MOUNTEER LIMITED

Heritage Statement
For
Proposed Extension to Residential Home
Amended 23.04.18

9 Plymouth Grove West

M13 0AQ



Maximising the Value of Heritage Assets
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Report prepared by Stephen Griffiths
Tuesday, 24 April 2018

1 Introduction

Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a Master's Degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

Purpose of Report

It is proposed to extend the building attaching a two storey extension to a current extension to the original building.

The purpose of the report is to identify the impact on the listed building and on its setting in relationship to the codes set out in heritage legislation.

2 Listing

Details of listing

UKRANIAN CLUB

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: UKRANIAN CLUB

List entry Number: 1247017

Location

UKRANIAN CLUB, 9, PLYMOUTH GROVE WEST

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

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Apr-1982

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

Legacy System Information

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

Legacy System: LBS

UID: 456040

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

MANCHESTER

SJ89NE PLYMOUTH GROVE WEST, Longsight 698-1/5/735 (South side) 09/04/82 No.9 Ukrainian Club

II

Villa, now club. Earlier C19. Red brick on stone plinth, slate roof. Double-depth, double-fronted plan. Two storeys and cellar, 3 bays (2:1:2 windows), symmetrical, the centre breaking forwards slightly; with plinth, pilastered corners, 1st-floor sill-bands to the outer bays, string course over 1st floor carried across, and moulded gutter cornice; central doorway with doorcase of Ionic semi-columns, entablature and cornice (frieze now lettered "UKRAINIAN CLUB BUKOVINA"); tall sashed windows to ground floor with panelled sills and flat-arched heads, lower leaves with altered glazing and 6-pane upper leaves; 12-pane sashes to 1st floor, with flat-arched heads. Gable chimneys. Rear and interior not inspected.

Listing NGR: SJ8611896206

3 Brief History

This is an early 19th century large villa, with a façade indicating a tall two storey elevation brickwork with an attic area with formal central staircase.

The building was originally an Iranian Club, the historic map of 1851 indicates a two storey building to the left on the original side, which I suspect would be stable blocks/coach house.

The building has been substantially altered internally by conversion of the Iranian Club into a care home. Whilst some of the principle rooms remain intact, a lot of spacial elements have been changed by the introduction of subdivision of the large reception rooms, particularly on the first and second floor.

There are no notable internal architectural details remaining and a substantial three storey element of the rear extension was constructed to form the lift shaft.

The current two storey extension has made attempts in its design to emulate the architectural detailing of brick archways and windows.

The original building has a slate roof, the current extension has a blue slate roof with concrete interlocking tiles.

4 Proposals

Proposals should be read in conjunction with ND Design proposed drawing PL001 Rev 2 planning.

The proposals involve a two storey extension which is set well within the north east and south east boundary. Whilst at this stage no details are proposed regarding roofing materials or walling materials, it is to be decided upon at the application stage.

The roof however is proposed as being hip, which will reduce the impact on the bulk of the building where the other extension has gables. The two storey is still subservient to the main building which dominates by pure height and mass.

The site is surrounded by some Victorian housing, 20th century housing opposite the front elevation. Redevelopment and construction of a school extension. There are no curtilages of original buildings, a part of the 19th century development of villas due to redevelopment.

5 Proposed Setting

The development does have an impact on the setting of the building, although it is within the curtilage of the listed building. In trying to assess these we refer to the Historic Environment Good Practice Advice and Planning 3.

Step 1 – Identifying the heritage assets affecting their settings.

In effect the setting in itself is not affected, but the curtilage is in some respects by the construction of the extension. The extension does have a potential to affect the setting of the heritage asset, but also has to be taken into account he substantial redevelopment of the area where the setting outside the curtilage has been affected in the past.

Step 2 – Assessing whether, how and what degree these settings make of contributing significance of the heritage asset.

In some respects, the setting has been substantially affected by the reconstruction within the area of redevelopment of housing so that none of the street scene remains original except for this particular building. Therefore, whilst the immediate curtilage does have a bearing upon the building because of substantial alteration, there is no particular landscapes remaining as can be seen from the extent of the setting of the building in 1851.

The assets physical surroundings remain unchanged in terms of topography, there are no other heritage assets surrounding the building that remain and the definition scale and grain of surrounding street landscaping spaces has substantially altered the formal design of the curtilage of the site. Again, also has been altered since its original construction.

