Sainsburys at
the former White Lion Public House
496 Wilmslow Road,
Withington,
Manchester

HERITAGE STATEMENT

on behalf of

Brookhouse (Manchester) Ltd

March 2013

Ref. C/3436

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1.0 INTRODUCTION

1.1 This Heritage Statement is made in support of the proposed re-alignment of a radius to create a left in/left out access, to the front of Sainsburys, at the former White Lion Public House, Withington.

2.0 PROPOSED DEVELOPMENT

2.1 The proposed development simply consists of the removal of the existing kerb and breaking out the existing footway to create a left in/left out access. The re-aligned kerb will be tied into the existing kerbs and new tactile paving will be laid at the edge of the footway.

3.0 HERITAGE STATUS

Listed Buildings

3.1 The wider site contains two Grade II listed buildings. The principle building is the former White Lion public House, now Sainsburys, itself, which is identified by English Heritage as:

"WITHINGTON ALE HOUSE, 496 WILMSLOW ROAD (west side)"

3.2 The Images of England ref. is IoE 458608.

3.3 The second listed building consists of four stone piers which lie to the front of the former White Lion. They are identified by English Heritage as:

"TWO PAIRS OF STONE PIERS TO FORECOURT OF NUMBER 496 (WITHINGTON ALE HOUSE), 496 WILMSLOW ROAD (west side)."

3.4 The Images of England ref. is IoE 458612.

Description of Listed Buildings

3.5 According to the listing description of the former White Lion, the building is a Public house, built in 1881 and designed by William Mellor. The design is described as an Eclectic Gothic style.

3.6 The predominant material is brick, which is painted at ground floor, with stone dressings and a slate tiled roof. The building is laid out in an irregular plan on its corner site with a rounded corner tower.

3.7 The building is of two storeys with 7 bays and a 4-storey tower. There is a segmental-headed doorway in the 3rd bay, with shafts and carved keystone, and a wrought-iron balcony over the top.

3.8 There are stilted segmental-headed windows at ground floor with granite shafts and moulded heads; whilst there are square-headed windows at 1st floor with segmental tympana. In addition there is a

prominent consoled cornice with moulded terracotta flower motifs, and a half-dormer to the 3rd bay.

3.9 One of the most striking features is the four-storey tower with wrought-iron 1st-floor balcony and central clock-turret with a pyramidal roof. The roof also has moulded chimneys, whilst there is a three bay corner and 3-bay left return wall in similar style to the remainder of the building.

3.10 The listing does not make any reference to the interior of the building.

3.11 The listing description identifies the second listed building as consisting of two pairs of stone piers which are located to the forecourt of the former White Lion. They are identified as having been formerly used for railings although it is understood that the current railings are not original and appear to be modern steel railings of a standard design.. The piers are constructed out of dressed stone and are broad round piers with chamfered tops and ball finials. Each pair is mounted on a very low dwarf wall. English Heritage considers that the piers were probably erected in 1881.

History of Listed Buildings

3.12 It is understood that the former White Lion was designed as a public house when originally built and has largely remained in that use ever since until planning permission was granted to convert it into a convenience store and apartments above.

3.13 The stone piers mark the outer limit of the curtilage of the former White Lion. As such they have the same history and formed part of the same transaction in 2006.

3.14 A copy of the listings is attached as Appendix CA1.

4.0 NPPF Requirements

4.1 The National Planning Policy Framework states:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

131. In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification…"

4.2 The NPPF therefore requires a Heritage Statement to provide sufficient detail of an asset to make an informed decision on any development proposal, and that conservation of an asset should be given great weight. Clearly, if the significance of an impact is zero, there is no reason not to grant consent.

5.0 HERITAGE ISSUES

Justification for Works in the setting of a listed building

5.1 The proposed works will improve highway safety in the vicinity of the site by facilitating a left in/left out access. No works are proposed to either of the listed buildings themselves.

Impact upon Listed Buildings

5.2 The impact of the proposed works to either the former public house or the piers will be less than negligible. The particular kerb line is a modern addition and makes no contribution to the character, importance or setting of either of the listed buildings. However, the works will improve highway safety.

Significance Assessment

5.3 The works will have no tangible impact upon the heritage value of either of the listed buildings and therefore the significance is assessed as zero.

6.0 CONCLUSION

6.1 The proposed works are extremely minor, will have minimal impact upon the listed buildings and there significance is assessed as zero.

6.2 It is therefore considered that there are no heritage reasons why planning and listed building consent should not be granted,

APPENDIX CA1

LISTING DESCRIPTIONS

MANCHESTER

SJ89SW WILMSLOW ROAD, Withington
698-1/8/658 (West side)
20/06/88 No.496

Withington Ale House

Grade II

Formerly known as: The White Lion WILMSLOW ROAD Didsbury. Public house. 1881, by William Mellor. Brick, painted at ground floor, with stone dressings, tiled roof. Irregular plan on corner site with rounded corner tower. Eclectic Gothic style. Two storeys and 7 bays plus 4-storey tower; segmental-headed doorway in 3rd bay, with shafts and carved keystone, and wrought-iron balcony over; stilted segmental-headed windows at ground floor with granite shafts and moulded heads; square-headed windows at 1st floor with segmental tympana; prominent consoled cornice with moulded terracotta flower motifs, half-dormer to 3rd bay. Four-storey tower with wrought-iron 1st-floor balcony and central clock-turret with pyramidal roof. Moulded chimneys. Three bay corner and 3-bay left return wall in similar style. Interior not inspected.

Listing NGR: SJ8486692990

MANCHESTER

SJ89SW WILMSLOW ROAD, