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Planning & Heritage Supporting Statement

Planning Application & Listed Building Consent for existing Condenser Unit, Harpurhey, Manchester College

Prepared on behalf of Manchester College

April 2017

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1.0 Introduction

Overview

1.1 This Planning & Heritage Statement (herein referred to as "statement") has been prepared by Cushman & Wakefield and is submitted on behalf of Manchester College to support the planning and Listed Building Consent applications for the relocation of an existing condenser unit currently located at ground floor level on the Phase 1 building of the North Manchester 6th Form College, Rochdale Road, M9 4AF (Figure 1).

1.2 The Phase 1 building that is the subject of this application is Listed by virtue of its connection to Grade II Listed 'Harpurhey Baths and Laundry' (listing entry: 1270790) via a high level glazed walkway. This Heritage Statement has therefore been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF) (Paragraphs 128 & 129) and Manchester City Council's Listed Building Validation Checklist.

1.3 As required by the NPPF the statement considers the significance of the Listed Building, including any contribution made by its setting, to a level of detail that is proportionate to the assets' importance, and sufficient to understand the potential impact of the location of the condenser unit on its significance.

1.4 The remaining statement is structured as follows:

- Section 2 of this statement describes the heritage context and planning policy framework;
- Section 3 provides an assessment of significance;
- Section 4 outlines the proposal and provides an assessment of impact;

1.5 The statement should be read together with the following submitted plans and documents:

- Site Location Plan (1:1250) (Drawing no: 800, Revision B)
- Existing Site Plan (1:250) (Drawing no: 799)
- Proposed Site Plan – (1:250) (Drawing no: 800, Revision B)
- Proposed Plans & Elevations – (1:50) (Drawing no: 802, Revision B)
- Product Information Sheet: PURY-P850YSLM-A1
- Product Information Sheet – Easy Fit VRV Condensing Guard
- Acoustic Assessment prepared by Acoustic Design Technology

