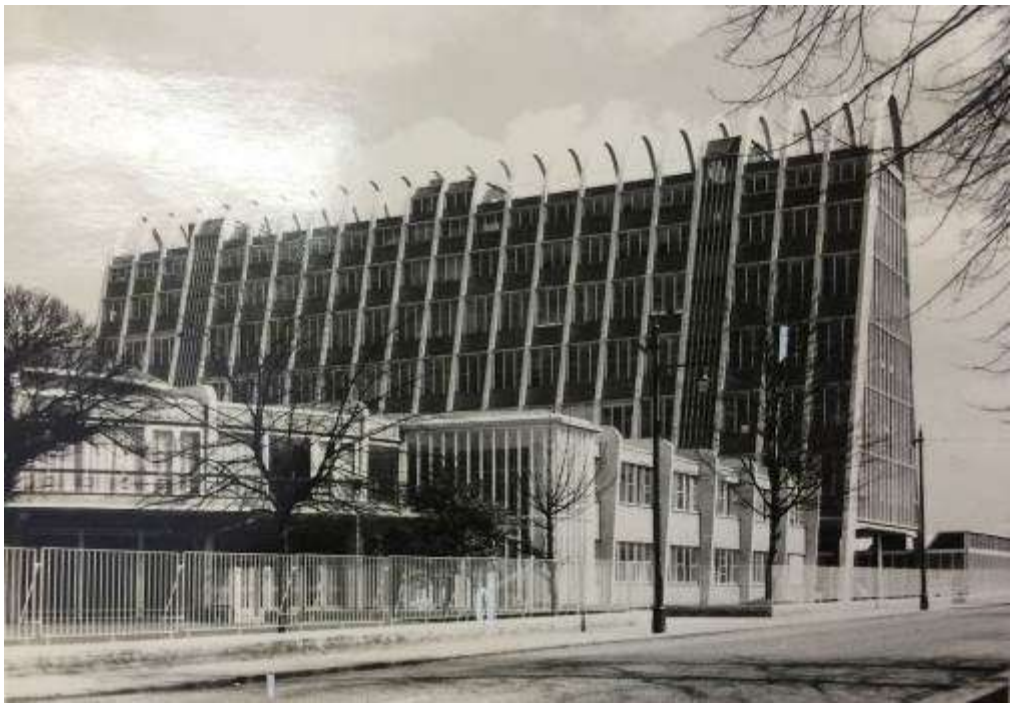


Fig 40: (Above) The Hollings Building as seen looking east from Old Hall Lane in 1962, showing the main entrance and stairs to the far left.



Fig 41: (Below) the same view as seen in 2010, showing the largely unaltered building. The 1995 library structure is hidden just out of view to the left of the image. Note the part removal of railings to the left.



Figure 42: The college staff posing for a formal photograph in 1964 outside the main southern entrance into the 'Poached Egg', and restaurant balcony above. Note the original windows and doors.

4.7 Evolution of the plan layout.

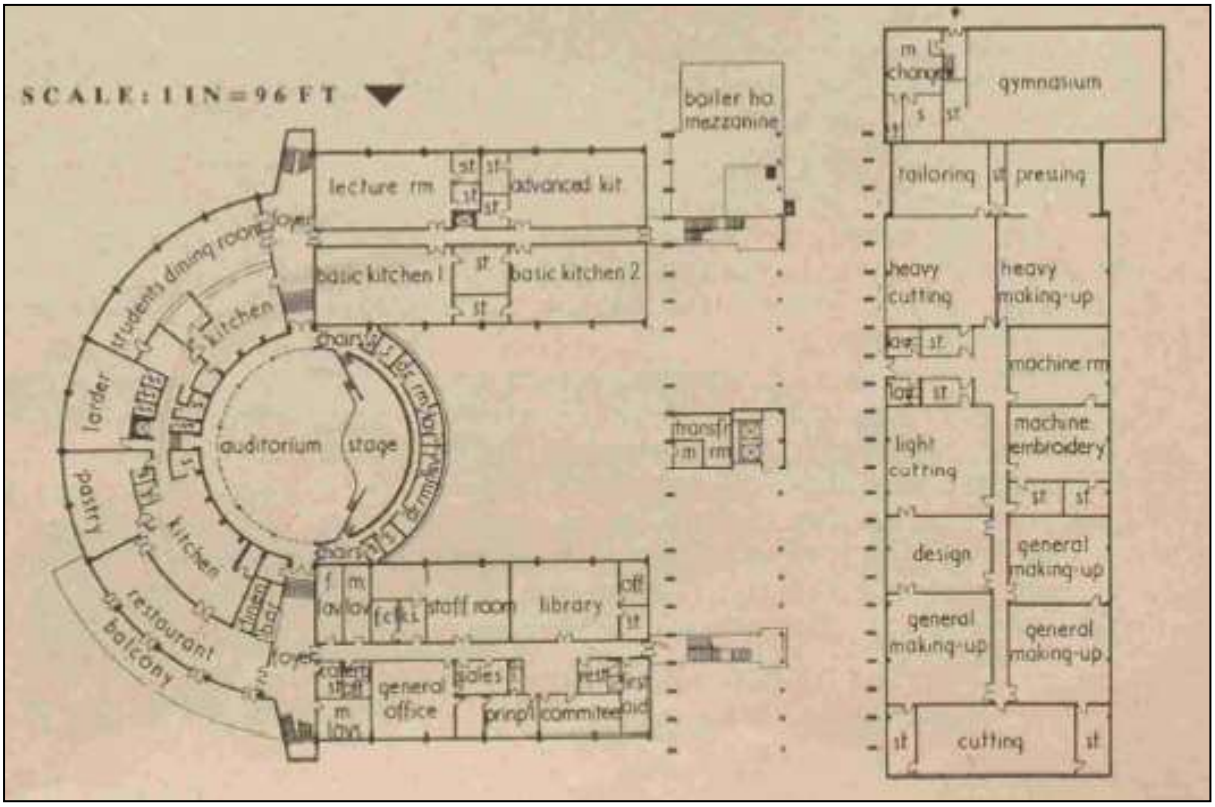


Fig 43: An article showing the proposed layout of the college buildings in 1958.

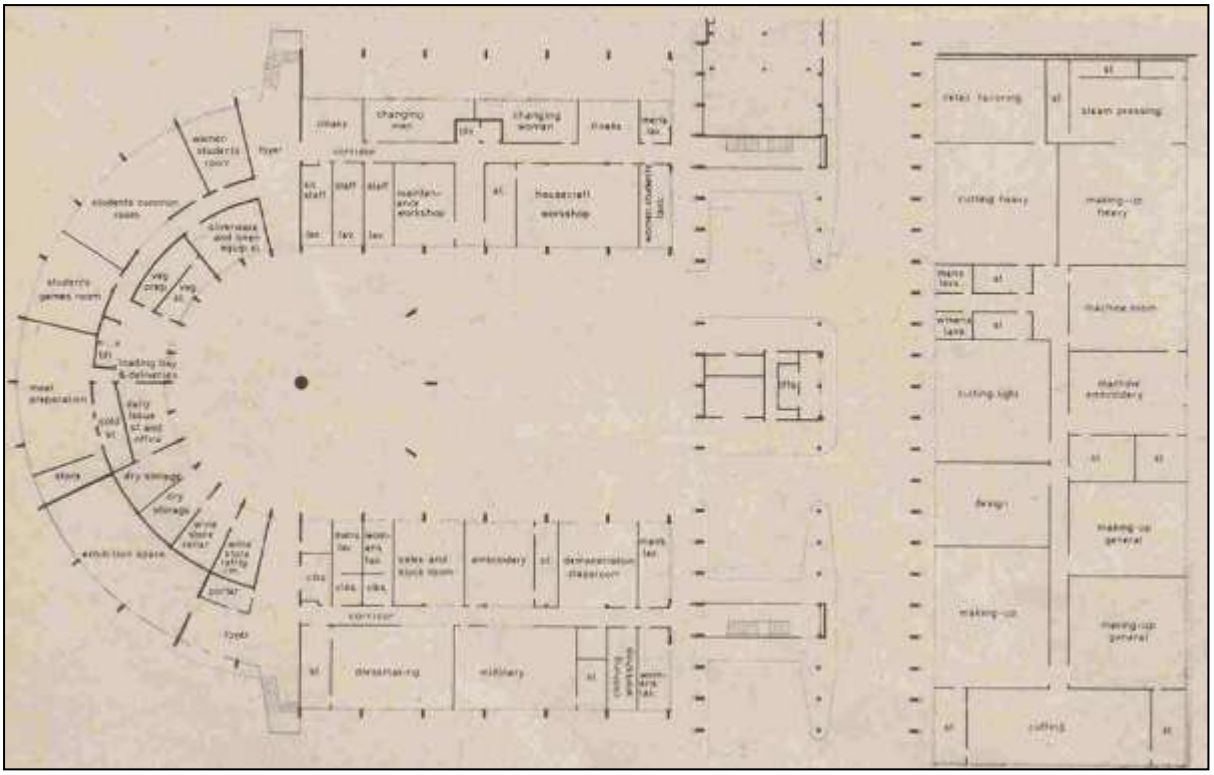


Fig 44: The finaised ground floor plan following the opening of the Hollings Building, from 'Interbuild' December 1960.

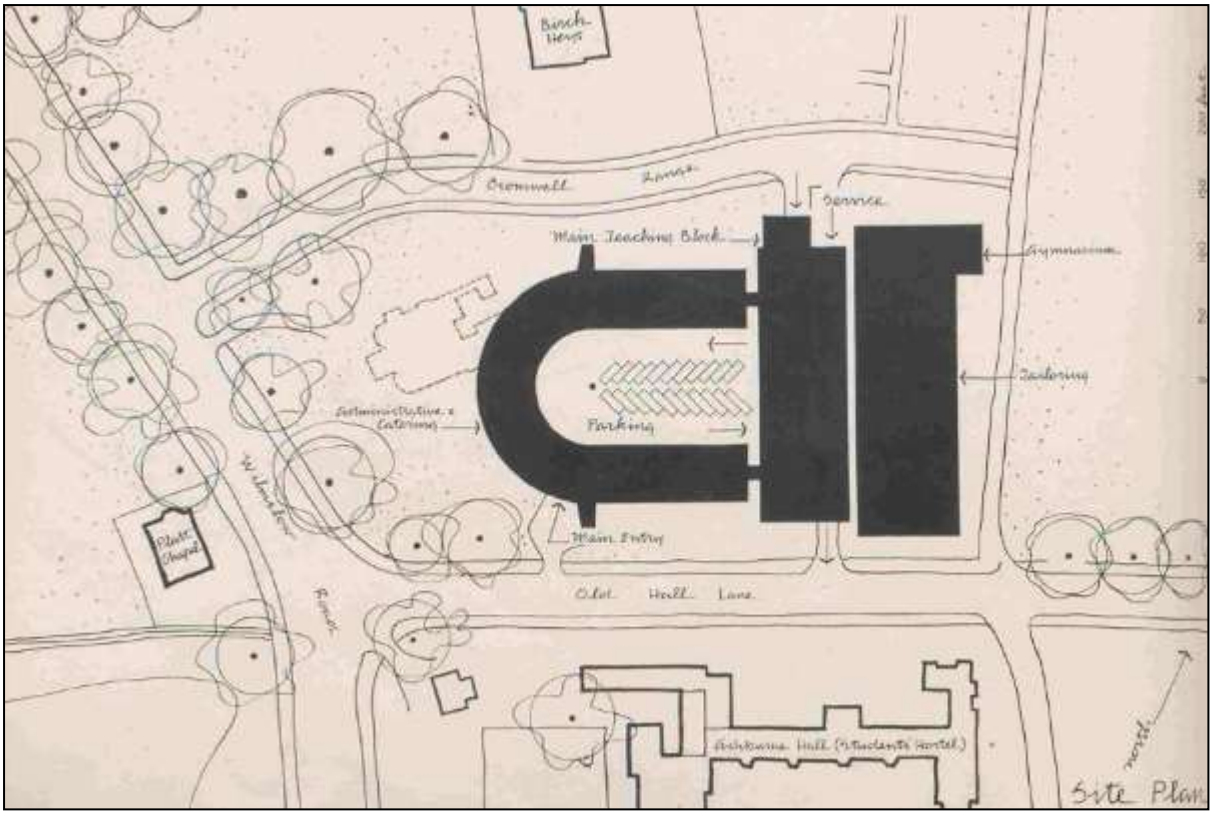


Fig 45: A block plan from 'Industrial Architecture' summer 1958.

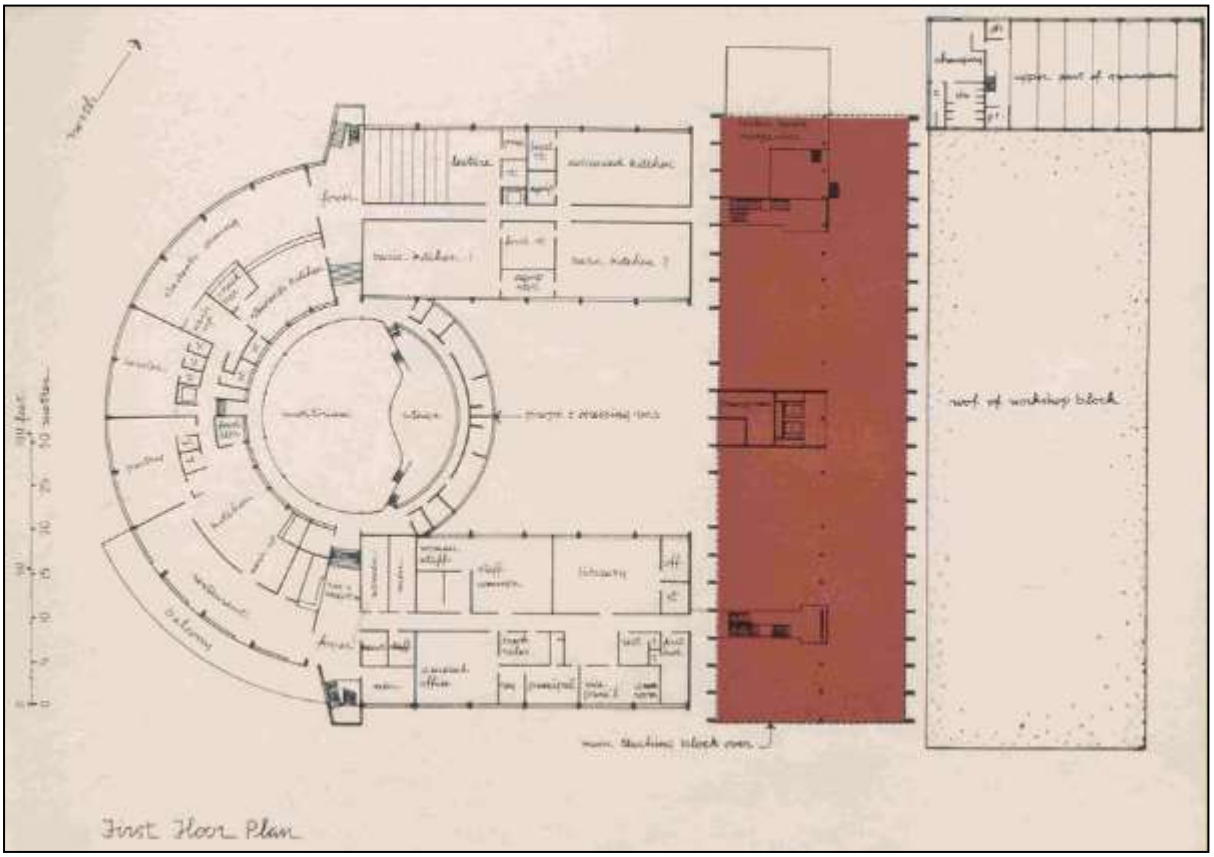


Fig 46: The first floor plan from 'Industrial Architecture' summer 1958.

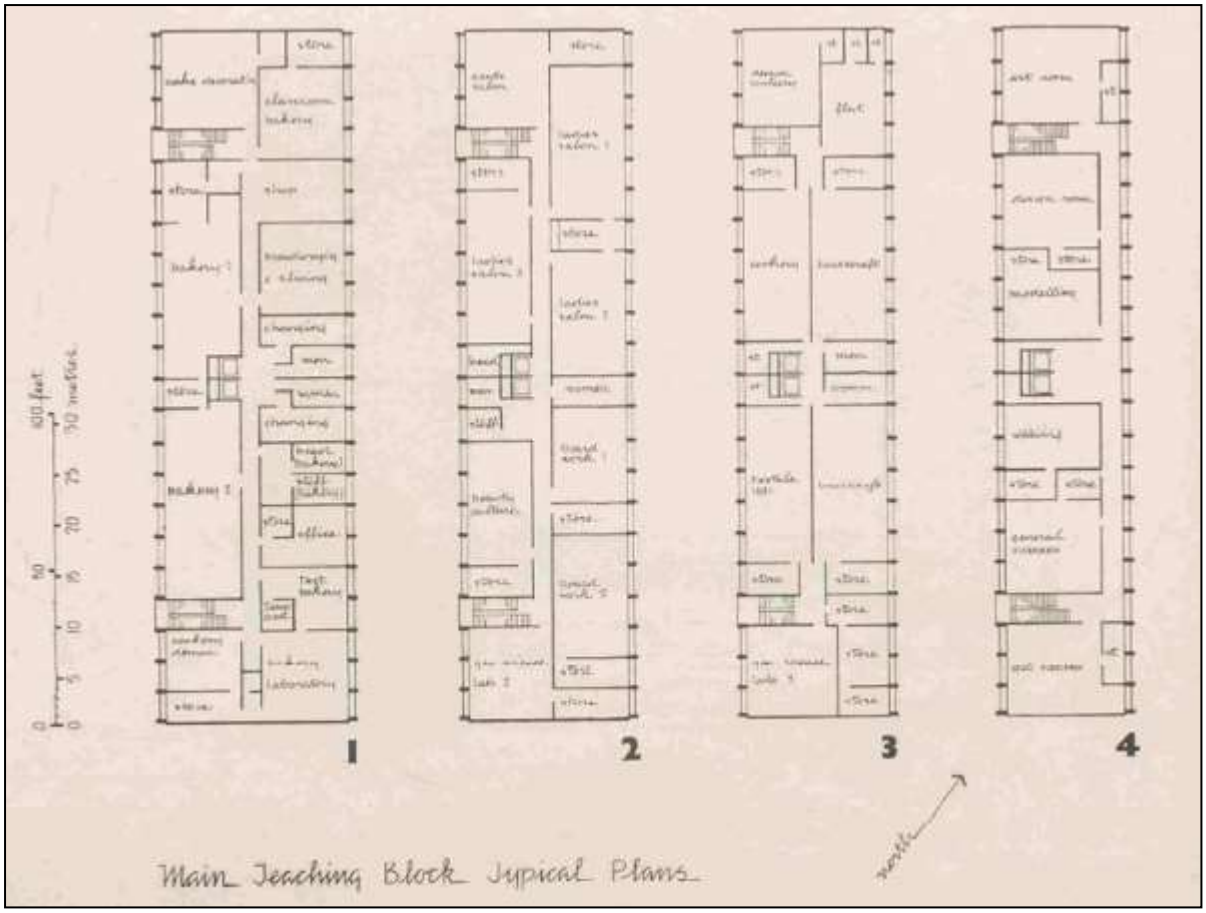


Fig 47: Typical plans – Main teaching block 'the toastrack' from 'Industrial Architecture' summer 1958.