The enclosure of the boundaries remains changed also, in that the rear boundary is not as extensive as on the original design of the building. There has been a substantial history in terms of degree of change over time.

The experience of the asset is very limited due to the fact that it is enclosed by other developments and therefore, its views from, toward and across, including the asset are somewhat restrictive. The visual dominance is certainly the focal point which is the front elevation onto Plymouth Grove West.

In terms of its setting regarding noise vibration, tranquillity etc., this has changed dramatically over the years. What was a prime residential area to an area of commercial and modern housing. There is some rarity in terms of comparable survivals of buildings like this within Manchester, but one has to take into account whether the proposals severely affect that.

Step 3 – Assessing the effect of the proposed development.

The location siting of this particular building, is within the curtilage of the site. Its extent and size is not dominant compared with the size of the building. The formal appearance does not, as previously stated dominate the dimensions, scale and massing are minimal compared with the size of the actual building and the visual permeability in any effect is not prejudiced as views into the site are very restrictive.

The materials are not yet agreed but the architectural style is relatively neutral. There has been some attempt to format the windows in such a height and width that it is commensurate with the main building.

Step 4 – Maximising enhancement and minimising harm.

Because the alteration to the original building has been so extensive to the conversion into the nursing home, there cannot be any aspect of restoring any particular features to the original building.

There is no chance of improving the views into or from the site outwards. So, in that respect, the two storey extension could not be claimed to be detrimental in terms of its impact.

6 National Planning Policy Framework

6.1 128

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted on the heritage assets assessing assets assessed using an appropriate expertise where necessary.

Where a site in which development is proposed or has the potential to include heritage assets with archaeological interest local planning authorities should require the developer to submit an appropriate desk based assessment and, where necessary a field evaluation.

No in-depth analysis of the original villa has been made. A site inspection was made by looking in every floor of the building in August 2017. This revealed extensive alterations internally with substantial loss of internal spacial quality in many of the original reception rooms being split into individual bedrooms/en-suite facilities for the care home.

The external envelope of the building and the structural elements remain unaltered and it can be seen to be a substantial early 19th century villa of importance in the historic development of this particular part of Manchester.

However, as previously stated, it has been altered and extended on a number of occasions and we feel that the depth of investigations is proportionate to the proposals of the two storey extension to the rear of the site.

6.2 134

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset this harm should be weighed against the public benefits as proposed including the optimum viable use.

We believe that the harm that is caused to the actual original building is non-existent.

We accept however that by expanding the building within the original curtilage there is an element of minor negative impact. However, the size of the extension is proportionate and still acts as a subservient, in that it is smaller in its bulk and shape than both the original building and the extension it is attached to.

It has to be set against the surroundings to the building which have been substantially changed and redeveloped from its original 19th century pattern. The actual site itself has been extensively altered with all its original features and landscaping lost.

Furthermore, the viability of the business is determined by the effectiveness of providing services and expanding the business. The building is sufficiently far away from the main building not to substantially alter or impact on its significance.

7 Impact of Proposal

7.1 Methology

No standard method of evaluation assessment is provided for the assessment of effects upon curtilage heritage therefore a set of evaluation assessment criteria has been developed using a combination of Secretary of State Criteria for Scheduling Ancient Monuments (Scheduled Monument Statement Annex 1), Design Manual for Roads and Bridges Volume 11 Part 3 Section 2, HA208/07, Transport and Analyst Guidance (Tag Unit 3.3.9, Heritage of Historic Resources Sub Objective) and Historic England's Good Practice Planning Advice on the Setting of Heritage Assets.

7.2 Value

The building is a grade II listed building. It still retains a strong character and integrity, although the development of the surrounding area has lost much of its original buildings and sites. (high)

7.3 Magnitude

Whilst it is accepted that there is some measurable change in the asset quality or vulnerability there is really no loss to the original building. There is a slight change in the setting, but this would not overly be intrusive or overly diminish its context.

We consider the assets integrity or setting is slightly damaged, but understand and appreciation would only be diminished and not compromised. (slight-negative)

7.4 Significance

By combining the value of the cultural heritage resource with the predictable magnitude of significance of the effect can be determined. In this case, we have a heritage value which is high, and the impact being slight, this results in a significance of impact as being minor.

8 Conclusion

A further development of the site by the construction of a two storey extension in its massing covers a further part of the site, but does not have a detrimental effect on the main building in terms of its loss of integrity and significance.

The amendment in the original design is such that the building now in bulk and height is less of an intrusion on the site due to its distance from the original building and does not have a visual impact which is detrimental.

The footprint is such that there is still a reasonable amount of land surrounding the building, so that the curtilage of the site will be visually unimpacted.

The need for the building is to keep the business viable. Its setting, particularly immediate and surrounding has altered dramatically however, the impact does not take away the significance bulk architectural features of the original villa.

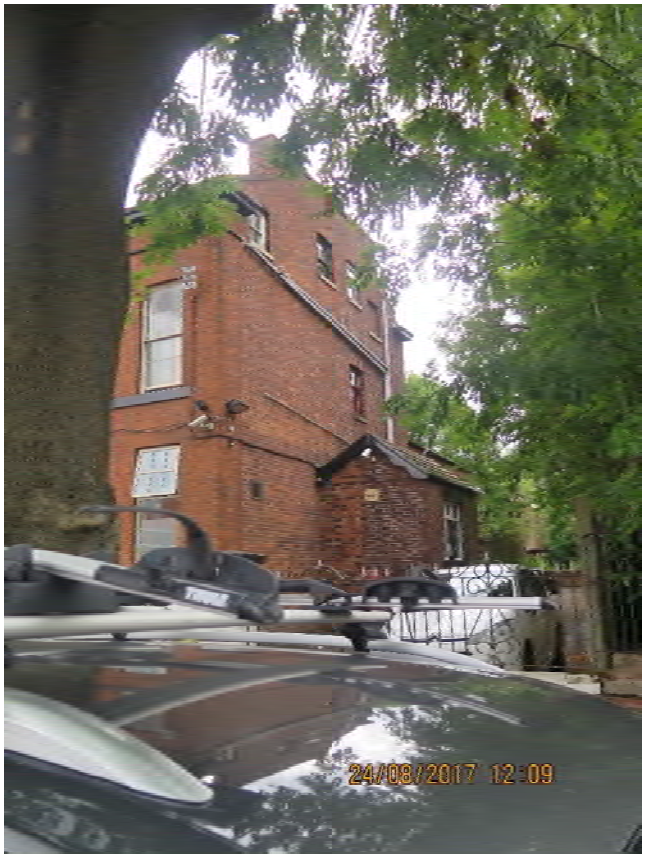
9 Appendix A – Photographs and Site Plan

Photograph 1



Front elevation

Photograph 2



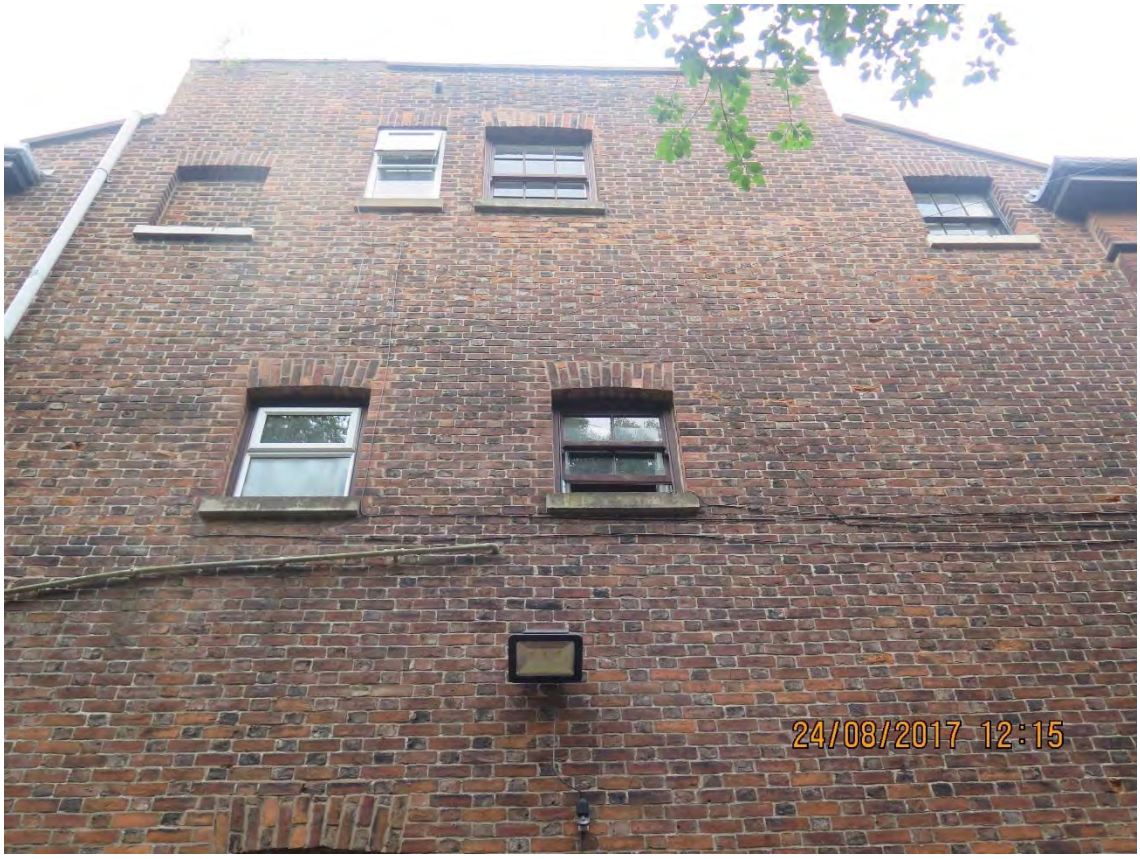
Right hand side elevation showing three floors

Photograph 3



Left hand side elevation showing three floors

Photograph 4



High three storey bulk of original building

Photograph 5



Relationship of two storey existing extension, roofline being half the height of the main building

Photograph 6



Current two storey extension subservient to main building

Photograph 7



Brick arched detail box sliding sash to extension

Photograph 8



Relationship in between right hand side elevation main building and current extension

Photograph 9



Rear view of current two storey extension high level section of abutting main building which houses the lift shaft serving the ground, first and second floor

Photograph 10



Rear south boundary wall to remain intact.

Photograph 11



Side north east boundary wall to remain intact, tree to be removed

Photograph 12



View from rear boundary showing two storey extension

Photograph 13



Site of proposed extension

Photograph 14



Pedestrian gate to Plymouth Grove

Photograph 15



Subdivision of rooms by the splitting of chimney breast

Photograph 16



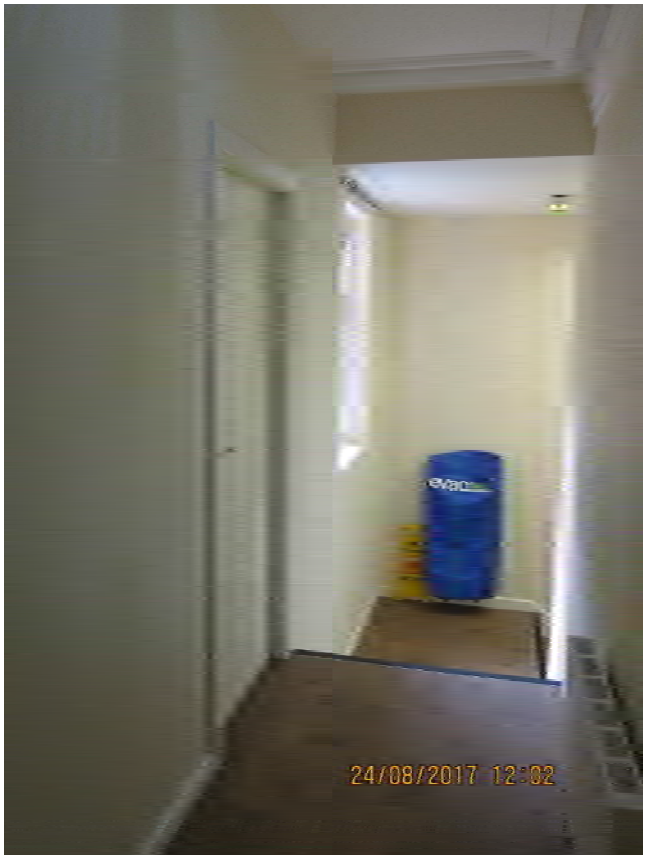
Non original staircase from first to second floor

Photograph 17



Subdivision of attic bedroom

Photograph 18



internal wall creating stairwell cutting across original cornice

Photograph 19



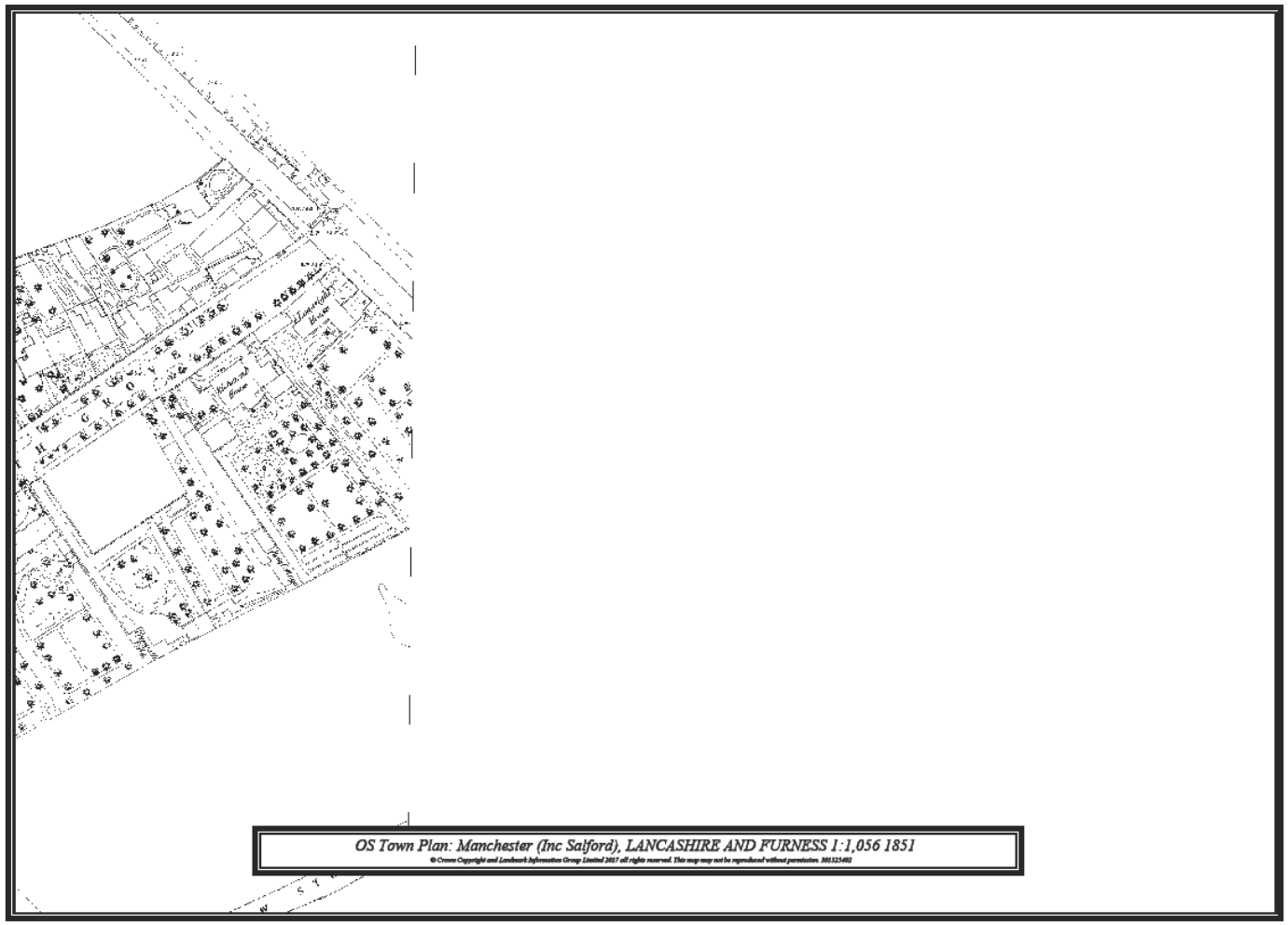
Non original ground to first floor staircase

Richmond Care - Specialist Care Unit

Drawing Number PL001	Mrs Sharon Clough Richmond Care Plymouth Grove West	Photography Position Heritage Statement - Appendix A
Stage. Planning		
Scale 1:500@A4	Client.	Site Plan

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10 Appendix B – Old Ordnance Survey Plan 1851


OS Town Plan: Manchester (Inc Salford), LANCASHIRE AND FURNESS 1:1,056 1851