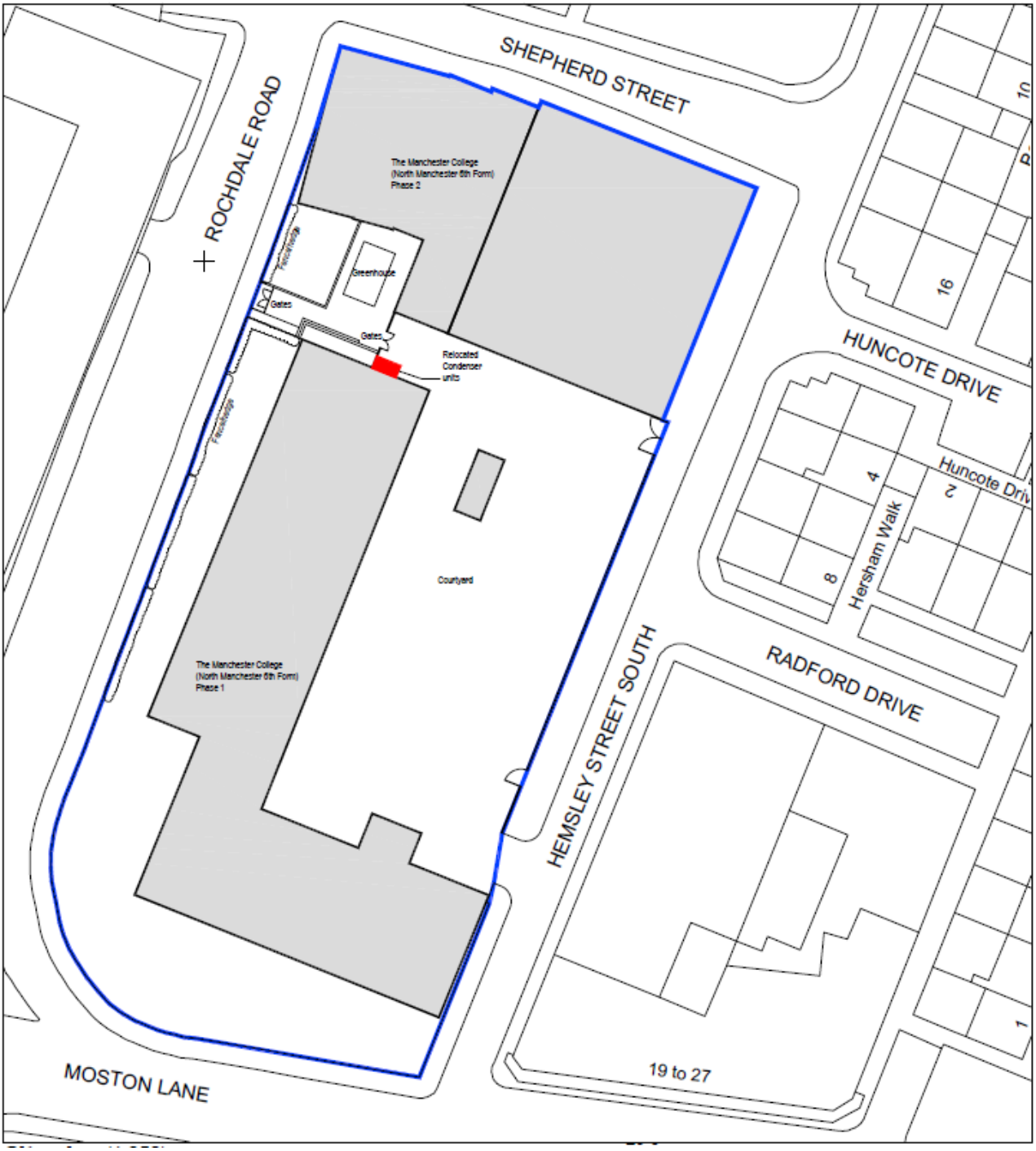


Figure 1: Site Location Plan (Drawing no: 800, Revision B. Source: Davenport Architecture)

2.0 Heritage Context

2.1 North Manchester College sixth form is located within the former Harpurhey Baths and Laundry, Rochdale Road, Manchester, approximately 4 miles north of Manchester City Centre.

2.2 The Sixth Form comprises two main building blocks (phases):

- Phase 1, which is the subject of this application, is a purpose built modern educational building having been constructed in 2005/06. It is Listed by virtue of it being connected to the Phase 2 building that is Grade II Listed.
- Phase 2 was constructed in 1909 and extended in 2008/09. It is Grade II Listed. The remaining original building was designed by Henry Price, the same architect who designed the Grade II* listed Victoria Baths.

2.3 Harpurhey Baths were one of numerous municipal baths constructed throughout the country around the turn of the 20th Century. The baths were in public use until September 2001 until they were closed down after major structural defects were found in the Male Pool area.

2.4 The Listed Building and Campus complex has been subject to various alterations. Planning permission and Listed Building Consent for the partial demolition of the existing swimming baths, retention of the original boiler house chimney and male pools and construction of the new Sixth Form College, library and exhibition hall were approved in October 2003 (Planning references 069255/FO/2003/N1 and 69256/LO2003/N1). The Sixth Form College opened in September 2005 and the public library was opened in January 2006 (Phase 1 building).

2.5 The 2nd class Male Pool Hall and auxiliary buildings were demolished in 2008/9, and replaced with a new three-storey building comprising studios and changing facilities at ground floor level and teaching accommodation to the upper floors. A new upper level glazed link was approved to connect the Harpurhey Baths (Phase 2) with the main college building (Phase 1) (Planning reference: 086505/FO/2008/N1).

Planning Policy Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

2.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the statutory protection for built heritage.

National Planning Policy Framework (NPPF) (2012)

2.7 The National Planning Policy Framework (NPPF) aims to protect the environment and to promote sustainable growth. It sets a presumption in favour of 'sustainable development'. For decision taking, this presumption means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:
    - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole; or
    - Specific policies in the Framework indicate development should be restricted.

2.8 The NPPF defines the significance of a heritage asset as its value '*to this and future generations because of its heritage interest... Significance derives not only from a heritage asset's physical presence, but also from its setting'*

2.9 The pertinent NPPF paragraphs are set out in the table below:

NPPF Paragraph	Summary
Paragraph 123	Planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and seek to include appropriate mitigation if required.
Paragraph 128 & 129	In determining planning applications affecting heritage assets, LPAs should require the applicant to describe the significance of any heritage assets affected by development including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Paragraph 131	When determining planning applications, LPAs should consider the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
Paragraphs 132	When assessing the impact of proposed development on the significance of a designated heritage asset, the more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss must be convincingly justified. Substantial harm to a grade II listed building should be exceptional.
Paragraph 134	Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Development Plan

2.10 The Development Plan for the application site comprises the Core Strategy, which was adopted on 11th July 2012 as well as the Greater Manchester Joint Minerals Development Plan (2012) and Greater Manchester Joint Waste Development Plan (2012).

2.11 Relevant local planning policies are set out the table as follows:

Core Strategy Policy	Summary
Policy CC9 – Design and Heritage	Development should preserve or enhance heritage assets, including listed buildings. Development which fails to respond to the historic context should not be supported.
Policy EN1 – Design Principles and Strategic Character Areas	Development should follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The application site is located within the Northern Character Area. In this location, developers should respond to the underlying topography and varied townscape.
Policy EN3 - Heritage	The LPA will encourage development that complements historic features. New developments should preserve or, where possible, enhance the historic environment, including buildings of acknowledged importance. Proposals which enable the re-use of heritage assets will be encouraged where they are considered to be consistent with the significance of the heritage asset. Developers are expected to carry out an appropriate appraisal of issues relating to heritage assets. The re-use of empty listed buildings will be encouraged, subject to considering the building's special interest and significance.
Policy DM1 – Development Management	Sets out that development proposals should have regard to appropriate siting, layout, scale and form and be sensitive to existing environmental conditions, considering effects on amenity (for example noise).

3.0 Significance of the Building

Overview

3.1 Government guidance on planning and the historic environment requires that any proposed changes to the historic environment are based on a clear understanding of the significance of the heritage assets affected and their setting, to assess the likely impact of the proposed development (Paragraph 128, NPPF).

3.2 Paragraph 128 of the NPPF is clear that the level of detail provided within the heritage assessment *'should be proportionate to the assets' importance and not more than is sufficient to understand the potential impact of the proposal on their significance'*.

3.3 This heritage assessment is therefore focused on the potential impact that the proposed development has on the Grade II Listed 'Harpurhey Baths and Laundry' listing reference: 1270790). It provides a brief appraisal of the impact of the proposed development on the setting of the Listed Building, which is proportionate with the buildings' significance in the context of heritage policies in the NPPF as well as local planning policy.

Statement of Significance

3.4 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site based on desk based research and site visit. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document Conservation Principles, Policies and Guidelines which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.5 A statement of significance follows which uses the following 'grades' of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Moderate – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

3.6 Harpurhey Baths and Laundry is of **moderate heritage significance**. Its significance relates to its importance as an example of municipal baths with the key elevation of importance fronting onto Rochdale Road. The significance of the building has been partly diminished by later alterations/demolitions and additions. Whilst it is not a unique example of its type, as a number of other examples of Municipal Baths were designed and constructed during a similar period, the remaining original building fronting Rochdale Road, particularly this main elevation, retains a number of features recorded in its listing.

3.7 It can be determined that Harpurhey Baths and Laundry is of;

- Moderate evidential value, retaining the principal characteristics of its construction although diminished by later alterations.
- Moderate historical value due to its original and historic use as a municipal bath of its time.
- Moderate aesthetic value, retaining the principal characteristics of the design in the main elevation of the remaining original building fronting Rochdale Road, with no reference in the listing to the characteristics or quality of its setting.
- Moderate communal value, again principally due to its use as a municipal baths and then as an educational establishment.

3.8 The proposed development does not impact on the Listed Building (Phase 2) but instead principally relates to the adjacent and modern extension (Phase 1). As such, any potential impact is to the setting of a Listed Building which is of moderate heritage significance.

4.0 The Proposal and Assessment of Impact

Introduction

4.1 This section of the statement describes the development proposal as the context to the assessment of its impact.

4.2 The proposed works are for the relocation of an existing condenser unit currently located at ground floor level on the Phase 1 building of the North Manchester 6th Form College, Rochdale Road, M9 4AF (Figure 1).

Existing Condenser Unit

4.3 The existing external self-contained condenser unit (Mitsubishi Electric, Model Reference: PURY-P850YSLM) is currently sited on ground level, between Phase 1 and Phase 2 of the Harpurhey building. It is located to the north of the Phase 1 building and is sited behind an existing perimeter gate, providing pedestrian access from Rochdale Road and is located approximately 10 metres from Rochdale Road (Drawing no: 799).

4.4 The condenser unit comprises a heat recovery outdoor unit (Mitsubishi Electric, Model Reference: PURY-P850YSLM) which is 1.7m high and 3 m wide. It consists of 2 no. outdoor units: one double unit and one single unit. The units are light grey in colour. The specification is provided within the appended Product Information Sheet.

4.5 The condenser is currently housed within a steel fenced enclosure (please refer to existing plans – Drawing no: 799) for security reasons.

4.6 The condenser unit is required to provide for air conditioning to support the existing Manchester College building and was installed externally in late August 2016 to align with the College's refurbishment programme which needed to be completed ahead of the new College year commencing in September 2016. Due to the pressing need to complete the works to ensure that the College could provide the Hair and Beauty course as promised to students under the curriculum which had to commence in September 2016. Works were taken without the benefit of planning or Listed Building Consent from the point of completion. Discussions with Planning Officer – Helen Hodgett[1] have been ongoing in terms of formally regularise the position with the least amount of impact on the setting of the Listed Phase 2 building.

4.7 This Listed Building and planning application is the culmination of these discussions, and seeks to relocate the condenser from its current location to one under the existing glazed walkway between the Phase 1 building and the Phase 2 building, with the objective of reducing the prominence of its siting on the setting of the original Phase 2 Listed Building, as well as any wider impact on the local townscape.