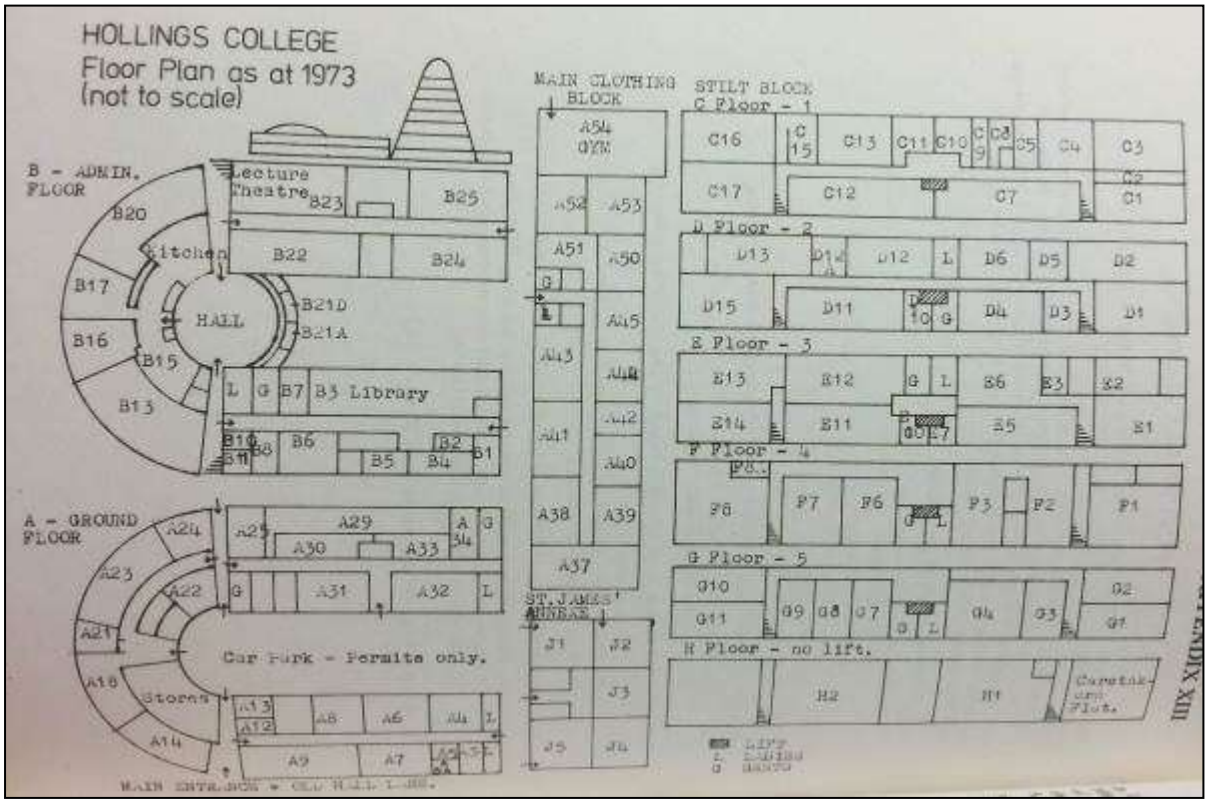


Fig 48: Ground and first floor plans for the toastrack and admin block, ''The History of Hollings College' 1978.

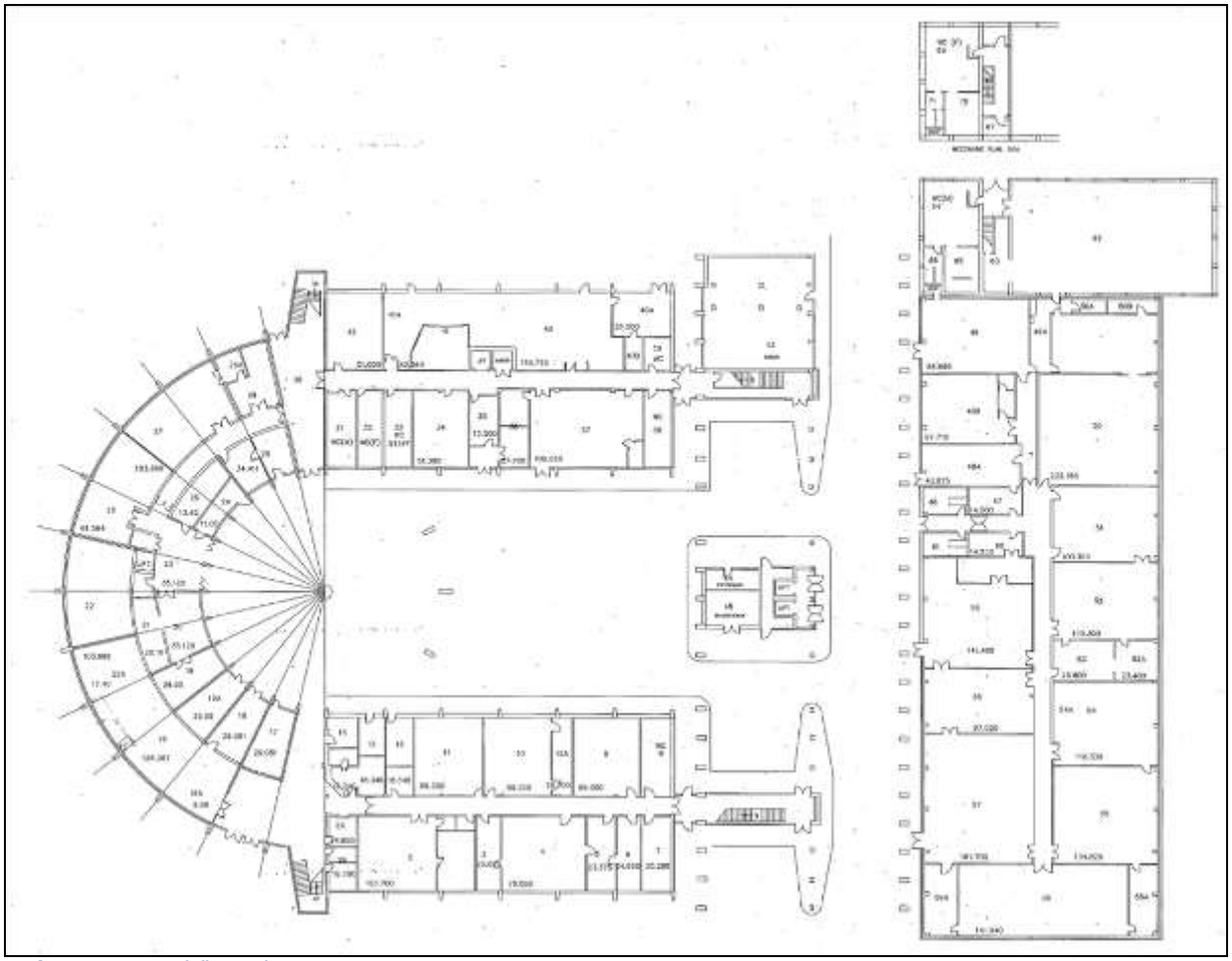


Fig 49: Ground-floor plan 1993

5. Significance assessment



5. SIGNIFICANCE ASSESSMENT

5.1 Introduction

i) This section of the report describes the character area surrounding the subject site and assesses its relative historic and architectural importance as a contributing factor to the significance of the Hollings Faculty Building.

ii) The characterisation appraisal and significance assessment will allow for the assessment and appraisal of the area's capacity for change.

5.2 Characterisation appraisal

i) **Location.** For the purposes of this report, the Character Area has been defined as the area bounded by the western boundary of the Manchester School for Girls to the west, Brighton Grove to the north, the Manchester Grammar School to the east and Moseley Road to the south.

ii) **Key Heritage Assets within the Character Area**

The following are the key heritage assets contained within the character area:

Structure	Designation
Section of an early medieval boundary ditch known as the Nico Ditch	Scheduled Ancient Monument
Platt Chapel	Listed Grade II
Behrens Hall	Grade II
Hollings Faculty	Grade II
Ashburne Hall, gatehouse and gates	Grade II
Appleby Lodge	Grade II
273 and 275, Wilmslow Road	Grade II
Former Church of St James	Grade II
Platt Hall	Grade II*
The Firs & annex	Grade II
Lodge of the Firs & attached gateway	Grade II
Church of the Holy Innocents & St James	Grade II
Queen of Hearts PH	Grade II

iii) The prevailing former use of the area was predominately residential in nature, with large Victorian villas sporadically spaced either side of the main Wilmslow Road which runs north through the character area. The area developed in earnest during the early to mid-19th Century, with parcels of land being sold off from the local landowners of the Birch and the Worsley families, of whom resided at the large country house estates of Birch Hall and Platt Hall respectively. Before the 1850's the area was relatively rural, with large areas of open pasture and fields, with narrow dirt tracks traversing through. The area also had a number of farmsteads and small cottages. In the

opening decades of the 19th Century the area began to rise in popularity, with a number of large villas being constructed. In 1836 an exclusive gated suburb was planned where Brighton Grove is today, to rival that of the nearby Victoria Park.

iv) The scheme only ever reached the stage of two villas and a gate lodge before the scheme failed. The area to the left of Wilmslow Road is Platt Fields Park, the former estate of the Worsley family, of which its current house dates to 1746 and which formed the centre of a large former country estate, with much land previously owned by the family, including the land on which the Hollings Campus was eventually built. 1908



Fig 50: Old Hall Lane looking east towards Birch Fold Farm (right) in 1924. The track leading straight ahead lead to Birch Hall.



Fig 51: Birch Hall as seen in c1911.

v) As the 19th Century progressed the area was largely inundated by grand villa estates, with new roads being constructed to accommodate them. By the turn of the 20th Century the area to the south of Wilmslow Road became the site of lesser quality housing and shops such as Mabfield Road, Cawdor Road, Furness Road and Landcross Road.

vi) Following the decline in the requirement for large estates and villas in the early decades of the 20th Century, some villas were taken over for academic uses and halls of residence such at The Oaks which was taken over by the University of Manchester in 1910 renaming it Ashbourne Hall, and in one instance were turned into a hospital. Later developments saw other villas being demolished, and some being incorporated into the public Platt Fields Park which had been purchased by Manchester City Council from the Moseley family in 1908 in order to protect the estate from imminent development and to open it as a public park.

vii) By the 1950's a number of further villas had been taken up for use as halls of residences or university/college campuses. In 1958 construction started on the new Hollings Campus, on the site of the former Birchfield villa, the neighbouring Westbourne villa on Wilmslow Road, which had been one of the four subsidiary campuses for the college following the war; this too was demolished in the late 1950's, along with Westbourne villa which was replaced by Allen Hall halls of residence on the corner of Cromwell Range and Wilmslow Road in 1961.

viii) The prevailing character within the character area largely focuses on the mid-20th century modern college and university buildings which make up the area. These buildings are interspersed with some early to late Victorian villas which have been taken over by the university. Green spaces in and around the site remain from the area's previous use as an upper class residential suburb, with some retained large private houses still set within their landscaped grounds. These mature green spaces, which includes the large Platt Fields Park to the west, which are a typical feature

of the area, and maintain a sense of the area's former rural origins, help to enhance the setting of the Hollings Building.



Fig 52 A view looking north along Wilmslow road at its junction with Cromwell Range.



Fig 53: A view looking east into Cromwell Range from the junction with Wilmslow Road. The Hollings Campus is to the right of the view.



Fig 54: Looking east into Old Hall Road (left) from the junction with Wilmslow Road. The Hollings Campus is to the left of the view.



Fig 55: Looking north along Wilmslow Road from the junction of Cawdor Road.

ix) A negative factor of the area focusses on the busy thoroughfare of Wilmslow Road which runs north-south through the character area and is a busy public transport route containing large swathes of modern bus stop structures which detract from the character of the area. A further negative factor is the frequency and quality of the upkeep of the university buildings along Wilmslow Road.

x) The area's main characteristic is the survival of large open green plots, enhanced by mature planting and shrubbery, although a number of these areas have been redeveloped in the past 50 years, the sense of open space is largely maintained and added to by the retention in parts of historic stone and brick boundary walls to former villa sites which are softened by planting.

xi) The loss of the historic built form towards the southern end of Wilmslow Road has altered the nature and historic streetscape in that part, and is only lessened by the positioning of new buildings set back behind the line of pavement and behind mature planting and boundary walls. Later-20th Century developments to the area include the large Owen's Park halls of residence dating to 1964-6 located to the southern end of Wilmslow Road and which include an 18 storey tower which is currently earmarked for demolition.

5.3 Significance Assessment

i) This significance appraisal is structured to provide an objective description of the Hollings Building.

ii) The assessment of significance accords with the requirements of the NPPF and uses English Heritage's methodology outlined in its 2008 document, *"Conservation Principles, Policies and Guidance"*.

iii) Consequently, the designated heritage asset's significance is determined by an analysis of the relevant aspects of the following:

- ***Evidential Value*** – this relates to the potential of the place to yield primary evidence about past human activity;
- ***Historical Value*** – relevant to ways in which the present can be connected through a place to past people, events and aspects of life;
- ***Aesthetic Value*** – focusing on the ways in which sensory and intellectual stimulation is derived from the place;
- ***Communal Value*** – relating to the meaning the Hollings Building has for the people of Manchester and the collective experience of memory they hold.

iv) The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

v) The analysis of the significance and condition of the fabric allows for an assessment of the current integrity and authenticity of the college spaces. This has been used to inform and justify their capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify the proposed alterations, based on the perceived level of heritage significance.

vi) The assessment of the significance is based on both desktop research and on-site visual surveys. The following sets out the criteria for evaluation of the individual heritage significance of the building's components.

High significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are *fundamental* to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, or alterations) could potentially cause a highly adverse impact on the special interest of the building and has been largely been avoided in the proposed development.

Considerable significance relates to those components of the structure deemed to be of special interest. They are *important* to the understanding of the architectural design concept, and play a considerable role in reflecting the buildings' evidential, historic, aesthetic or communal values. The loss of such elements (through demolition, removals, and/or alterations) could potentially cause a moderate adverse impact on the special interest of the buildings.

Low significance relates to those components of the structure deemed to be of more modest interest. They provide a *minor contribution* to the understanding of the architectural design concept and a modest role in revealing the buildings' evidential, historic, aesthetic or communal

values. The loss of such elements (through demolition, removal, or alteration) may cause a minor adverse or neutral impact on the special interest of the building.

None/Detrimental features and elements that do not contain any special interest. These can *detract from* the significance of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition, removal or alteration) could potentially have a beneficial impact on the special interest of the building.







Fig 56: Views of the detrimental alterations and extensions to the Administration & Catering Block.

5.4 Statement of Significance.

(i) The special architectural and historic interest of the Hollings Building is recognised by its Grade II Listed designation. The building's fabric has been subject to some considerable change, without any substantial erosion of its architectural interest and the main components remain evident and intact.

(ii) The architectural merit and group value of the three main parts of the modernist Hollings Building within the mid-1950's college site is fundamental to the significance of the structure as a whole. The 'toastrack' teaching block provides the dominant element of the former college site complex designed by noted City Architect, Leonard Howitt.

(iii) The historical, evidential, aesthetic and communal values that the structure yields are related to its innovative and unique design, which was rigorously functional and facilitated its lovingly colloquial nicknames during its construction of the 'toastrack' and the 'poached egg'. The buildings association with the development of Manchester University and the former Domestic and Trades College, combined with the associations with the architect Ralph Tubbs.

(iv) The extent of minor alterations to the building such as some window and door replacements does not adversely impact the special interest of the Hollings Building, and its group value with the largely intact tailoring block, and altered admin block enables the heritage values to be better appreciated and understood.

(v) The partly mature planting and open lawn to the west of the subject site enhances the setting of the Hollings Building greatly, giving an appropriate softened foil in juxtaposition to the listed modernist buildings. Consequently, the integrity of the innovative landmark building, which was described as a, *"piece of pop architecture"* by Pevsner, remains vibrant and expressive, thoroughly justifying its status as a designated heritage asset.

(vi) ***Evidential Value.*** The Hollings Building is a mid-20th Century college building which was purpose built for that use. The buildings still retain many areas relating to their original functions and departments, and is a locally well-known and loved structure associated with past students since its opening in 1960. The building is easily recognised and understood as a former educational establishment.

(vii) The 'Poached Egg' of the 'U' shaped admin block has suffered some considerable alterations in the mid 1990's with the removal of the original shallow aluminium domed auditorium structure and its replacement with a larger library building out of character and scale of the original buildings. The admin block has also received areas of inappropriate window and door replacements.

(viii) However the original parts of the building (discounting the library' drum') are considered to be of a high significance.



Fig 57: The character of the college remains in tact.

(ix) The tailoring block to the eastern side of the site is considered to be of a high significance due to the specific nature of its original purpose on the site, being a specifically disconnected part of the building for reasons of functionality. The building also uses a late example of a north-light roof.

(x) The modern library 'drum' extension is considered to be of no significance, due to the substantial alterations that have occurred to this part of the building in 1995.

(xi) **Aesthetic value.** The architectural form and expression of the Hollings Building is of high significance due to the unique design and survival of the building. The building is regarded as a excellent example of post-war Municipal architecture in Manchester, being designed by the Manchester City architect, Leonard Howitt.

(xii) The high significance is also due to the group value of the building in association with the three Grade II listed parts of the Hollings Building, which together provide an interesting 1950's modernist set piece. The group value of the three main parts of the building is considered to be of high significance. The 'toastrack' forms the pinnacle of a purposely designed scheme of mid-20th Century college buildings.

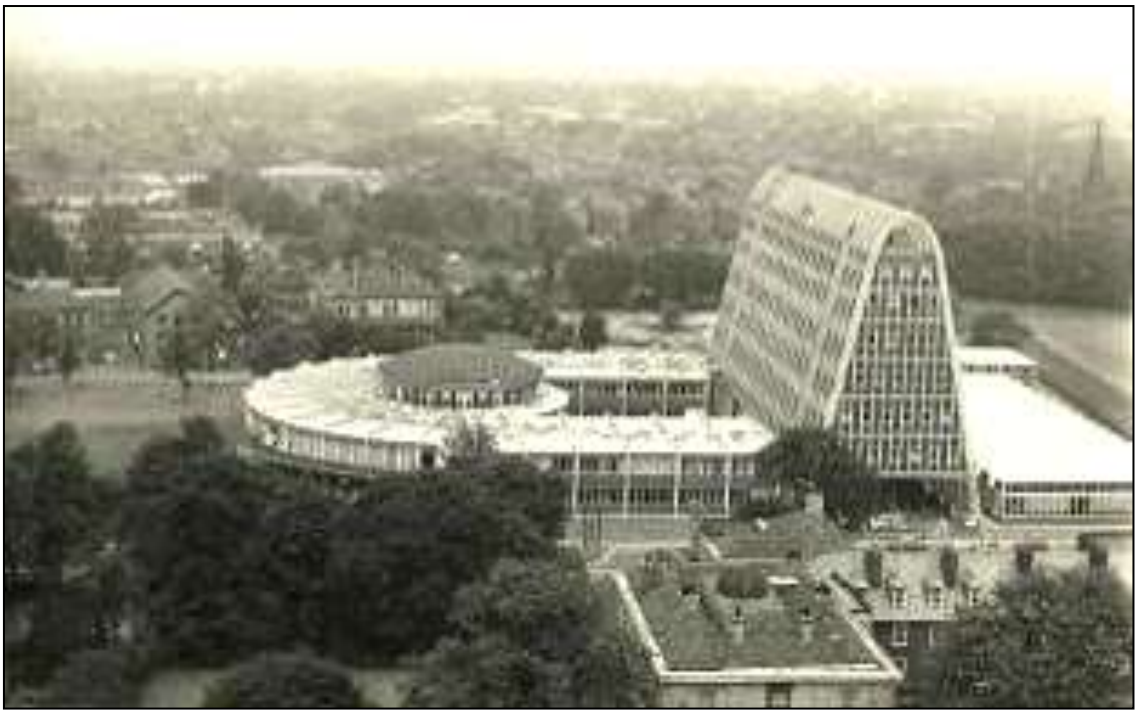


Fig 58: The Hollings Faculty c1960

(xiii) The Hollings Building sits within a prominent setting set back from the busy Wilmslow Road on a wide junction with old Hall Lane. The former college buildings are positioned to the rear of a large open and lawed area, surrounded by mature planting, of which some date to the former Birchfield villa gardens. The setting of the modernist 1950's Hollings Building sits in comfortable juxtaposition with its mature landscaped foil, allowing the building to be understood and fully appreciated from within the subject site and from the three roads which encircle it, and for this reason the setting is off a high significance.

(xiv) The 1995 library extension is considered to be of no aesthetic significance. This library 'drum' replaced the original 'poached egg' part of the building, detracting from the original design and

of a lesser design quality. It does not form part of the original scheme and detracts from the original design, although the strength of the aesthetic values ensure that the significance of the building is retained despite the alterations.

(xv) **Historical Value.** The historic interest of the Hollings Building is considered to be of high significance. The building illustrates the intentions of its architect Leonard Howitt and the then college principal, to design a functional building, designed to accommodate specific areas of teaching in specially allocated spaces within the buildings. The building also represents a new wave of mid-20th Century teaching establishments which flushed following the end of the Second World War.

(xvi) The building also represents a pinnacle in the design of Manchester University's 20th Century buildings.

(xvii) The building is regarded as a fine example of modernist architecture in Manchester being designed by the Manchester City architect, Leonard Howitt, of which this association is considered to be of considerable significance.



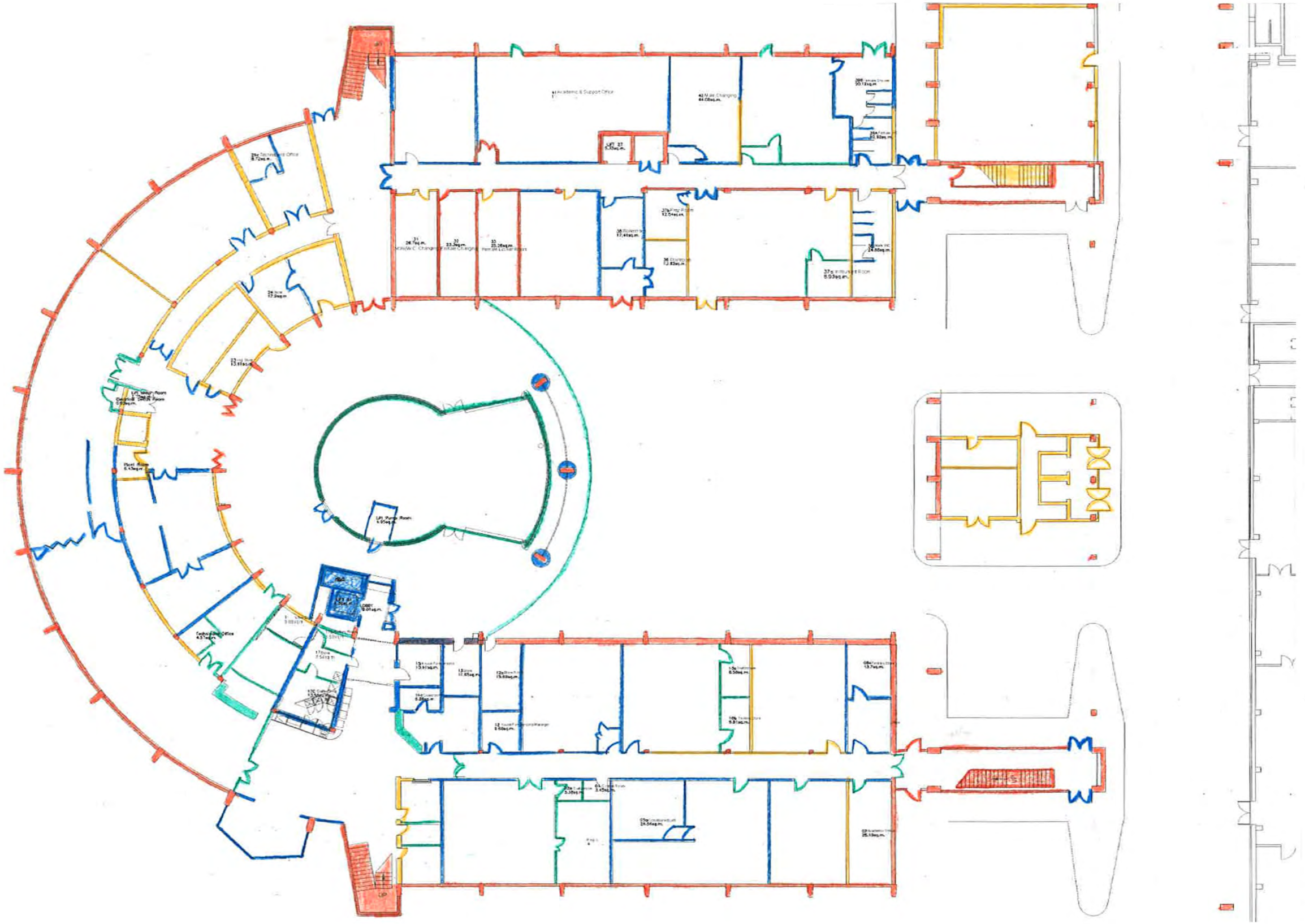
Fig 59: The Main Administration & Catering block c1960, following layout of the grounds.

(xviii) **Communal Value.** The Hollings Building, and especially the Toastrack itself has, since its conception in the late 1950's, gathered much admiration and affection from local people and past students. Even at its early construction phase in 1958 the buildings had already been colloquially known by the loving nicknames 'the toastrack' and 'poached egg', and this communal value is considered to be of high significance.

5.5 Sketch Significance Plans

(i) The following sketch significance plans are intended to visually disaggregate the key components of the building group, simply by colour coding the building elements. They are intended as a simple guide to the relative heritage values of the individual building components and consequently to express the hierarchy of planning controls which have influenced the design parameters.

(ii) The sketch plans are intended to distinguish between those building components of high significance (which should be retained as fundamental to the architectural expression of the complex) and those altered or non-original components of lesser significance (which offer the potential for adaptation).



General Notes

Not to scale.

- Original fabric - High Significance
- Original/some alteration - Some Significance
- Non-original fabric - Low Significance (Original plan form expressed)
- Non-original - No Significance/detrimental

Project Hollings Campus

Clients Generation Ltd.

Drawing Title Ground Floor Significance Plan

Drawing Number Scale Rev

Drawn By Revised By

Date April 2015



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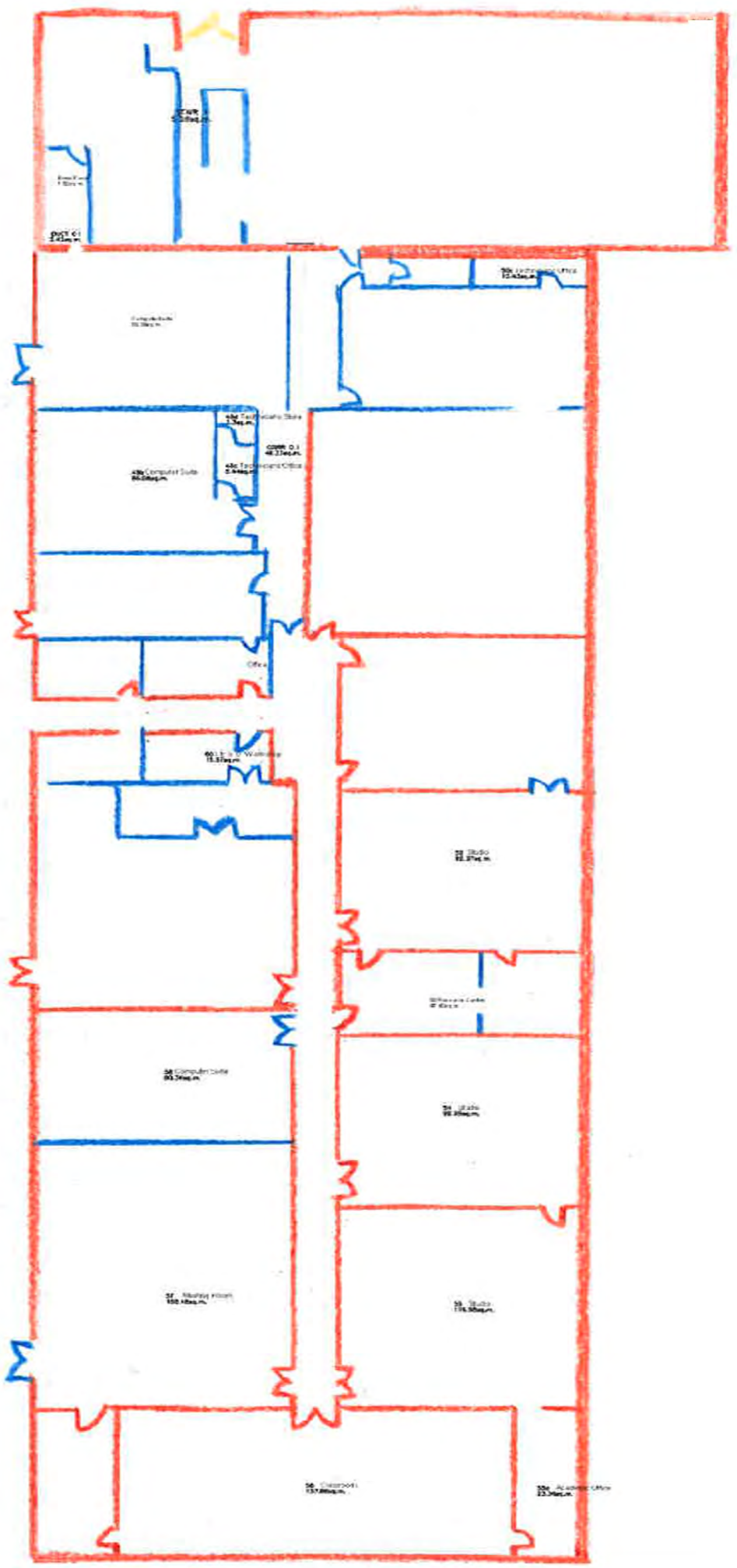

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Drawing Title Clothing Block - Ground Floor Level Significance Plan

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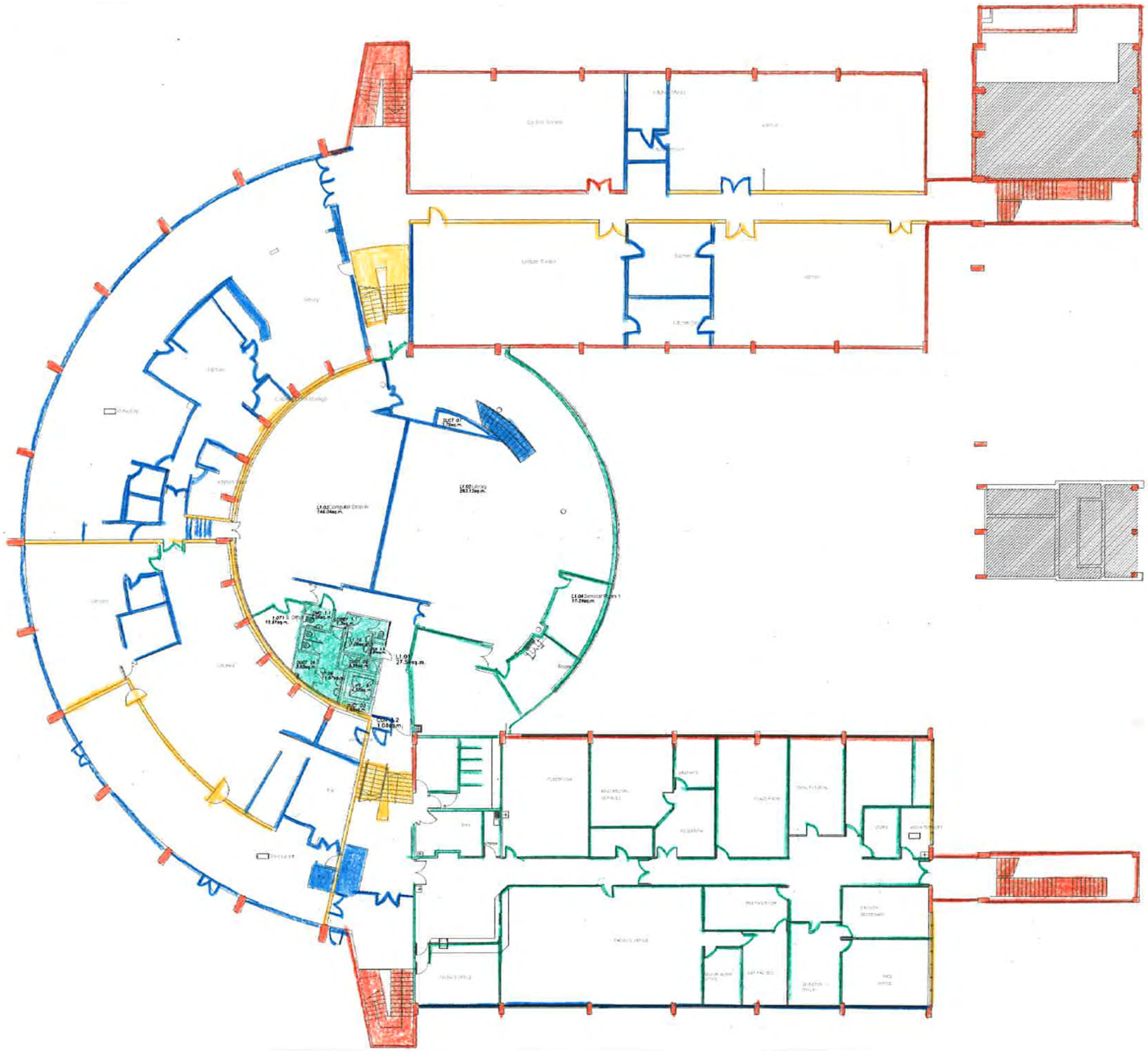

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Drawing Title First Floor Significance Plan

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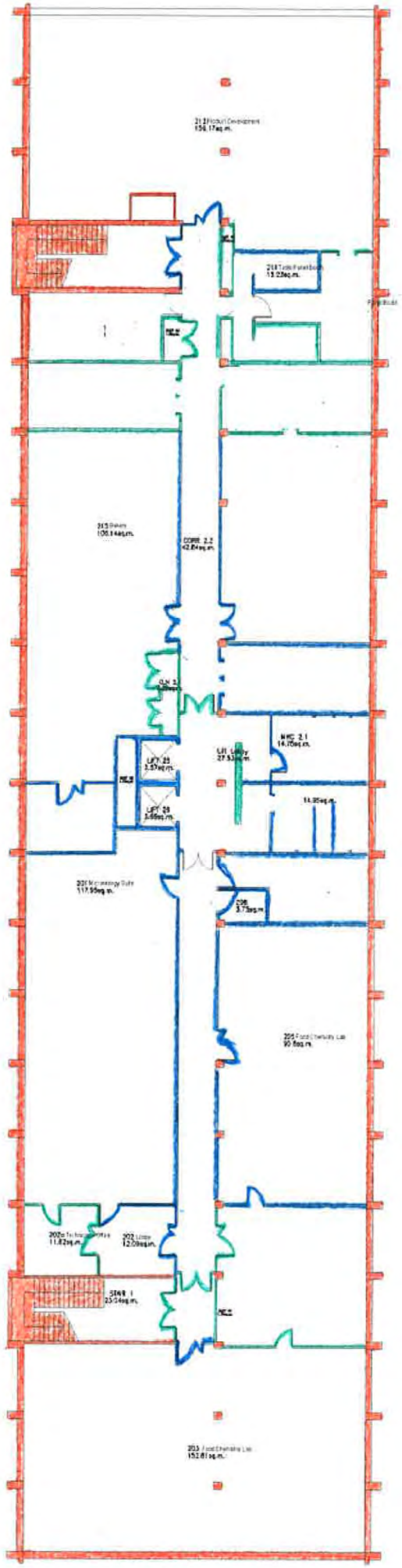

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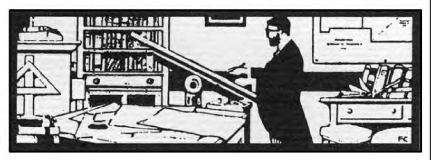

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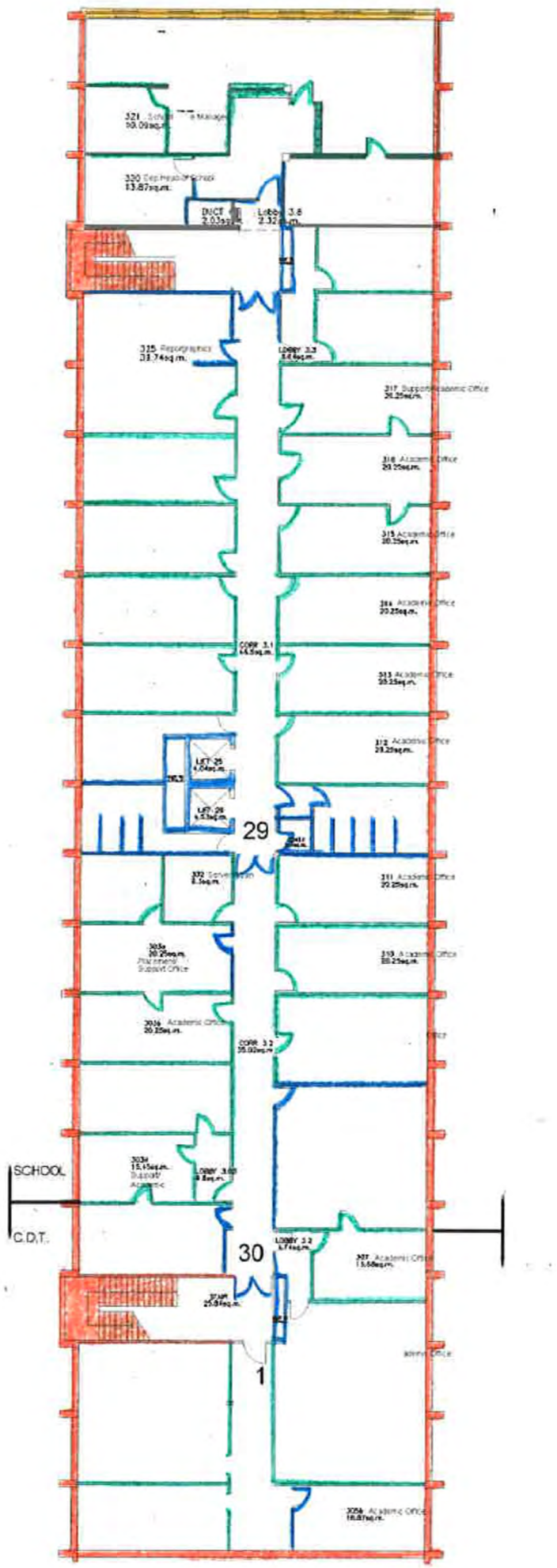

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Project Hollings Campus

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Drawing Title Third Floor Significance Plan

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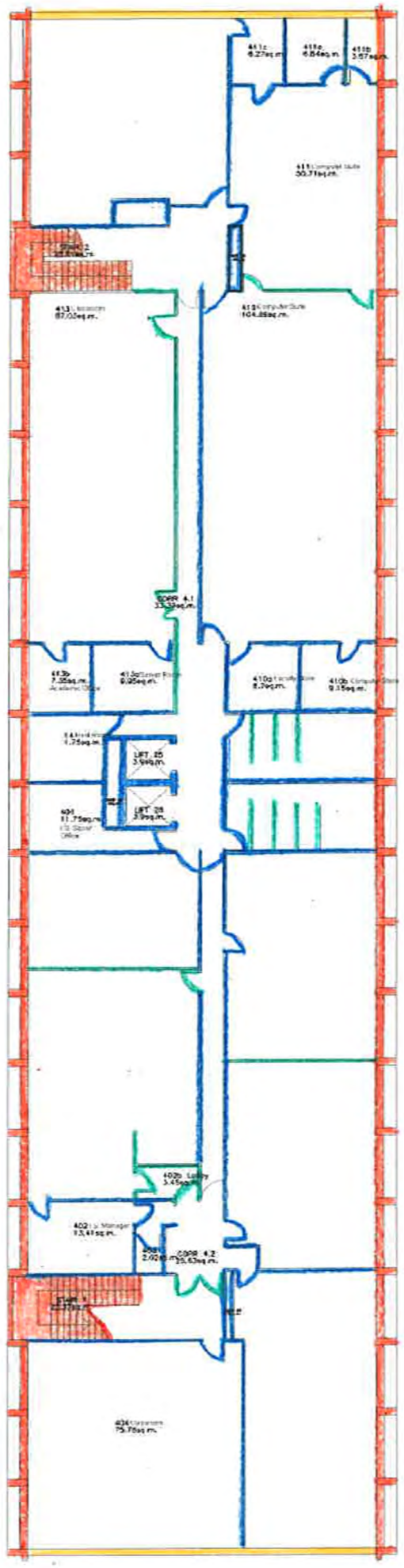

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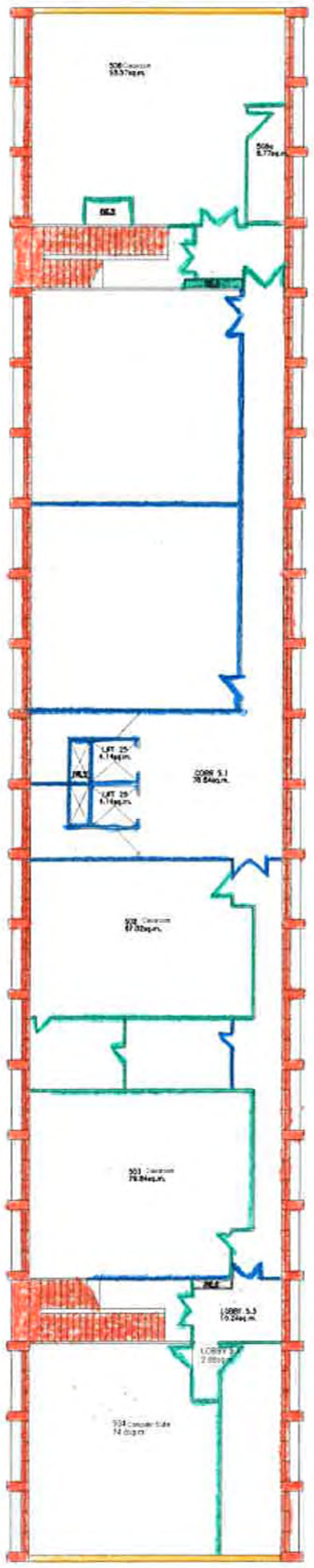

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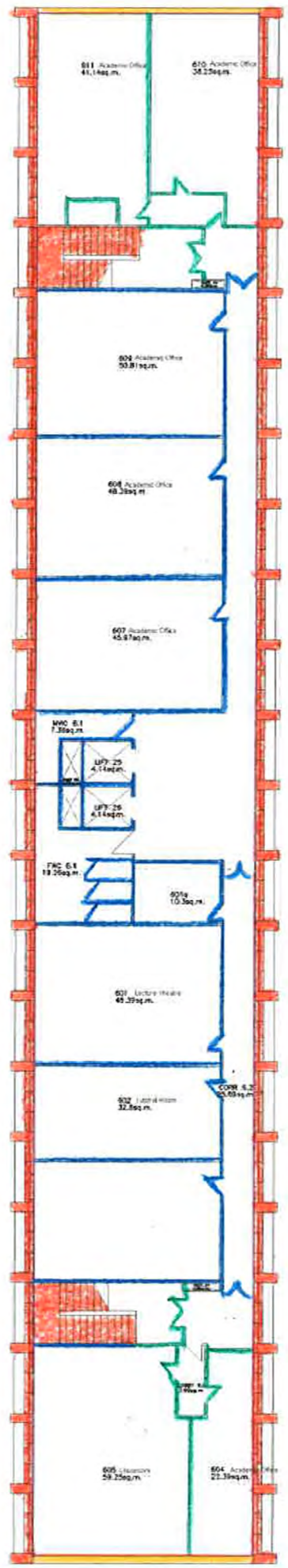

General Notes

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Original/some alteration
- Some Significance

Non-original fabric - Low Significance
(Original plan form expressed)

Non-original
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Drawing Title Sixth Floor
Significance Plan

Drawing Number Scale Rev

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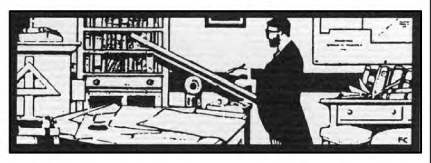

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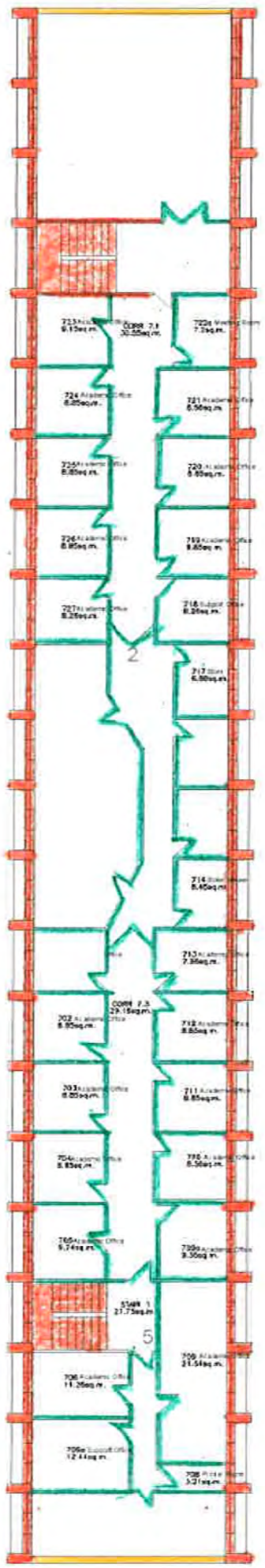

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Project Hollings Campus

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Drawing Title Seventh Floor Significance Plan

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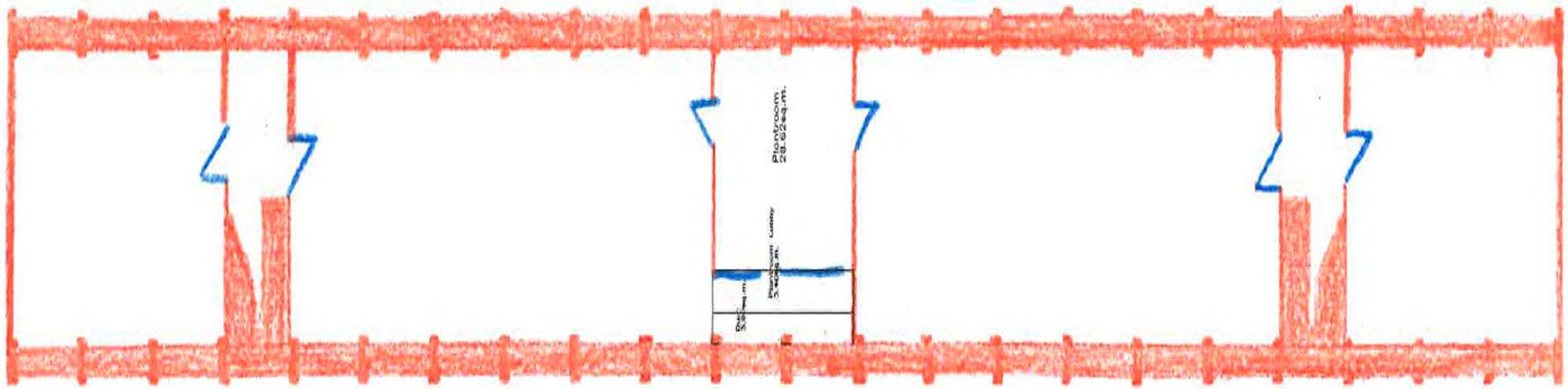

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- Non-original fabric - Low Significance (Original plan form expressed)
- Non-original - No Significance/detrimental

Project Hollings Campus

Clients Generation Ltd.

Drawing Title Roof Layout Significance Plan

Drawing Number | Scale | Rev

Drawn By | Revised By

Date April 2015



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6. Development Impact



6. DEVELOPMENT IMPACT

6.1 Introduction

(i) This assessment of the Heritage Impact is intended to support the planning and listed building consent applications for the re-development of the Hollings Faculty complex, Fallowfield, Manchester. The site and development scheme has been subject to further review since the approval in 2016. As a result, there have been some minor changes to the physical and visual impact which are considered below, indicated in the tables **in red** for clarity.

(ii) The aim is to continue to demonstrate the cumulative beneficial impact of the proposed alterations and re-development, which are necessary to re-establish the *optimum viable use* of the heritage asset. It provides a summary of the potential impact of the development proposals on the grade-II listed building complex and its immediate setting.

(iii) The assessment is informed by the evaluation of the building's heritage significance set out above. The impact assessment is intended to identify the impact of the proposed development on the key components of the heritage asset, evaluating the results and justifying the proposed interventions by demonstrating, on balance, an overall beneficial outcome.

(iv) The key purpose of the impact assessment is to ensure that the proposals demonstrably *balance* the degree of change, to deliver both a sustainable use while contributing to wider conservation objectives established in national and local policy.

(v) There is no recognised standard methodology for the appraisal of impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England guidance on *"Conservation Principles"* (2008 and 2017), in conjunction with the methodology set out in their October 2011 document, *"The setting of heritage assets"* and the 2014 revision. and the more specific guidance on, "Making Changes to Heritage Assets – Advice Note 2." Dated 2016. The assessment also addresses the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable', thus securing the protection or enhancement of the historic environment in the broader sense.

(vi) There is no recognised standard methodology for the appraisal of physical impact on listed buildings. Therefore, the method used below is a synthesis of the Historic England guidance on "Conservation Principles" (2008 and the proposed 2017 revision),

(vii) The current development proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that the sustainable re-use of the Hollings Faculty requires a degree of intervention and change. Consequently, in evaluating the overall impact of the development, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

(viii) The current proposals seek to address the issues of vacancy and fabric deterioration facilitating a new, viable use for the listed complex supported by housing development. The key design objective has thus been to secure its future and its contribution to the wider historic environment, while maintaining the fundamental integrity and fabric authenticity of the heritage asset. In other words to avoid any unjustified harm to the fabric of the listed building. The following seeks to test this fundamental objective.

6.2 Less than substantial harm.

(i) As noted above, the NPPF requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, that *great weight* is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset. There is no specific definition for substantial harm in the NPPF, so reliance is given to the evaluation of the *impact on the significance of the heritage asset.*

(ii) As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting (setting issues are considered below). The question as to whether proposed physical works will cause substantial harm is judgment having regard to the circumstances of the case and the policy in the National Planning Policy Framework. However, the Planning Practice Guide 2014, which supports the NPPF notes that 'substantial harm', *"is a high test, so it may not arise in many cases"*. It does not arise in the proposals for the Hollings Faculty redevelopment as the alterations to the complex are minimised to those necessary to accommodate the new use.

(iii) It will be clear that the alterations to the Hollings Faculty complex are generally positive and do not constitute substantial harm. The most important consideration would be whether the impact of the alteration would seriously affect a key element of its special architectural or historic interest, such as an original building component. It is the *degree of harm* to the asset's significance, rather than the scale of the development that is to be assessed.

(iv) Thus *"substantial harm"* would be equated with the demolition of the heritage asset, or its transformative alteration which completely negates its special interest. Therefore, 'substantial harm' must be interpreted as having a fundamental impact on the significance of the heritage asset by means of: its total loss, profound physical harm to its fabric, or the complete compromise of its setting. Consequently, the primary conservation objective informing the design development is afford great weight to the avoidance of such harm.

(v) It, therefore, follows that *"less than substantial harm"* is not the above. Consequently, such lesser impact must be considered to be physical works (or development within the setting of the heritage asset) which alters but does not fundamentally compromise the "special architectural or historic interest" of the Hollings Faculty complex.

(vi) In this case the necessary changes to the fabric of the building largely impact on the components of lesser significance and thus will result in, at most, *less than substantial* harm. The most evident internal impact will be on the alteration of the flexible interior partitions, which need to be adjusted to accommodate the new residential use. These works are moderate or minor in scale and are likely to cause "*less than substantial* harm, or no harm at all.

(vii) It will be noted that in the case of Hollings Faculty the key objective is to secure a viable use for the building, by utilising the interior spaces and restoring the compromised fabric. The viability of the development is supported by development in the grounds which has been designed to retain both the garden character and the mature planting of the street-edge. The strength of the informal garden enables the housing development to avoid dominating or substantially encroaching upon the former college buildings by location on the periphery of the grounds.

(viii) The proposed conversion of the listed building and the development in the grounds will, therefore, cause less than substantial harm to the Hollings Faculty site. The impact of the proposed works is examined in more detail below.

6.3 Methodology of recording physical impact.

(i) The impact of the proposed development on the integrity and authenticity and its significant, surviving components may be measured as: *adverse; neutral; or beneficial*. The key objective has been to minimise any adverse impact, and where it is necessary to ensure that it is outweighed by the beneficial impact on the building.

(ii) The scale of the overall impact of the proposed works on the significance of the fabric of the former college building and its grounds are evaluated as:

- **negligible** – works that result in *no demonstrable material change* to the building's historic fabric or character;
- **minor** - changes that only make a *small difference* to our ability to understand and appreciate the heritage asset or its setting, and may be either adverse or beneficial. Such changes will impact on components which are of modest significance and sensitivity which are exposed to change of a slight to minor magnitude.
- **moderate** - a change that makes an *appreciable difference* to our ability to understand the former college buildings or its setting, and may be either adverse or beneficial. Such changes will impact on components of moderate significance and sensitivity which are exposed to alteration of a large magnitude, or highly sensitive receptors exposed to change of a minor magnitude.
- **substantial** - these will be changes which have a fundamental impact on our appreciation of the former college buildings and/or its setting, either adverse or beneficial. A substantial impact may be defined as the result of highly sensitive components exposed to change of a large magnitude.

(iii) Mitigation measures will normally be identified in the development proposals to reduce or balance any potential adverse (or harmful) impact on the heritage assets.

However, given the status of the building, and the need to restore the significant architectural features, the over-arching aim has been to demonstrate that the development's cumulative impact positively contributes to the long-term protection and enhancement of the Hollings Faculty in accordance with the requirements of both national and local planning policy.

(iv) A summary of the impact on the key building components is considered below and demonstrates the achievement of the positive balance of the proposed conversion and redevelopment scheme.

6.4 Physical impact on the grade-II listed building.

(i) The conversion of the listed building will involve some alteration and sub-division of the internal spaces to create the residential apartments, as well as the extension of the former Tailoring workshop. The design development has focused on maintaining the integrity and remarkable structural expression of the building group, concentrating the alterations on the less significant internal components. These alterations include the alteration and reconstruction of the partitions walls, to meet requirements for residential conversion, while retaining the essential character and of the four distinct components of the building group.

(ii) The below tables outline the key areas of development impact which are considered in terms of key building elements as follows:

Key building component	Key building fabric and site character areas impacted
Administration & Catering Block *(The Poached Egg)*	External Walls Internal walls and corridors Windows Roof Stairs Site landscape.
Main Teaching (The Toastrack)	
Tailoring Workshop & Gymnasium	
Landscape.	

(iii) **Administration & Catering Block.** This is the most altered section of the building complex, having been extensively redesigned in 1995 to accommodate the extended library in the drum section. The interior alteration will be extensive but will have minimal impact on the character and appearance of the block. The following describes and evaluates the individual impact.

External Walls - Administration & Catering Block.	**No change from 2016 approval.**
Intervention on fabric. 1. Expressed reinforced concrete frame requires some minor repair work to the unfinished piers. 2. The outer cladding to the external walls is composed of red-brick slips in panelled tiles. These have deteriorated badly over the life of the building and are proposed to be replaced with an appropriate replacement material. 	**Magnitude of impact** 1. ***Negligible*** – the repair works to the expressed concrete frame will result in no material change to this key architectural component. 2. ***Moderate*** – the proposed replacement panels will be designed to complement the colour and texture of the existing material and will thus make a minor but appreciable difference to the elevations. The minor alteration to the material will better insulate the building and improve its performance, without any significant change to the architectural character of the building. ***The cumulative impact on the external walls in terms of character and appearance will thus be neutral, despite the partial change in material.***

Internal Walls - Administration & Catering Block. **No change from 2016 approval**	
Intervention on fabric. Sub-division of the interior spaces and partial replacement of the corridor walls to facilitate the residential use. The replacement of the flexible and non-structural internal wall panels will largely retain the corridor plan, but will require a new cladding to meet acoustic, insulation and fire requirements. 	**Magnitude of impact.** ***Moderate*** – The impact will be retain the plan form and will have and minor change to the fabric and character of the corridors and therefore will have no substantial impact on ability to understand the former college buildings. The alteration to the material will better insulate the building and improve its performance, without any significant change to the architectural character of the building. ***The cumulative impact on the expression of the corridor plane internal walls, in terms of character and appearance, will be neutral, despite the complete change in material to the corridor walls.***

Windows - Administration & Catering Block. **No change from 2016 approval.**	
Intervention on fabric. The surviving existing windows in the exterior elevations will be replaced with anodised, aluminium double-glazed units. The existing pattern of the glazing bars will be retained. There are some existing double glazed plastic coated double-glazed units which date from the 1995 refit. 	**Magnitude of impact.** ***Minor*** – The alterations to the glazing will make a marginal difference to our ability to appreciate the heritage asset and will have a largely neutral impact on the elevations. The impact will be relatively slight in magnitude. The alterations to the material will better insulate the building and improve its performance, without any significant change to the architectural character of the building.  ***The cumulative impact on the external elevations in terms of character and appearance, will be neutral, despite the change in material to the windows.***

Stairs - Administration & Catering Block. No change from 2016 approval.	
Intervention on fabric. The redevelopment will have no substantial impact on the staircases which will be utilised in the residential use. Their existing form will be retained. The stairs to the extended library have been altered but largely retain their original, simplified design character. 	**Magnitude of impact.** ***Negligible*** – The redevelopment will have no material impact on the stair and the corridor plans as they currently exist and thus no difference to the appreciation of the heritage asset. ***The cumulative impact in terms of character and appearance, will be neutral.***

Balcony - Administration & Catering Block. Minor change from 2016 approval.	
Intervention on fabric. The amended proposal for the balcony balustrade redevelopment will replace the altered and corroded balustrade with a simple glass version, which is closer in its form to the original design. The works are required to meet the relevant safety requirements for the balcony and upgrade the balustrade. The impact will result in the loss of steel-hooped support structure for the balustrade, and will result in the loss of some original fabric, while retaining the unobstructed views of the structure of expressed concrete frame. The existing form of the balustrade dates from the 1995 redevelopment. 	**Magnitude of impact.** ***Minor adverse*** – The alteration to secure the use of the balcony will result in a minor change to the appearance of the balcony, and the loss of the original fabric and form of the balustrade. However, the proposed revision will retain and enhance the transparent character of this original, minor detail. Thus the focus will be on the drum-like form of the drum, and its expressed concrete frame. – The minor loss of original historic fabric would have a very limited physical impact and only result in a minor change to the appearance of the balcony structure. Thus, the **minor adverse** impact would not have a significant impact on the appreciation of the heritage asset, and would be mitigated by facilitating the reuse of the balcony. 

Roof - Administration & Catering Block. **No change from 2016 approval**	
Intervention on fabric. The redevelopment will have no substantial impact on the roof structure, other than to undertake necessary repairs and insulate where necessary. The flat roof structure is largely screened at street-level by the expressed concrete frame. The roofscape is dominated by the extension to the library which dates from the 1995 redevelopment. 	**Magnitude of impact.** ***Negligible*** – The redevelopment will have no material impact on the roofscape as it currently exists and thus no difference to the appreciation of the heritage asset. The alterations to the roof structure will better insulate the building and improve its performance, without any significant change to the architectural character of the building. ***The cumulative impact in terms of character and appearance, will be neutral.***

Drum - Administration & Catering Block. **Minor change from 2016 approval.**	
Intervention on fabric. The revised development proposes to retain the extended, external fabric of the library 'drum', although the rendered elevations will be refurbished and subject to redecoration to minimise the focus on the altered central structure and retain the focus on the foreground 'horseshoe structure' which retains its original architectural character. Thus, the purpose is to add texture to the elevation to reduce the cumbersome relationship with the more refined original elements of the historic group. 	**Magnitude of impact.** ***Negligible*** – The alteration to the external elevation of the Drum would result in no significant change to the altered structure which was a 1995 addition to the complex. The view from the public realm will be particularly limited will have no impact on the appreciation of the original components of the former college buildings or its setting. The visual impact would be modestly beneficial as the Drum would be brought back into use while being expressed as a subservient feature of the building group. ***The cumulative impact in terms of character and appearance, will be neutral.***

(iv) Main Teaching Block (The Toastrack).

The so-called 'Toastrack' is the focus of the building complex and consequently has been subject to the focus conservation works to secure the historic fabric and bring the building group back into use.

External Walls - Main Teaching Block (The Toastrack). Minor change from 2016 approval.	
Intervention on fabric. **1.** Expressed reinforced concrete frame requires some minor repair work to the unfinished piers. **2.** The outer cladding to the main elevations wall is composed of red-brick tiles overlaid onto insulated panels. These have absorbed moisture and deteriorated badly over the life of the building and are proposed to be replaced with an alternative material. The tiles are a standardised product of no inherent heritage or architectural value. **3.** The outer cladding to the arched gable ends is composed of fibrous boarding, which creates a largely blank façade, punctuated with modest window openings. The boarded panels are painted to create a generally dark gable and are of no inherent design or heritage value. The panels work with the glazing to present an apparently solid elevation. The architectural focus is on the concrete grid. The proposal is to replace the panels on floors 1-4 with new, better insulated panels, again emphasising the concrete grid structure. The top two floors are proposed to be fully glazed, allowing for the narrower top floor-plates.  **4.** The redevelopment will include the addition of a **Concierge pavilion** underneath the main entrance. This will act as an extension entrance projecting towards the street.	**Magnitude of impact** **1.** ***Negligible*** – the repair works to the expressed concrete frame will result in no material change to this key architectural component. **2.** ***Moderate*** – the proposed replacement panels are designed to complement the colour and texture of the existing material and will thus make a minor but appreciable difference to the elevations. The alteration to the elevation material will better insulate the building and improve its performance, without any significant change to the architectural character of the building. **3.** ***Moderate*** - the visual impact will be on components of limited inherent significance, tempered by careful attention to the colour and texture of the replacement panels and glazing. The proposed design emphasis is on retaining the apparent solidity of the gable and focusing on the expressed concrete grid.  The proposal will appreciably change the pattern of the cladding of the gable, but to a relatively minor extent so that the emphasis on the concrete frame is unaltered. The alteration to the elevation material will better insulate the building and improve its performance, without any significant change to the architectural character of the building. **4.** **Considerable.** The glazed pavilion extension is designed to reduce its massing, and is raised above the ground to give a floating,

The pavilion structure was approved in the previous application and will remain visually detached from the arched building to present a contrasting entrance feature. The focus will remain on the entrance to the converted residential block. The pavilion will have a security and access function, as well as housing post boxes for the residents, and a sociable meeting area.

The structure will be marginally realigned to accommodate the need to retain an underground power cable. The minor amendment will have no significant impact on the character or fabric of the building.

The design has been simplified and improved to create a strong, simpler aesthetic that does not fight with the characteristics of the Toastrack.

The redesign also enables the Bin Store locations to be slightly amended to tie with the amended concierge design.

The bulkhead beneath the Toastrack has been designed out, allowing for two simple galvanised steel service ducts. These will pick up the Toastrack's drainage as well as distribute electrical services. This design change will enable a simple and less cluttered Toastrack soffit, whereby the existing (main) beams are exposed, whilst a new wood fibre soffit panel is applied. This panel, as well as accentuating the Toastrack's structure, will enhance the acoustic conditions below

lightweight appearance. It will be read as a subordinate insertion deferring to the grounded solidity of the existing concrete structure without dominating the space. The insertion is clearly reversible but also facilitates the accessible use of the Toastrack and creates a visual emphasis to the entrance and new use.



The scale and mass of the Concierge structure will contrast (rather than compete) with the solidity and more organic form of the concrete structure. Thus, the design will avoid diminishing the appreciation of the original design and architectural form.

The cumulative impact on the external walls and structure of the Main Teaching Block, in terms of character and appearance will thus be minor, reversible and/or positive.

This is because, despite the partial change in materials and the addition of the entrance pavilion, as the structural concrete frame remains the focus of the architectural expression.

Internal walls/space. Main Teaching Block (The Toastrack). Minor change from 2016 approval.

Intervention on fabric

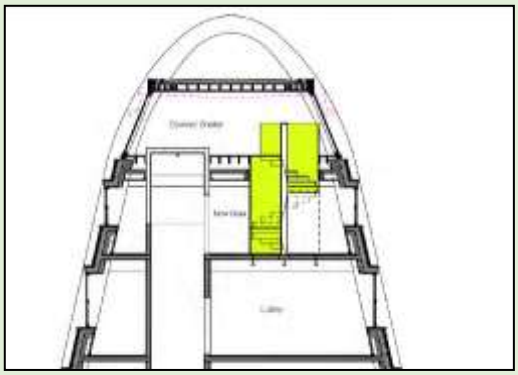
The 2no. existing lift shafts in the Toastrack currently extend to level 6. These are now proposed to be extended to level 7. Then from level 7, a spiral stair case will link to the central roof terrace shelter.

This has been proposed to allow for easier access to the roof garden enabling improved and safe use for the residents.

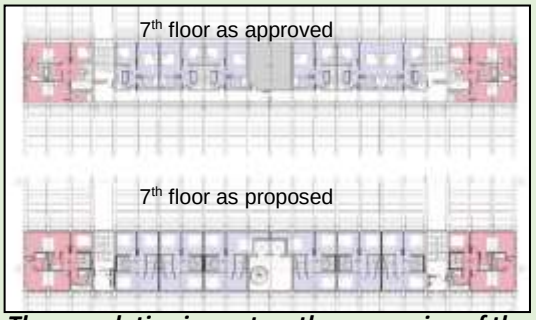
The impact will require new openings to the 7th floor concrete slab.

Magnitude of impact

Minor – The impact will require new opening in the concrete roof slab to facilitate the shaft and stairs.



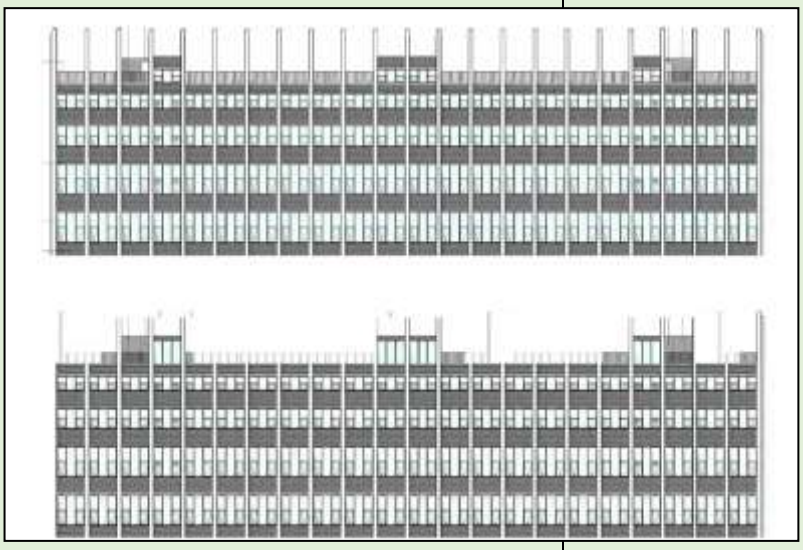
The extension of the access shafts will result in two new openings in the concrete slab.

	However, these openings would be imperceptible externally, and will result in no significance change to the plan layout. Thus, the works will make only a small difference to the appreciation of the building's historic fabric, while facilitating access to the roof-top which will be re-used as a community asset. **The cumulative impact on the expression of the internal plan and enclosures (in terms of the special interest of the building) will be minor adverse, mitigated by the enhanced access to the roof-garden.**
Internal Walls - Main Teaching Block (The Toastrack) Minor change from approved 2016 scheme.	
Intervention on fabric. The proposal is to sub-divide the interior spaces and partial replacement of the corridor walls to facilitate the residential use. The wall panels are of standardised form and of no intrinsic architectural value. The replacement of the flexible and non-structural internal wall panels will largely retain the corridor plan but will require a new cladding to meet acoustic, insulation and fire requirements. The approved scheme supported the reconfiguration of the much-altered existing layout, which had been altered in the 1990s to accommodate a collection of small staff offices resulting in a contorted central corridor. The revised plan responds to the enhanced requirements of the fire engineering plan to create double fronted units, avoiding the central corridor.  Example of existing corridor.	**Magnitude of impact.** ***Moderate*** – The impact will largely retain the plan form and will implement only minor changes to the fabric, layout or character of the corridors. Therefore, there will have no substantial impact on ability to understand the former college buildings. The only significant alteration from the approved scheme is the realignment of the 7th floor apartments to remove the central corridor, which was created in the 1990s during alterations to create new staff offices and a large meeting space. The alteration to the material will better insulate the building, create an improved fire escape plan, and improve its performance, without any significant change to the architectural character of the building. There will be no loss of significant historic fabric.  Interior of apartment as previously approved.  ***The cumulative impact on the expression of the internal plan and enclosures (in terms of the special interest of the building) will be neutral, despite the complete change in material to the***

	corridor walls and the minor realignment of the 7th floor corridor.

Windows - Administration & Catering Block. **No change from approved 2016 scheme.**	
Intervention on fabric. The surviving existing windows in the exterior elevations will be replaced with anodised, aluminium double-glazed units. The existing pattern of the elevation, formed by the contrast of the glazing bars and the glazing and panels, will be retained. 	**Magnitude of impact.** ***Minor*** – The alterations to the glazing will have no substantial impact on our ability to appreciate the heritage asset and will have a largely neutral impact on the elevations. The impact will be relatively slight in magnitude. The alterations to the material will better insulate the building and improve its performance, without any significant change to the architectural character of the building. ***The cumulative impact on the external elevations in terms of character and appearance, will be neutral, despite the change in material to the windows.***
Stairs - Main Teaching Block (The Toastrack) **No change from approved 2016 scheme.**	
Intervention on fabric. The redevelopment will have no substantial impact on the staircases which will be utilised in the residential use. Their existing form will be retained. 	**Magnitude of impact.** ***Negligible*** – The redevelopment will have no material impact on the stair and the corridor plans, as they currently exist and thus no difference to the appreciation of the heritage asset. ***The cumulative impact in terms of character and appearance, will be neutral.***

Roof - Main Teaching Block (The Toastrack) No change from approved 2016 scheme.	
Intervention on fabric. The redevelopment will result in the implementation of sensitive repairs to the expressed concrete arches which form the open roof structure. The roof top balustrade will also be repaired to enhance the appearance of this landmark feature. The flat roof structure, and enclosed former caretakers flat is largely screened at street-level by the expressed concrete frame. There may be some insulation and repairs of the flat roof.	**Magnitude of impact.** ***Minor*** – The redevelopment will restore the key architectural features of the building (i.e the roofform) but will otherwise have no substantial impact on the way that the heritage asset is appreciated. The alterations to the roof structure will better insulate the building and improve its performance, without any significant change to the architectural character of the building. ***The cumulative impact in terms of character and appearance, will be neutral, as this key feature is simply repaired.***
Roof - Main Teaching Block (The Toastrack). Minor change from the approved 2016 scheme.	
Intervention on fabric Further surveys, following the approved 2016 scheme, have revealed that the existing Toastrack roof structure is not strong enough to support a new roof terrace. Therefore, in order to enable its use for the proposed residential community, it is necessary to add new steel support-beams, to span between the top arches. This will support the new roof terrace decking and the concealed insulation. This would result in marginally raising the finished floor-level of the roof. Thus, to allow access, the roofs to the 2no. stair cores and central roof shelter have had to raise slightly.	**Magnitude of impact.** **Negligible.** The strengthening to the roof-slab will enable the safe use of the roof garden but will require a marginal increase in the roof access structures. These structures are located within the body of the roof and consequently will not be perceived from the public realm, due to the height of the building and their location in the centre of the slab. The existing scheme includes the insertion of safe balustrade and thus the alteration will not affect any historic fabric or the appreciation of the building or roofscape. **The cumulative impact in terms of character and appearance, will be neutral.**



Elevation as approved

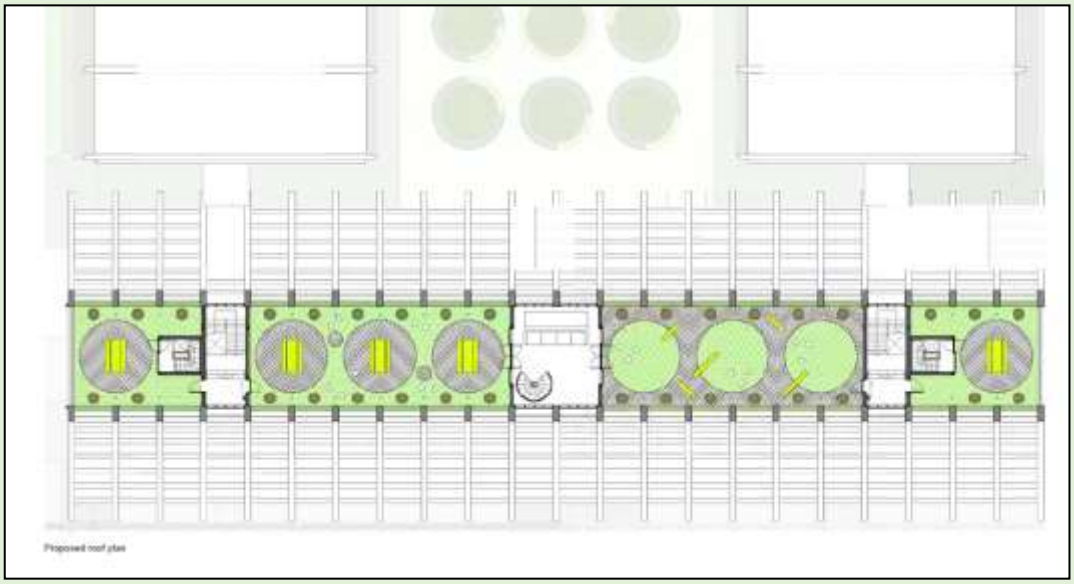
Elevation as proposed.

(Note: this drawing does not show all the concrete ribs. The concrete frame is unaffected.

Roof . Main Teaching Block (The Toastrack). Roof-landscape. Minor change from 2016 approval.

Intervention on fabric.

Further surveys following the 2016 approval have revealed that the Toastrack roof-terrace could not support the previously approved heavy materials (as shown on the previously approved layout). Therefore, the current proposals simplify the layout, and utilise a light-weight decking (above the additional steel beams) to be exposed or covered with artificial grass.



Magnitude of impact.

Negligible. The strengthening to the roof-slab will enable the safe use of the roof garden. The amendment to the garden roof will be imperceptible from all view points and will not result in an demonstrably significant impact on the building's historic fabric. The landscape surface located within the body of the roof and consequently will not be perceived from the public realm, due to the height of the building and the continued focus on the concrete frame. The landscape works will, however, enable the roof-space to be more actively used.

The cumulative impact in terms of character and appearance, will be less physical intervention on the roof-scape and thus a neutral impact.

Site Landscape. Whole site . Minor change from 2016 approval.

Landscape design interventions.

The landscape design for the site has been re-designed, following the 2016 approval to create a simplified, less intricate design. The approved scheme was considered to be overly intricate and complicated, resulting in the use of a range of differing materials. The concern was that the landscape design was competing, rather than being sufficiently deferential to the main buildings. The revised design is considered to better complement the Toastrack buildings by retaining the focus on the importance of the architecture.

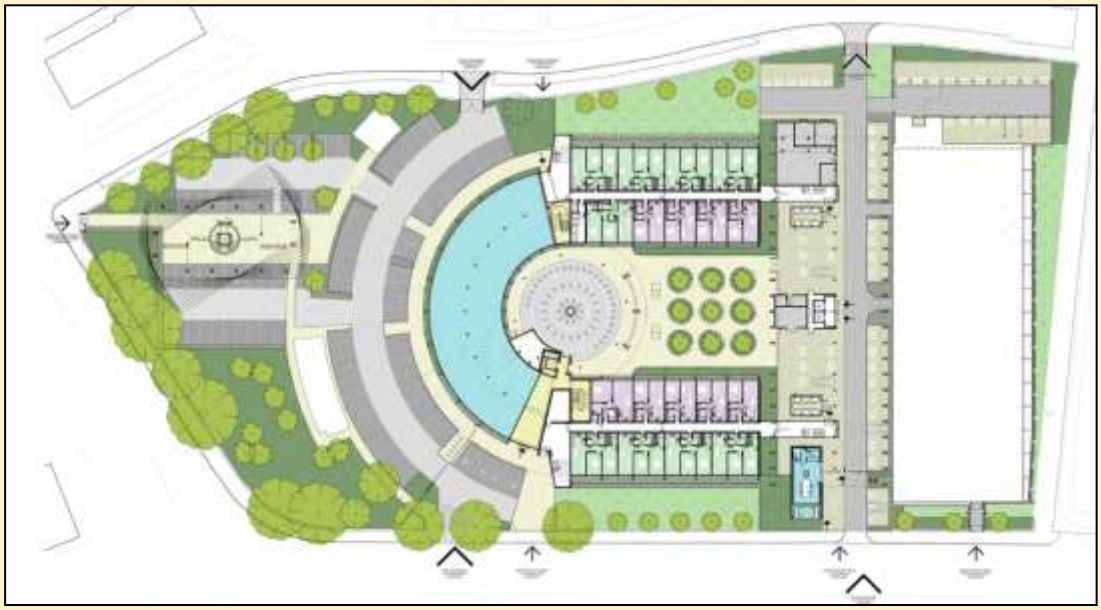
Consequently, the materials have been simplified, to harmonise the ground surface within the courtyard and beneath the Toastrack, with one material. This reflects the original under-stated landscape plan. The existing mature trees which define the boundary remain unaltered. The key proposed changes are to the new landscape as follows: .

a) Within the courtyard, a grid of trees is utilised to reference the strong structural rigour of the toastrack, and create a subtle enclosure to provide a degree of definition and privacy to the space.

b) The landscaped area in front of the gym and retail entrance has been increased to allow for disabled parking bays.

c) The hard landscaping also had to be amended to allow for permeable paving in certain locations to better integrate and connect with the sustainable drainage design across the site.

d) The species of soft-landscaping has been amended, following further site surveys, ensure that the planting is appropriate for the various micro-climate areas within the complex, including planting that can resist high-winds for the roof terrace. Thus, the proposed planting has been enhanced to better complement the architectural form of the building and its context.



Magnitude of impact.

Negligible. The simplification of the landscape design will accommodate improved and accessible use of the grounds, while ensuring that the focus is on the architectural expression of the site. The character of the site as a collection of buildings within a garden landscape, as perceived from Wilmslow Road will be unaltered. The revised landscape works will, however, enable the grounds to function better as ancillary space.

The cumulative impact in terms of character and appearance, will be less physical intervention and thus, a neutral impact.

(iv) ***The Tailoring Workshop & Gymnasium*** are proposed to be subject to the most ambitious and innovative external alterations. The proposal will sub-divide the, much altered interior of the Tailoring Workshop and extend the floor space by means of a roof top extension. This will effectively be an independent structure supported on columns threaded through the single storey north-facing, industrial roof. The result will be to retain the clear expression of the purpose designed sewing-workshop, which stands detached from the Toastrack Tower.

Similarly, the former Gymnasium will be sub-divided from a single large volume to accommodate internal parking and apartments above. The development will retain the character of the functional rectangular box.



Fig 60: The proposed alterations and extension to Tailoring Block from Old Hall Lane.



Fig 61:

The proposed alterations and extension to Tailoring Block from the footpath.

External Walls and roof top extension *The Tailoring Workshop & Gymnasium.* No change.

Intervention on fabric.

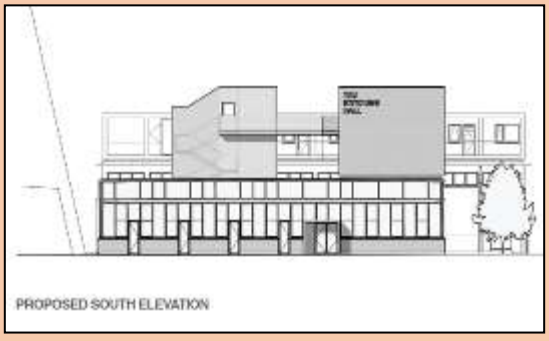
1. The expressed concrete frame with panels of brick and/or fibrous board panels requires some minor repair work.

2. The outer cladding to the elevations wall is composed of red-brick tiles and insulated panels. These have absorbed moisture and deteriorated badly over the life of the building and are proposed to be replaced with an alternative material. The tiles and panels are a standardised product of no inherent heritage or architectural value.

3. The outer cladding to the Old Hall Lane gable is composed of fibrous boarding, which creates a largely blank façade. The boarded panels are painted to create a generally dark gable and are of no inherent design or heritage value.

   The panels work with the glazing to present an apparently solid elevation. The proposal is to replace the exterior wall panels with new insulated panels retaining the apparently industrial character of the block.

4. The residential accommodation will be arranged internally in linear form to align with the pattern of the north lights. The additional accommodation is influenced by the structure to create a linear form which is clearly expressed as a partial addition to the roof. The existing structure will thus be retained with a 'reversible' additions clearly expressed.



Magnitude of impact

1. ***Negligible*** – the repair works to the expressed existing building will have no substantial impact on the existing industrial character of the block.

2. ***Moderate*** – the proposed replacement panels are designed to complement the colour and texture of the existing material and will thus make a minor but appreciable difference to the elevations. The alteration to the elevation material will better insulate the building and improve its performance, without any significant change to the architectural character of the building.

3. ***Moderate*** - the physical impact will be on components of limited inherent significance, tempered by careful attention to the colour and texture of the replacement panels and glazing. The proposed design emphasis is on retaining the apparent solidity of the gable and focusing on the expressed concrete grid.

   The proposal will appreciably change the pattern of the cladding of the gable, but to a relatively minor extent so that the emphasis on the concrete frame is unaltered. The alteration to the elevation material will better insulate the building and improve its performance, without any significant change to the architectural character of the original form of the building.

4. ***Substantial*** – the addition of the extension and the subdivision of the interior will have a fundamental impact on the internal spatial character of former Tailoring Block and the Gymnasium. However, the careful design of the roof-top extension will maintain the expression of the north-light roof and the single-storey, detached industrial unit. The impact secure a use for this component, while being fully reversible.

   Despite the scale of the addition the emphasis will remain on the main Toastrack block, with the former Tailoring Block and Gymnasium being evidently read as the less significant architectural components of the group.

The cumulative impact on the exterior form on the tailoring block will thus be substantial but mitigated by the continual expression of the original architectural form.

(v) **The New Build residential block** is proposed to be located within the grounds of the former college as an independent structure, designed to facilitate the overall project by balancing the development economics. The proposed building is designed to complement the collection of buildings which make up the site, without slavishly adopting the architectural expression of the former college buildings. The location, orientation and the twisted form of the building has been devised to ensure that the key views of the listed complex are protected and that the structure is read as a component of the park-like setting.

The development will obviously have a dramatic impact on the streetscape but the impact on the setting of the listed building group is considered to be positively balanced by the preservation of the key streetscape views and the public benefits that will accrue from securing the sustainable use of the designated complex.

Given that the physical impact on the setting of the former college is minimal, the Visual Impact of the tower has been the focus for analysis. The methodology used for the Visual Impact Assessment (VIA) and its conclusions are set out below in Section 6.6, while an evaluation of the impact of the new-build tower is discussed in section 6.7 below.



Fig 62: The proposed new build tower viewed looking north-east across Wilmslow Road.

6.5 Visual Impact Assessment (VIA).

i) There is no recognised, definitive methodology for assessing the visual impact on the historic environment. However, in accordance with accepted guidance, the following assessment aims to appraise the heritage significance of identified views, and the potential visual impact of the proposed development on the individual assets identified, as well as nd the streetscape as a whole. The visual impact assessment (VIA) is tailored for this site. It utilises the guidance and evaluation criteria set out in Historic England's, *"The Setting of Heritage Assets"* (2015). It also adapts the methodology outlined in the agency's document, *"Seeing the History in the View: A Method for Assessing Heritage Significance Within Views" (*May 2011), as well as the Landscape Institute's recently revised, *"Guidelines for Landscape & Visual Impact Assessment"* (GLVIA3).

ii) The assessment criteria essentially utilises a series of matrices to determine overall impact, identifying the importance of the assets and the impact on the view. The detailed visual appraisal of the impact of proposed development has been made using accurate photomontage *"verified view"* perspectives. A description of the baseline is provided to identify the importance of the assets and the view.

iii) The VIA is consequently a comparison from relevant viewpoints focused on the potential visual impact on the streetscape and the setting of designated heritage assets. The purpose is to consider and evaluate the comparative visual impact likely to result from the proposed development, focusing on the identified heritage assets.

iv) View-points have been assessed from discussions with the key stakeholders, and the design team, following an analysis of the baseline conditions and assessment of the zone of visual impact.

Assessment component (a): the comparative value of the view.

i) The comparative value of the view as a whole is determined by means of: its designated status, overall heritage significance in the view, and the extent to which the view exhibits a number of heritage assets seen in combination. The value/importance of individual heritage assets identified within the view and the value/ importance of the view as a whole are measured as being high, moderate or low.

ii) The value of such views are defined in the above Historic England guidance and in this analysis as follows :

a. ***Very high value*** is accorded to a nationally or regionally important view which has been identified in a World Heritage Site management plan, or designed views within grade I or II* historic parks or gardens. They may also be accorded this status if the view contains heritage assets such as grade-I or II* listed buildings which are well represented in the view.

b. ***High value views*** are likely to be of importance at the district level and maybe defined in local plans. The views will focus on heritage assets such as: grade-II listed buildings, grade II historic parks or gardens, conservation areas, or other locally identified heritage assets whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. High value views may also contain grade-I or grade-II* listed buildings where their heritage significance is clearly readable but not best represented.

c. ***Medium value views*** are usually associated with locally valued views which contain heritage assets such as: grade-II listed buildings, conservation areas, or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

d. ***Low value views*** are associated with townscape views which contain no heritage assets or are visually dominated by low quality townscape comprising standardised components which obscure the adjacent heritage assets.

Assessment component (b): the magnitude of the visual impact.

i) Evaluating the magnitude of the visual impact on the heritage assets and historic environment is essentially a matter of judgement informed by application of a consistent method. The comparative magnitude of the development can be evaluated using the following measures and attempts to be objective and quantifiable, as far as possible. Descriptions are given to demonstrate the reasons for arriving at the level of impact. The extent to which heritage significance within a view may be changed or affected by the proposal, as a result of its location and/or design has also been considered.

ii) The extent to which specific design parameters influence the impact of the proposal on the heritage significance within a view is considered to be relevant. This is because aspects of design, such as scale, mass, silhouette, and materiality/ reflectivity may impact on heritage significance within a view.

iii) The assessment of magnitude of impact attempts to be as objective and quantifiable as far as possible, and descriptions are given to demonstrate the reasons for arriving at the level of impact. The extent to which heritage significance within a view may be changed or affected by the proposal as a result of its location and/or design is also considered.

iv) Impacts may be beneficial, adverse or imperceptible. Where the proposed changes are considered to enhance the setting or appreciation of an affected heritage asset, the impact on its significance within the view will be deemed to be beneficial. Conversely, where the proposed development is considered to fail to sustain existing heritage values, the impact on significance within the particular view is deemed to be adverse.

v) Therefore, the magnitude of the visual impact on the historic environment is recorded as follows:

- ***Highly beneficial*****,** where the development considerably enhances the heritage assets in the view, the view as a whole, or the ability to appreciate those values.
- ***Moderately beneficial,*** where the development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
- ***Low beneficial*** where the development enhances to a minor extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate those values.
- ***Imperceptible/None,*** where the development does not affect the values of the heritage assets in the view, the view as a whole, or the ability to appreciate those values.

- ***Low adverse,*** where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values. Such less-than-substantial harm will need to be appropriately mitigated.
- ***Moderately adverse***, where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. Such less-than-substantial harm will need to demonstrably mitigated and justified by clear public benefits.
- ***Highly adverse****,* where the development severely erodes the values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values. Substantial harm of this nature, which fundamentally affects the significance of the historic environment, should be avoided by the development proposal.

Assessment component (c) – Determining the overall visual impact.

i) As noted above, no formal methodology exists for the assessment of the overall impact on the significance of heritage assets or heritage significance within views. Consequently, the method used has been tailored to the circumstances of the particular development.

ii) However, it is generally accepted that the evaluation of the effect on the historic environment and heritage significance within views will be defined by the magnitude of impact tested against the value and importance of the impacted resources and components of the view. This calculation aims to provide an objective determination of the overall visual impact of the proposed development on the designated heritage assets in the study area and the wider townscape. The overall visual impact is simply recorded as a: major, moderate, minor, or imperceptible/none.

iii) The impact assessment, alongside the design development of the proposed scheme, is an iterative process which has the main objective of avoiding harm to the heritage significance of individual assets within local views. Where some degree of harm is evident an appropriate level of mitigation is required. Such mitigation relating to the negative impact upon the settings of listed buildings and the conservation area, as a whole, will be focused upon the overall benefits of the development, in economic, social and environmental terms *(i.e meeting the fundamental requirements of NPPF paragraph 7)*.

iv) In this instance key public benefits relate to both the re-use of the designated heritage assets (the listed buildings), the enhancement of the wider context and townscape to which the development will contribute, as well as benefits to the wider community or society as a whole. That the architectural design is of the highest quality is proposed as a given value, and is not specifically offered as mitigation, although the quality of the design is offered as part of the justification process.

6.6 Location of key views for the Visual Impact Assessment.

i) The mature streetscape and the mature boundary planting which is characteristic of this p[art of Fallowfield mean that the impact of the proposed development will be only perceived in the immediate streetscape. Consequently, the analysis of the townscape impact of the proposed development of the Hollings Campus has focused on local experienced views.

ii) Comparison with the nearby Owens Park Tower shows the limited visual impact in the medium distance of that much taller building, and emphasises that there will be no substantial heritage impact (or amenity impact) from distance due to the orientation of the development as well as the strength and maturity of the suburban landscape.

iii) Thus views west along Old Hall Lane and Wilmslow Road are essentially constrained and channelled by the avenue of trees which obscures the former college site. Therefore, the views selected below indicate the range of views from which the proposed development of the new build tower block will be experienced.

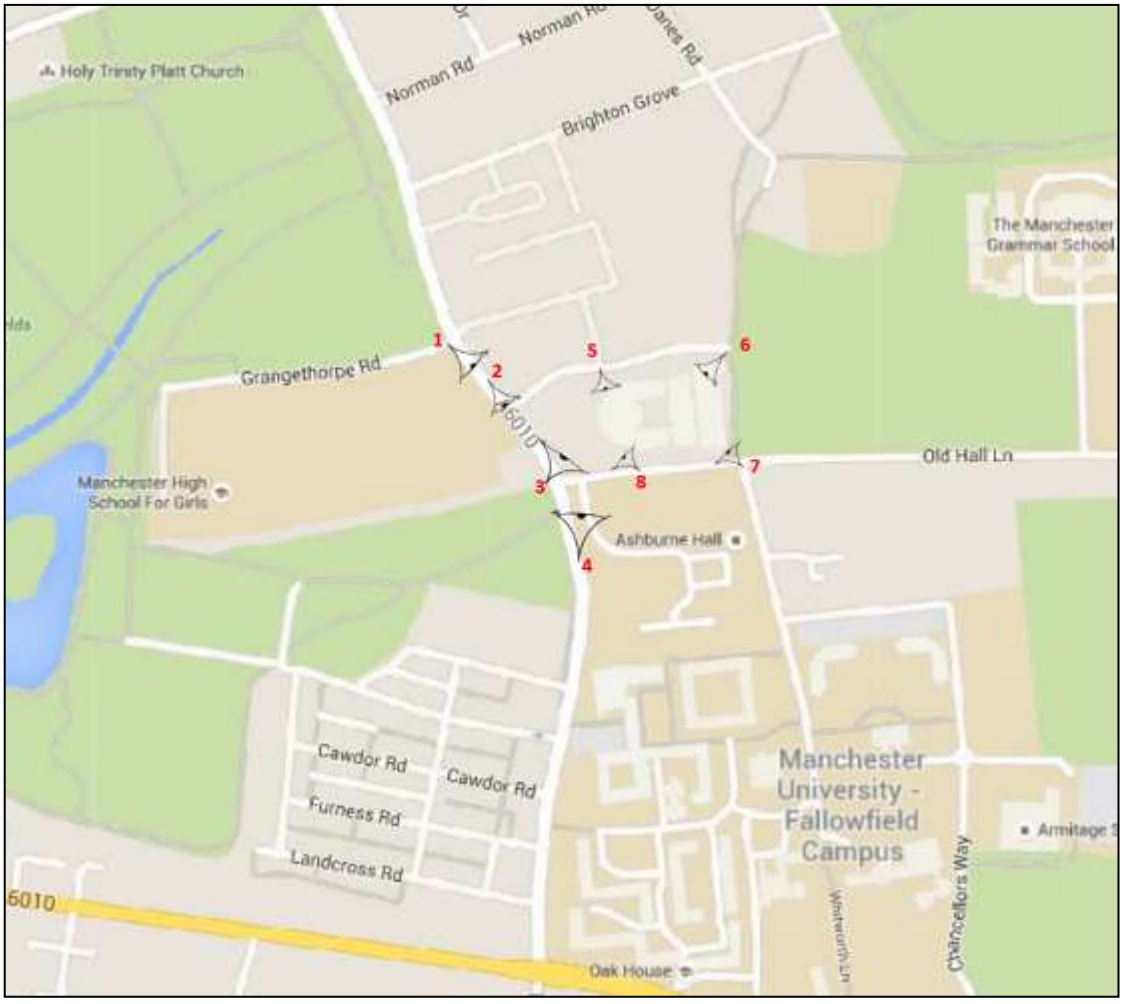


Fig 63 Viewpoints subject to analysis below.

Key view 1 - Wilmslow Rd – looking S – junction of Grangethorpe Rd.

i) **Baseline - Existing view 1**.

This view along Wilmslow Road is taken from the west side of the road, at the curve in the road where the vista turns towards the junction with Old Hall Lane. The view is characterised by the mature boundary tree planting and the walled enclosure of Platt Fields and the Manchester School for Girls, neither of which feature in the streetscape. The streetscape is dominated by the width of the road and the traffic infrastructure, with the boundary features acting to screen the collection of substantial properties which are set back from the road frontage.



ii) **Impacted heritage assets view 1**

The existing views presents a glimpse of the white painted, stucco of the curtilage listed Lodge House to the grade-II listed Ashburne Hall. As a curtilage-listed component of the Ashburne Hall group, the lodge is a moderately-valued designated heritage asset and a minor contributor to the streetscape view. It remains almost imperceptible in the view. The Hollings Faculty complex is not viewed from this point, as the taller components of the group are set back for the street-frontage.

iii) **Comparative value of the View 1**

This is a *Medium value* streetscape view, which is locally valued for the expression of the low density suburban townscape, contrasting with the high density commercial centre in Rusholme, further north along Wilmslow Road. The wide streetscape is characterised by the mature boundary planting and the general absence of street-frontage properties, and although it contains glimpsed views of curtilage listed heritage assets their heritage significance is clearly not best represented, in this particular view.

iv) **Indicative impact – proposed view 1**

The development would project a tall building into the street-view, above the treeline to the east. The narrow edge of the heavily articulated residential block would project towards the street. The proposed development would be evident within the view but the streetscape emphasis would remain on the width of the road itself and its boundary planting.

The Lodge to Ashburne Hall will remain a minor contributor to the background of the streetscape and, although the new development will project above the treeline in the middle-ground of the view, there will be no definable impact on the minor heritage asset. Thus the development will have an imperceptible visual impact on the lodge and no impact on any other heritage asset.

The Hollings Faculty complex is not viewed from this direction within the streetscape and thus, despite the proposed scale, the development has no effect on either the values of the modest heritage assets in the view, the view as a whole, or the ability to appreciate the value of the Toastrack group.



The overall visual impact of proposed view 1 on the historic environment and the streetscape view in general is thus considered to be *minor*, causing no demonstrable harm to any of the heritage assets within this townscape.

The highly articulated form of the proposed residential block is also considered to add a positive architectural incident within the streetscape, complementing the suburban characteristics of the streetscape.

Key view 2 - Wilmslow Rd – looking S – adjacent to Allen Hall.

i) **Baseline - Existing view 2.**

This view is taken from the east side of Wilmslow Road looking south to the corner of the Hollings Faculty site (note the sales board on the corner of the site). This view provides a more a distant vista along the broad street and a focus on the landmark scale presence of the Owens Park tower, located in the background.

However, the focus of the composition remains on the generous width of the suburban street and the strength of the boundary enclosures formed by the mature tree groups and the pavement edge walls. The grounds of Hollings Faculty contribute to this characteristic of the streetscape with a number of substantial trees behind the railed pavement enclosure. The 'Toastrack' building group is not viewed from this perspective, nor ant any other designated heritage assets.



ii) **Impacted heritage assets - view 2.**

There are no heritage assets evident in this view. The mature boundary screens all views of the adjacent listed buildings, with the focus on the street and traffic infrastructure. The view provides an indication of the park-land style boundary to the Hollings Faculty, although the complex is entirely obscured from this perspective, despite the proximity to its boundary.

iii) **Comparative value of View 2**

This is considered to be a *low-value view* as the townscape does not contain any heritage assets and is visually dominated by the highway infrastructure and the boundary planting which obscure the nearby listed buildings. The streetscape value is thus focused on the generous space within

the highway and the apparently parkland-style character of the enclosed properties which flank the road.

iv) **Indicative impact – proposed view 2**

The development of the Hollings Faculty site will remain enclosed by the boundary planting but will project the new-build tower block towards the railed edge. The proposed block will be largely screened by the boundary trees at the pavement level, although obviously more evident in the winter months when the mixed groups of trees shed their leaves. However, the new-build block will not obscure any views of the listed complex from this location or any nearby heritage assets. The character of the composition will remain on the generous street-width and its enclosing landscape planting, with Owens Park acting as a focal point for the background of the vista.



The overall development impact is thus negligible from this perspective as, despite the scale of the new-build block, the development has an *imperceptible impact* on the streetscape composition and does not affect the values of any heritage assets in the view. The streetscape view as a whole will remain relatively unaltered when the trees are in leaf, while the careful articulation and orientation of the new build block will ensure that there is no demonstrable impact on the appreciation of the heritage values of the nearby assets during the winter months.

Key view 3 - Wilmslow Rd – looking NE – junction with Old Hall Lane.

i) **Baseline - Existing view 3.**

This view is take from the west of Wilmslow Road, looking across the junction directly into the Hollings Faculty site. The focus of the streetscape composition remains with the generous width of the junction and the highway infrastructure, although the former college buildings can be viewed in the background. The centre of the view includes glimpsed views of the former Administration and Catering Block (the Fried Egg) behind the boundary trees, with the main teaching block (The Toastrack) to the right of the composition and receding into the background of the view. The viewpoint emphasises that, despite the scale of the heritage assets, they remain enclosed by the strength of the boundary features and firmly set in the background of the streetscape composition. Clearly the winter view would reveal more direct views of the former college buildings, but their location within the site and along Old Hall Lane will mean that they remain components of the background to the streetscape view.



ii) **Impacted heritage assets - view 3.**

This view point includes the grade-II listed Hollings Faculty buildings and its boundary features. The setting of the designated heritage asset is defined by the parkland-style boundary features and the depth of the garden frontage to Wilmslow Road. There are no other heritage assets viewed from this point, so the development focus is on avoiding any intrusion of the views of the former college buildings.

iii) **Comparative value of View 3**

This is considered to be a *high value view,* despite the clear location of the former college buildings in the background of the composition, because the intriguing architectural form of the

complex is indicated by the view, as well as the importance of its parkland-like frontage to Wilmslow Road. The architectural value of the group is this clearly readable (or at least suggested) by the view despite not being best represented by this particular view.

iv) **Indicative impact – proposed view 3**

The proposed development makes a substantial impact on this composition, as the scale and architectural form of the indicative new-build tower is revealed as a new streetscape component. The new block will project above the tree-line and tower over the former Administration and Catering Block (The Fried Egg), but will avoid intrusion into the views of the former college buildings. The views to the Toastrack component will remain unaltered.

The development includes the erection of a single-storey 'Pavilion' component in the foreground of the garden view, which will accommodate the bike-store and a resident's lounge, as well as helping to enclose the surface car-parking. This lightweight construction will enable this component to be located within the grounds while retaining the tree group, such that it will be integrated into the garden landscape without substantially deflecting from the focus on the former college buildings, despite being in the foreground.



The development of the new-build tower will create a new landmark feature which will complement the scale and architectural form of the main teaching block and will not substantially affect the values of the heritage assets from this perspective. However, despite its more modest scale, the Pavilion building will have a greater visual impact on the heritage assets due to its intrusion into the foreground of the view and the screening impact that it will have on the former Administration & Catering Block. The Pavilion building will thus have a minor, but negative, impact on the setting of the former college complex. The combination of the two new components will result in a *low adverse impact* on the setting of the former college group from this perspective. This less-than-substantial impact may be mitigated by the strengthening of the boundary landscape at the junction of Wilmslow Road and Old Hall Lane.

Key view 4 - Wilmslow Rd – looking N – adjacent to Alice Barlow Gates.

i) **Baseline – existing view 4**

This view is taken from the centre of the road, aligned with the boundary to Ashburne Hall and the curtilage-listed, Alice Barlow gates which do not feature ion the streetscape. The view looks towards the junction with Old Hall Lane and is dominated by the mature boundary landscaping, the generous width of the road and the highway infrastructure.



ii) **Impacted heritage assets - view 4.**

The view looks toward the former Hollings site, but the designated heritage asset is not viewed from this point, other than its parkland-style boundary features. Similarly the boundary features to the grade-II listed Ashburne Hall and Behrens Hall are obscured by the mature landscape from this view. So the focus is on the highway infrastructure and the tree groups, than any heritage assets.

iii) **Comparative value of view 4.**

This is a low-value view which is focused on the enclosed suburban-streetscape and does not contain any heritage assets. The highway is the is focus of the views, comprising standardised components, with the boundary landscaping obscuring the adjacent heritage assets.

iv) **Indicative impact – proposed view 4**

The proposed erection of the new build tower will create a new streetscape landmark, projecting above the tree-line. The scale and architectural form of the new building will create an incident in the street, without dominating the view which will remain characterised by the strength of the boundary landscape features and mature trees.

The contribution to the streetscape will be modest, but relatively positive as a background component of the enclosed view. However, the development will have no demonstrable impact on the values of any heritage assets from this perspective.



The overall visual impact of the development from this perspective will consequently be *low beneficial*. This is because the development will create a relatively minor visual incident in the streetscape from this perspective, while having no substantial impact on the historic environment, or affecting the heritage values of the nearby listed buildings.

Key view 5 – Cromwell Rd – looking SW – from Allen Hall

i) **Baseline – existing view 5**

This view looks across the parkland-style frontage of the former college complex, towards Wilmslow Road. The view contains the surviving original boundary railing and its plinth wall and illustrates the mix of tree which form the species enclosure of the lawned garden area, as well as the surface car-park which wraps around the former Administrative and Catering Block (the 'Fried Egg'). Cromwell Road is a dead-end road which is often heavily parked with visitors to the adjacent university and school buildings (behind current view).

The edge of the former Administrative and Catering Block appears in the view. The gardens form part of the setting of the listed complex and set the college building away the main frontage on Wilmslow Road.



ii) **Impacted heritage assets – view 5.**

The view takes in the parkland setting of the grade-II listed former Hollings Faculty, which helps establish its character and integrated the 'modernist' building group into the suburban landscape. There are no other designated heritage assets in the view.

iii) **Comparative value of view 5.**

This is a *medium-value view* which looks across the setting of the former college buildings and gives peripheral views of the main buildings, although these are not best represented in the particular view. The focus is on the mature landscape gardens which help detach the designated heritage asset from the Wilmslow Road frontage.

iv) **Indicative impact - proposed view 5.**

The proposed new-build tower will have a major impact on this viewpoint as the tall building is projected from within the enclosed landscape to tower over the tree-line. The building is heavily articulated and laterally cranked at each floor-level to create a significant new landmark, while retaining the boundary tree enclosure and the focus on the listed building group from the main highway.

The scale of the proposed building results in it towering over the lower-lying former Administration & Catering block, as well as occupying a substantial area of the front garden area of the complex. However, the architectural form is designed to complement the existing building group and it is orientated to avoid intruding on key views of the former College from Old Hall Lane and Wilmslow Road.



The erection of a tall building in this location clearly has a substantial physical impact on the parkland-style setting of the frontage to the college and a similar-scale visual impact on this particular streetscape view. However, it is considered that the new building will be generally read as a complementary addition to the family of buildings which form the listed group, helping to transform the use of the site and reinforce the future use of the historic buildings.

The location of the new-build block and the articulation of the elevations also helps to avoid any significant negative impact on the appreciation of the listed buildings from this perspective as each component will continue to be read as an architectural landmark in its own right. The overall impact on the setting of the former college building is thus considered to be *low adverse* as the parkland-style character is eroded, but the heritage values of the building group remains unaffected from this perspective. The new build development offers the mitigating benefit of creating the balancing investment to support the conversion and fabric restoration of the main building to facilitate the new use which will secure its future.

Key view 6 – Cromwell Rd – looking SW – adjacent to St. James' School.

i) **Baseline – existing view 6**

This view is taken from the junction with the public footpath which forms the eastern boundary to the site. The view is dominated by the scale and architectural exuberance of the main teaching block (The Toastrack) and the former gymnasium which fronts the dead-end street. The scale and form of the Toastrack is fully revealed as once emerges from the footpath running along the boundary of the primary school. The highway infrastructure also makes a substantial impact on the vista.

The view down Cromwell Road is flanked by semi-mature tree planting and looks towards the parkland-style garden frontage of the former college buildings.



ii) **Impacted Heritage assets - view 6**

The streetscape view will is focused on the grade-II listed complex, with the main 'Toastrack' building at the centre of the view. The former college complex is composed of a collection of inter-connected components which vary in importance, with the main teaching block (i.e the Toastrack) being the most significant component. The former gymnasium is the least significant component of the listed group, but has an important visual role to play as the enclosure of the streetscape at the top end of Cromwell Road.

iii) **Comparative value of view 6.**

This is considered to a high value view as it provides an intimate view of the architectural form of the main block from both the well-used footpath and the entrance to the school. The most significant components of the group are well represented in the view, and indeed dominate the streetscape.

iv) **Indicative impact - view 6.**

The development of the new build residential block will be viewed in the background of the main teaching block and demonstrates the complementary form of the tower in the distance. The visual impact of the tower from this perspective does not affect the values of the heritage assets in the foreground of the view and has a relatively modest impact on the streetscape view as a whole. The architectural reference to the 'Toastrack' is evident in the highly articulated form and the cranked follow plate which expresses the complementary identity of the new build tower.



Therefore, despite the scale of the development from this key perspective the proposed new tower building will have relatively neutral impact on the architectural character of the main toastrack building, or the group as a whole. The new-build will be read as a supporting component of the group, which is serving to facilitate the new residential use of the former college building. In these terms the visual impact on the grade-II listed group will be low beneficial as the physical impact on the setting will be obscured, while the new building will be appreciated as having a minor impact on the streetscape view as a whole, as well as offering the benefit of securing the use of the converted college buildings.

Key view 7 – Old Hall Lane – looking NW – junction with Whitworth Lane.

i) **Baseline – existing view 7**

This view is taken from Old Hall Lane form where the streetscape is dominated by the Toastrack complex which fronts the street. The three main components of the building complex are read in the street-view, indicating the architectural hierarchy of the parts of the group. The main entrance to the teaching block is expressed via the cut-away section at the street level, with the former Tailoring Workshop being evidently more 'industrial' in form and arranged to flank the entrance.

The view along the street is terminated by the red-brick former Unitarian Chapel, which is aligned with the centre of Old Hall Lane so that it appears in the view as a lateral projection beyond the tree groups on the Wilmslow Road frontage.

The view expresses the architectural strength of the complex, in particular its dense occupation of this part of the site, as well as the generous width of the streetscape. To the left of the view, not in picture, lies the simple brick wall of the enclosure to the Ashburne Hall and Behrens Hall group which are evidently unaffected by the existing Hollings Faculty buildings.



ii) **Impacted heritage assets - view 7**

The development will have a clear and substantial impact on the grade-II listed Hollings Faculty building group from this perspective, as the alterations and the repairs to the fabric of the main buildings will be displayed to the street. The streetscape view includes the former Chapel building which will continue to feature in the view and will be unaffected by the new build residential block.

iii) **Comparative value of view 7**

This is a high value view as the primary point from which the grade-II listed complex is viewed. The streetscape view is of some importance at the district level as the focus for intimate views of the remarkable complex. The heritage significance of the complex is well represented in the view and the relationship between the components of the group and the boundary enclosures are clearly revealed and benefit from being seen in combination with each other. The former Unitarian Chapel also features in the view as a terminus to the streetscape view, although a peripheral component of the view as a whole.

iv) **Indicative impact – proposed view 7**

The proposed minor relocation of the concierge block will result in no significant change to the scheme approved in 2016.

The new residential tower will remain in the back-ground of the streetscape composition and will be relatively anonymous from this important perspective. The focus on the foreground group will remain, with the impressive architectural form of the Toastrack building itself, with the streetscape view along Old Hall Lane terminated by the former Unitarian Chapel to terminate the views along Old Hall Lane.

Thus, despite the minor alteration to the streetscape and the scale of the proposed additional Tower, the proposed new building residential block will have an almost imperceptible impact on the heritage values and the architectural character of the grade-II listed complex. It will appears as a complementary component in the background of the composition.



The new residential development will be unaltered from this key perspective the proposed new building and both the new tower (which is unchanged from the 2016 approved scheme) and the entrance concierge block will have a neutral impact on the architectural character of the main toastrack building, and the group as a whole. It will have no impact on the former Unitarian Chapel, which also features in the streetscape, and the impact on the setting will also be obscured. Thus, from this perspective the revised visual impact on the grade-II listed group will be imperceptible.

Key view 8 – Old Hall Lane – looking NW - from former college entrance.

i) **Baseline – existing view 8**

This view is taken from the point facing the former restaurant entrance to the 'Fried Egg' section of the complex. The focus is on the lower parts of the group and the parkland-style garden setting, with the main teaching block out of view from this perspective. The view gives a good view across the grounds and the street-view is again terminated by the former Unitarian Chapel which projects laterally beyond the mature boundary tree groups.



ii) **Impacted heritage assets - view 8**

The development overall will have a clear impact on the grade-II listed Hollings Faculty building group from this perspective, as the alterations and the repairs to the fabric of the main buildings will be displayed to the street and the new build tower will be read in the background. The streetscape view includes the former Chapel building which will continue to feature in the view and will be unaffected by the new build residential block or the impact on the setting.

iii) **Comparative value of view 8**

This is a high value view as key point from which the grade-II listed complex is viewed. The streetscape view is of some local importance as the focus for intimate views of the grade-II listed complex and the greater focus on the Unitarian Chapel. The heritage significance of the complex and the Chapel is well represented in the view and the relationship between the setting of the group is clearly revealed. The former Unitarian Chapel is afforded a greater importance in the streetscape view, although as an incidental contributor to the views of the former college complex.

iv) **Indicative proposed view 8**

The proposed residential tower clearly has a substantial visual impact from this location, as major intervention into the parkland-style setting of the former college buildings. The proposed new-build tower will have a major impact on this viewpoint, as the tall building is projected from within the enclosed landscape to tower over the tree-line. The proposed building is heavily articulated and laterally cranked at each floor-level to create a significant new landmark, while retaining the boundary tree enclosure and the focus on the listed building group from the Old Hall lane.

The building is located at the far end of the parkland site enabling the retained landscape to be read in the view.



The tall building in the background of the view clearly has a substantial physical impact on the parkland-style setting of the frontage to the college although the frontage to Old Hall Lane is unaffected. However, it is considered that the new building will be generally read as a complementary addition to the architecturally unique collection of buildings which form the listed group, helping to transform the use of the site and reinforce the future use of the historic buildings.

The location of the new-build block and the articulation of the elevations and the cranked plan helps to avoid any significant negative impact on the appreciation of the listed buildings in the foreground. There is no impact on the listed Chapel from this perspective. The overall visual impact on the former college building is thus considered to be low adverse as the parkland-style character is eroded and a substantial new landmark is created in the backdrop of the view. However, overall the particular heritage values of the building group remain unaffected from this perspective. The new build development offers the mitigating benefit of creating the balancing investment to support the conversion and fabric restoration of the main building to facilitate the new use which will secure its future.

6.7 Visual impact on the setting of the 'Toastrack' complex.

i) The NPPF makes it clear that the *setting* of a designated heritage asset is the surroundings in which it heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The concept of 'setting' is separate from the concepts of curtilage, character and context and it is not a heritage designation in its own right. This guidance is reflected in Historic England's guidance *(Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. May 2015)* which has been used to evaluate the impact of the new development below.

ii) The contribution of setting to the significance of a designated heritage asset is usually simply expressed by reference to views, and is thus a purely visual impression of an asset or place which can be static or dynamic. These may include a variety of scenes from viewpoints which serve to define the character and interest of the particular heritage asset. In this instance, the views of the former Hollings Faculty (The Toastrack) are primarily experienced looking north-east from Wilmslow Road across the tightly-enclosed, garden landscape, and from Old Hall Lane, which borders the site to the south, as well across the playing fields of the adjacent Manchester Grammar School. The views of the tower of the Toast Rack is viewed from further afield due to its height, and contrasts well with the nearby Owen's Park student residence.

iii) The streets views are dominated by the mature tree-scape, which is a key feature of this part of Fallowfield, created by the boundary trees located along Wilmslow Road and Old Hall Lane. The boundary trees enclose the collection of institutional uses and residential apartments along Wilmslow Road. Despite changes in the form and character of the site the composition of the former college building group, retains a clearly readable hierarchy. This landscape hierarchy places the focus on the main 'Toastrack' building which presents its south gable to Old Hall Lane, with views of its more expansive west and east elevations tempered by the layers of boundary tree planting.

iv) Therefore, as *'setting'* is not a heritage asset, nor a heritage designation its importance in this instance relates to how it contributes to the significance of the grade-II listed Toastrack complex. This clearly depends on a wide range of physical elements within the heritage asset's suburban surroundings, as well as perceptual and associational attributes pertaining to the former use of the site. In this instance these are essentially as follows:

- the physical surroundings of the Hollings Faculty building group, including its relationship with the nearby park and other heritage assets;
- the manner in which the former college buildings are appreciated aesthetically and intellectually; and
- the heritage asset's associations and patterns of use.

v) The above issues are considered below. Historic England advise that the starting point for the assessment of development impact is to consider the significance of the designated heritage asset itself (as described above). It is then necessary to establish the contribution to the building's significance made by its setting, and finally evaluate the extent and nature of the change which will result from the development.

vi) A detailed assessment using the methodology adopted by Historic England is thus considered below. It will be evident that the conversion of the former college buildings will have no impact on its setting. The proposed development of the new-build has thus been considered against the tests set in the Historic England guidance *(May 2015).* The cumulative impact of the housing development can thus be tested objectively and defined in these terms.

vii) The following table is based on the **Historic England check-list (2015)** of the attributes of the setting of the Hollings Faculty building which help reveal its significance.

ASSESSMENT STEP 3: ASSESSING THE EFFECT OF THE PROPOSED DEVELOPMENT.	**RELEVANCE TO THE PROPOSED DEVELOPMENT AT THE FORMER HOLLINGS FACULTY.**
Location and siting of development.	The layout of the proposed new–build residential scheme has been carefully considered to minimise the impact on the former college buildings. Thus by locating the articulated tower on the garden boundary, and retaining the tree groups, the new-build block avoids any substantial impact on the key streetscape views.
Proximity to the heritage asset.	The proposed new building is located to retain the channelled views to the main college building retaining a substantial part of the garden frontage. Consequently, the new build tower will not materially harm the heritage values of the place
Extent.	The new-build housing development is necessary to facilitate the viable conversion and re-use of the listed, former college buildings. The additional development will make a significant contribution to securing the long-term future of the former college complex. Refer also to the viability study and justification report.
Position in relation to landform.	The new building has been articulated and located on the site to directly respond to the contours and character of the garden landscape, as well as the streetscape character and the nearby archaeological site of Nico's Ditch. The character of the garden landscape setting is thus retained, despite accommodating the tower.
Degree to which the location will visually isolate the heritage asset.	The new building will maintain the character of the site as a cohesive collection of related architectural forms tightly enclosed in a garden landscape. The architectural form complements the listed former college buildings and its location will means that the cohesion of the complex will be retained.
Position in relation to key views.	The new build apartments have been designed to maintain the key views across Wilmslow Road and Old Hall Lane and avoids intruding into any key viewpoints of the college complex. The new building will be located on the north-west periphery of the site, maintaining the strong boundary edge.
The form and appearance of the development.	The new build tower architecturally responds directly to the form of the complex, with clear reference to the structural form of the tower block. The fundamental design objective is to facilitate the restoration and re-use of the former college building while maintaining its primacy in the suburban landscape.

	The design form of the extension to the former Tailoring Block is intended to reflect the simple industrial forms and be clearly reversible.
Prominence, dominance, or conspicuousness	The new build tower will be a prominent contributor to the Wilmslow Road street-frontage but its location and articulation is intended to minimise its visual impact and demonstrate its relationship to the former college complex. There clearly be an impact on the setting of the mansion but the location and boundary enclosure ensures that it is complementary, adding a positive contemporary addition to the former college group.
Competition with or distraction from the heritage asset.	The location of the new tower on the street frontage and the adaption of the industrial-style former Tailoring block, will maintain the primacy and focus on the former 'Toastrack' building. The adaption to the former Tailoring block is reversible and maintains the expression of the north-light lit single storey industrial units, while adapting them to a viable use.
Visual permeability *(extent to which it can be seen through).*	The location of the new building retain the clear visual expression of the site as collection of distinct but inter-related components. The views of the main Toastrack building will be maintained, complementing and strengthening the key site characteristics
Materials *(texture, colour, reflectiveness, etc)*.	The materials of the proposed new build and the addition to the workshop reflect the specific characteristics of the site and are intended to integrate the new build units into the former college site. There will be some material change to the existing complex in terms of the cladding of the gables and the introduction of double-glazed fenestration. The visual impact will be negligible, as the architectural is so strongly on the structural expression.
Architectural style or design.	As noted above, the style of the new build component is intended to reflect the established site characteristics and complement the building group. The emphasis is ensuring that the building sits comfortably in the garden setting and avoids substantial visual impact on the setting of the Toastrack complex. With regard to the conversion scheme the redevelopment philosophy is to respect the significant fabric by means of a 'light touch' in order celebrate the viable reuse of the former college complex.
Introduction of movement or activity.	The site was designed to accommodate a large college population of students with consequent amount of movement. The conversion to residential use will maintain the intensity of use for the site, although will avoid the term time movement flows. Therefore there will be no negative impact from the re-establishment of a viable use.
Diurnal or seasonal change.	The mature landscape and structural landscape strategy will reinforce the boundary enclosure, with a mixed planting regime (as existing) to maintain the character of the site's enclosure.

Change to skyline.	The new tower block will result in the skyline of the Wilmslow Road area, but the impact will be tempered by the mature boundary trees and the new build will be read as an appropriate component in the suburban college group, reflecting the nearby Owens Park group. The addition to the skyline will thus be read as a complementary feature with no substantial negative impact.
Lighting effects and 'light spill'.	The orientation of the new build tower to the periphery of the landscape will minimise any substantial or negative light spill impact. The re-use of the site will have the added benefit of providing passive security and lighting to the enclosing streets and footpath.
Change to general character (e.g. suburbanising or industrialising).	The new development and conversion of the building will clearly change the character of the former college site. However, the careful integration of the new build tower and the respectful alterations and extension to the listed building will ensure that the essential character of the former college buildings will continue to be expressed, while the use is compatible to the garden landscape and wider suburban character.
Changes to public access, use or amenity.	The development will essentially retain the character of the site as a managed environment offering potential public access through the managed grounds to the commercial components. The development will secure the major public benefit of facilitating the restoration of the former college buildings.
Changes to land use, land cover, tree cover.	The development will create a secure and attractive residential environment, maintaining the cohesive character of the site as a single entity. The impact on trees is limited, with the mature boundary trees largely maintained, and minor losses substantially mitigated by new boundary planting.
Longer term or consequential effects of the development.	The major consequential impact will be the restoration and sustainable re-use of the former college complex house itself, while retaining its architectural and landscape characteristics.
Economic and social viability.	The accompanying viability report demonstrates that the development of the site, including the additional new-build, is necessary to facilitate the economic viability of the site. Reference should be made to the supporting documentation.

viii) Consequently, using the Historic England checklist it is evident that the impact of the development will, on balance, be beneficial, with the inevitable physical and visual impacts mitigated by the careful design layout and positive results. Thus, the development will have a less than substantial impact on the significance of the designated heritage asset which is more than out-weighed by the positive benefits of the development.

6.8 Liaison with key stakeholders

i) A series of consultation meetings have been held with key stakeholders during the development of the proposed development. These include senior officers from Manchester City Council, Historic England and the Manchester Modernist Society and Twentieth Society NW Branch.

ii) There have been a series of meetings with Historic England, with encouragement to progress the scheme (See Appendix 2 – Pre-application advice dated 02. March 2015)

iii) A presentation was given to the Manchester Modernist and Twentieth Century Society on 10th July 2015. The panel included: Eddy Rhead and Jack Hale of the Manchester Modernist Society and Aidan Turner-Bishop Chair of the Northern Branch of the Twentieth Century Society. The presentation was well received by these organisations and their particular expertise and knowledge was useful in steering the development of the detailed design towards the approved scheme.

iv) The currently proposed minor amendments do not have a significant impact on the approved scheme and thus would not have any substantial physical or visual impact on the building, or conflict with the previous advice and guidance from the above stakeholders.

6.9 Impact on adjacent designated heritage assets.

i) The proposed development will have no physical impact on any of the adjacent heritage assets, as defined in the characterisation study area. (section 6.2 (ii) above and the Figure 65 below). The following defines a search area of approximately 500m diameter and examines the impact of the proposed development on these defined designated heritage assets.

ii) The minor amendments retain the previous relationship with the adjacent designated assets.

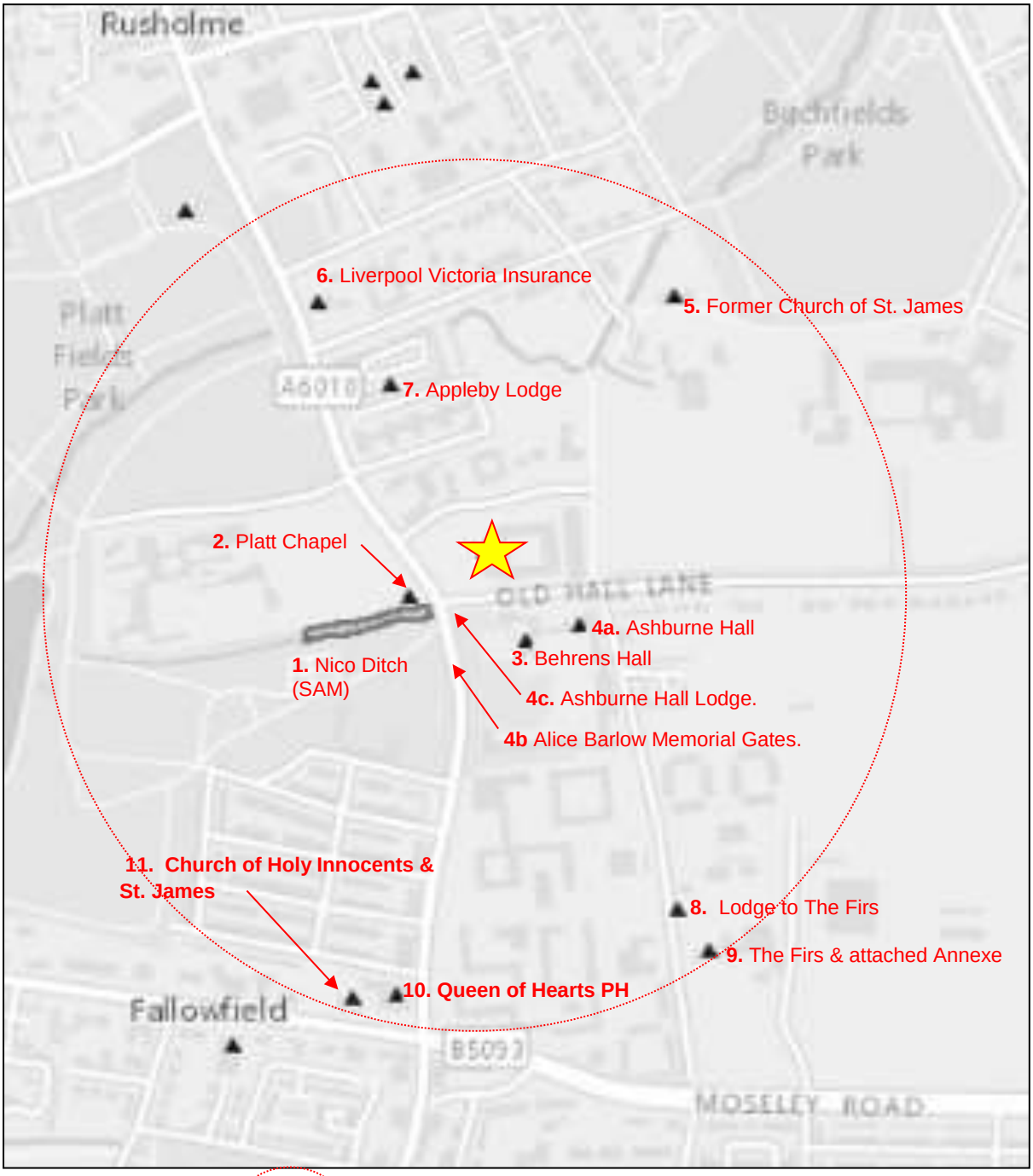


Fig 63. The site and study area and the designated heritage assets near the site. Refer also to table below .

Ref (Fig 65)	Heritage asset.	Summary description	Development impact?
1	Scheduled Ancient Monument (SAM) **Section of early medieval boundary ditch, known as the Nico Ditch.** Platt Fields.	The Nico Ditch is a linear boundary of the Anglo-Saxon period. The section of the linear earthwork in Platt Fields survives well and is one of very few sections of the Nico Ditch which remains identifiable. It has been destroyed by urban developments in all but a few locations elsewhere in Manchester. The original profile of the ditch is still evident and the bank is still proud of the surrounding ground surface. The original ground surface will survive beneath the bank.	West of Hollings site. The exposed section of the ditch lies within Platt Fields, across Wilmslow Road, and does not continue across to the development site. **No physical impact.** The development lies outside of the line of the ditch. **Imperceptible visual impact** as the proposed development would not affect the heritage values of the Scheduled Ancient Monument, or the ability to appreciate its values.
2	Grade II listed **Platt Chapel,** Wilmslow Road.	Former Unitarian Chapel (Platt Chapel), now commercial unit. 1790, altered 1874. Red brick in Flemish bond, slate roof with red tiled ridge pieces. Gabled entrance front at south end with gabled Romanesque-style doorway (of 1874) and gabled apex bellcote.	West of Hollings Site. The proposed new-build block will be located to the north-east of the former Chapel across Wilmslow Road. The two sites are detached by the substantial width of the road and the mature landscape exhibited in both sites. The setting of the former Chapel is particularly defined by its relationship to Platt Fields, to the extent that the domestic scale building appears to be a component of the former estate. The development of Toast Rack site will have no substantial visual impact on the former chapel's setting. The establishment of a residential community on the Toastrack site offers the potential positive benefit of a local market which could help support the future commercial use of the much-altered chapel building. **No physical impact.** **Imperceptible visual impact** as the proposed development would not affect the particular values of the domestic scale heritage asset, or the ability to appreciate its values.
3	Grade II listed **Behrens Hall,** Old Hall Lane	Former large house, now part of university hall of residence. Dates from 1835-8, for local cotton spinner Robert Ogden. Classical style: two-storeys over cellars, 3-bays, symmetrical. Ground floor has a large pedimented stone	South of Hollings site. The university residence is enclosed and inward looking. It is detached from the site and screened by the boundary wall and mature landscape and Old Hall Lane. **No physical impact.** **Imperceptible visual impact** as the proposed development would not affect the heritage

		porch (up 7 steps) with 4 Ionic columns.	values of the designated, or the ability to appreciate its values.

Ref (Fig 65)	Heritage asset.	Summary description	Development impact?
4a **4b** **4c**	Grade II listed **Ashburne Hall** (1910) including: **Alice Barlow Memorial gates**, (1924) on Wilmslow Road. **Ashburne Hall Lodge** (1926) facing the junction of Old Hall Lane.	4a Ashburne Hall, a hall of residence by Sir Percy Scott Worthington, 1910-1933, including the curtilage listed: 4b Alice Barlow memorial gates, 1924, 4c Asburne Hall Lodge, 1926, both by Sir (John) Hubert Worthington.	South of Hollings site. The main Hall (4a) is enclosed behind a large brick wall and mature landscape and is inward (south) looking. The existing college building have no physical or visual impact on the setting of the purpose built halls of residence. The proposed new-build tower will be detached from the site by its location to the north of the garden. The listed gates are a permanently closed feature of the Wilmslow Road wall and do not form part of the streetscape impacted by the new development. Similarly, the lodge is insular and enclosed and is not impacted by the college site, despite the relationship to Wilmslow Road. **No physical impact.** **Imperceptible visual impact** as the proposed development has no substantial impact on the heritage asset and would not affect its heritage values or the ability to appreciate its values.
5	Grade II listed **Former Church of St. James** Dane Road	Church, now nursing home. 1845-6, by J.M.Derick; altered. Coursed squared sandstone, slate roofs. C13 Gothic style. Nave with south-west steeple, north and south aisles, chancel with north vestry and south chapel on parallel axes.	North-east of Hollings site. The former Church site is insular in character. It is enclosed by mature woodland planting and screened by the modern residential development to its south flank. The listed church is separated from the proposed development site by the school playing fields. **No physical impact.** **Imperceptible visual impact** as the proposed development would not affect the values of the heritage asset, or the ability to appreciate its values.
6	Grade II listed **Liverpool Victoria Insurance** Wilmslow Road	Pair of houses dating from 1830-40, now offices. Scored stucco in imitation of channelled ashlar, slate roof. Double-depth plan with large rear wing. Unorthodox classical style. Three storeys, 1:3:1 windows, symmetrical, with a high stone plinth and 1st floor string-course.	North of the Hollings site. The impressive villas face park at Platt Fields and are enclosed by mature boundary trees. The site is sufficiently detached from the Hollings site, and located around the slight curve in Wilmslow Road, to have no visual connection to the development site. **No physical impact.** **No visual impact -** the proposed development would not affect the heritage value of the designated asset, or the ability to appreciate its particular values.

7. Summary & Conclusions



7. SUMMARY & CONCLUSIONS

7.1 Introduction

(i) The minor revisions to the redevelopment proposal as approved in 2016 (under applications numbered: 111282/FO/2016/S1 and 111283/LO/2016/S1) will have an almost imperceptible impact on the physical fabric and the appreciation of the character of the site. .

(ii) The revisions to the development are described and demonstrate that the positive cumulative impact of the proposed development on the former college buildings has been retained despite the minor alterations. The changes have resulted from further detailed surveys and design reviews intended to facilitate implementation of the approved scheme. The subtle changes demonstrated above, continue to fully comply with local and national planning policy.

(iii) Thus the beneficial results of the development include restoring the architectural integrity of the building group and maintaining the setting. The development will, therefore, have a broad and positive impact on the fabric of the individual heritage asset and Manchester's wider historic environment.

(iv) It will have been noted that some fabric alteration will be necessary to meet current requirements of access and building performance. However, such alterations are minimised and do not cause any substantial loss of significant historic fabric.

(v) The new build apartment block is required to provide the necessary quantum of income to sustain investment in the restored complex, while the impact on the setting of the listed building has been mitigated by their careful location and enhanced structure planting. .

(vi) Overall the alterations to the complex are relatively modest and demonstrably balanced by the restoration of significant architectural details and key spaces, such that the special interest of the Hollings Faculty and its setting are sustained and enhanced by re-use.

(vii) The cumulative impact of the proposed development is, therefore, clearly positive and conforms with the requirements of national and local planning policy.

7.2 Appropriately informed development.

(i) As noted above, the National Planning Policy Statement, 2012, sets out the Government's planning policies for England and how these are expected to be applied. It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of *"sustainable development" (NPPF. Para. 7).*

(ii) In order to meet this key planning objective, in this instance, it is clearly essential that the re-development of the former college both secures the preservation of the former Hollings Faculty and avoids any detrimental impact on the wider historic environment. This requires a clear and proportionate evaluation of the significance of the affected heritage assets, as has been outlined above.

(iii) The design development of proposals for the Hollings Faculty site have been informed by the evaluation of its potential development impact on individually significant components in order to

focus and justify the preferred option. The key components of the former complex have also been disaggregated and their particular significance has been examined. This enables realisation of the primary conservation objective which is to bring the building back into sustainable use, while minimising conflict with its significance as a designated heritage asset.

(iv) The analysis of the components of the former Hollings Faculty has thus informed the resultant detailed design, while balancing impacts to accommodate the requirements of modern living, servicing and building regulations.

(v) However, the physical and visual effects of the development are recorded as being cumulatively moderate and generally positive, resulting overall in a beneficial impact on the heritage asset. The development proposals have, therefore, demonstrated that they minimise conflict with the conservation of the heritage asset, ensuring that the application clearly meets the requirements of the NPPF, paragraphs 128 and 129.

7.3 Meets the key determination criteria.

(i) As will be evident, the development proposals for the former Hollings Faculty building are the first stage of the restoration of the re-use of this heritage asset and its components. The creation of residential apartments will clearly restore the significant fabric of the building and facilitate the re-establishment of an intense community within the complex (although it will now be a residential group). This is both necessary and desirable as a means to inject new life into the redundant heritage asset and secure the management and maintenance of the historic fabric. The minor amendments from the 2016 approved scheme will continue to ensure that the special form and character of the site's architecture remains the focus of the site.

(ii) It will be evident that any new use will require some change and investment in the fabric, but the proposed use is compatible with the former college building's robust and innovative plan-form and will sustain and enhance its architectural integrity and authenticity.

(iii) The current development proposal thus facilitates a viable use which is consistent with the conservation of the heritage asset. The development proposals are demonstrably consistent with the conservation of the former college complex, as well as the suburban character of the wider area, and consequently accord with the requirements of the NPPF, paragraph 131.

7.4 Balanced impact of fabric alterations.

(i) As outlined above, the cumulative impact of the proposed development on the significance of the fabric of the former Hollings Faculty buildings and its setting is considered to be positive. It has been demonstrated that the development will:

- facilitate the restoration and reuse of the redundant listed building;
- present a carefully considered design which protects and enhances key views and retains the site's garden setting and thus the character, quality and local distinctiveness of this innovative group.
- potentially widen access, appreciation, enjoyment of this important heritage asset.

(ii) It will be clear that the development has been designed to respond to the constraints of the listed building and will facilitate the repair or restoration of its significant fabric. In addition, the establishment of the residential and commercial use enables a comprehensive use of the site, with the re-used building spaces respecting the original plan form, while retaining significant surviving details.

(iii) Consequently, while it is clear that the impact of the development will alter the building, *great weight* that has been given to its conservation in developing the development solution. There will inevitably be some compromise, but the cumulative impact of the necessary works will be demonstrably beneficial. The relatively modest alterations are balanced by fabric refurbishment of individually significant components, in particular the expressed concrete frame. The result will maintain the cohesion of the original architectural group.

(iv) Therefore, the proposed development will not cause any substantial harm to the significance of the former college building or its setting. Fundamentally, the development will deliver the optimum viable use of the redundant heritage asset in a manner which also addresses contemporary building performance and access requirements.

(v) It has been demonstrated that the alterations have minimised any substantial compromise to the significant historic fabric and thereby continue to express the original character and architectural details of the buildings. The impact on the garden setting will clearly be substantial, but the orientation of the new block will go some way to minimise the impact on the site and avoids intrusion any key views, as well as being mitigated by strengthened boundary planting.

(vi) The proposals, also successfully balance the conservation requirements with those of energy efficiency and access improvements.

(vii) Consequently, the proposed necessary alterations as amended demonstrably are considered to cause "*less than substantial harm"* and are balanced by the considerable public benefits of increased access and the long-term preservation of the building group. In this context, the proposals clearly also meet the requirements of the NPPF, paragraph 134.

8. Appendices

8. APPENDICES

8.1 Appendix i: List Description

Name: HOLLINGS BUILDING AT MANCHESTER METROPOLITAN UNIVERSITY

List entry Number: 1119722

Location

HOLLINGS BUILDING AT MANCHESTER METROPOLITAN UNIVERSITY, WILMSLOW ROAD

Grade: II

Date first listed: 24-Apr-1998

Includes: Hollings Building at Manchester Metropolitan University OLD HALL LANE. Educational building - formerly Hollings College. Built 1957-60. Designed by Leonard C. Howitt. Concrete frame with brick infill to tower and restaurant block and glass curtain walling to the workshop block. Flat roofs.

Seven storey range of classrooms with expressed hyperbolic paraboloid frame; semi-circular restaurant block attached to the west and single storey workshop block abuts to the east. Classroom block decreases in width as it ascends, and the hypberbolic paraboloid frame is expressed on the walls and is open as it rises above the top storey (giving rise to the popular local name `The Toast-rack').

Ground floor partly open. Original slim white-painted window frames, single glazed. Brick spandrels below. To west the semi-circular restaurant block is externally two-storeyed with an expressed concrete frame of boomerang-shaped members which rise up the walls, thickening towards the top, and curve over the roof.

Replacement UPVC windows; brick horizontal strip spandrels. The centre has a recent extra storey (under construction in 1995). Workshop block has deep horizontal band of windows with original vertical slim-sectioned white painted glazing bars; broad panelled upstand above and red brick plinth. The restaurant block was originally designed to serve meals made by the students at the college to the public while the curved space provided a cat-walk for the products of the tailoring workshop.

A distinctive and memorable building which demonstrates this architect's love of structural gymnastics in a dramatic way. It epitomises the popular values of the Festival of Britain, as disseminated into regional architecture.

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