Proposed Development

4.8 The proposal is to relocate the condenser unit to sit behind the 2.4 m high steel fence, and as such position the unit directly beneath the modern linkway between the two phases of the building (Drawing no: 800, Revision B and Drawing no: 802, Revision B). The Unit will be further protected and secured through the installation of a VRV Guard which will be 2 metres high and to be placed around the whole unit (Drawing No: 802, Revision B and Information sheet – Easyfit VRV Condensing Guard).

4.9 There are no proposals to affix the condenser unit onto the existing elevation, as the condenser will be set back 1 metre from the elevation. The condenser is also proposed to be sited as far away as

[1] Email correspondence dated 29th September 2016

possible from the Phase 2 part of the building.

4.10 The proposal will ensure continuation of air conditioning to Manchester College building, which is essential to the functioning of the College's Hair and Beauty Department and associated teaching spaces, and ensure a comfortable working environment for pupils and staff.

Assessment of Heritage Impact

4.11 The relocation of the condenser unit minimises any impact on the setting of the original Grade II Listed Building (listed as 'Harpurhey Baths and Laundry', listing reference: 1270790) and local townscape principally by means of it being taken further away from the Rochdale Road frontage and locating behind the existing perimeter security fencing of the College Campus.

4.12 On this basis, it is considered that the proposal will have no direct visual connection or influence on the key Rochdale Road elevation of the Phase 2 building, its physical presence minimised from public view by virtue of a greater distance from the public footpath and highway, and it being well shielded by the existing perimeter security fencing and to an extent the presence of the modern glazed walkway above.

4.13 The proposed condenser it also not considered to be out of context or 'alien' to the setting of the Listed Building as the Phase 1 building is a modern addition to the Campus, and the addition of the external Condenser unit is in-keeping with the modern addition. The impact of the condenser is minimised due to its proposed siting behind the existing security fencing and it being located beneath the glazed walkway. Furthermore, it is not proposed to be fixed to the fabric of the building.

4.14 The proposals are therefore considered to have a negligible impact on the setting of the Harpurhey Baths & Laundry Listed Building and must be importantly considered in the context of ensuring the continuation of a viable educational use across the whole Campus complex (Phase 1 and 2 Buildings) thereby ensuring the continued preservation of an important heritage asset and the long-term sustainability of Manchester College at Harpurhey.

4.15 The proposed development is therefore considered to be in accordance with paragraphs 131-134 of the NPPF. It is considered that there is negligible impact on the listed building by virtue of its scale and siting.

4.16 The proposed development is also considered to be in accordance with Core Strategy Policies CC9, EN1 and EN3.

Assessment of Noise Impact

4.17 The planning application is supported by an Acoustic Assessment which has been undertaken by Acoustic Design Technology in accordance with the Planning and Noise: Technical Guidance (MCC, December 2015).

4.18 The Acoustic Assessment confirms that the existing noise levels of the condenser unit are within Manchester City Council's levels and there is therefore no impact on residential amenity as a result.

4.19 The proposal is therefore in compliant with Core Strategy Policy DM1 and Paragraph 123 of the NPPF.

Conclusion

4.20 As demonstrated within this Planning and Heritage Statement, the planning and Listed Building Consent applications for a proposed external condenser unit at North Manchester Sixth Form College, Rochdale Road, Manchester is in accordance with National Planning Policy (NPPF), the relevant policies contained within the Local Development Plan and other applicable material considerations.

4.21 The proposed works are considered necessary in ensuring that North Manchester Sixth Form College can continue to operate and function effectively, through providing a suitable working environment for pupils and staff. The scheme is required to ensure the continuation of the College's Hair and Beauty Curriculum which is an integral part of the Harpurhey Campus.

4.22 The relocated condenser unit is considered to have no direct visual impact or connection to the features of significance of the remaining original Listed Phase 2 building as it will be sited sufficiently far away from the main Rochdale Road frontage being well screened by the existing perimeter security fencing and set within the context of the existing overhead walkway. The unit is also not proposed to be attached to the fabric of the Phase 1 building.

4.23 In this regard, careful consideration has been given to ensuring the most appropriate and visually unobtrusive location has been identified to ensure that the setting of the Grade II listed building is preserved. A ground level solution behind existing perimeter security fencing and under the covered walkway is considered to be the most suitable and optimal location in relation to the continued operation of the Hair and Beauty curriculum contained within the Phase 1 building.

4.24 In conclusion, therefore, the applicant has demonstrated that the proposal is compliant with national and local planning policy, and as such this application should be approved in accordance with the provisions contained within the National Planning Policy Framework and Local Planning Policies DM1, CC9, EN1 and EN3.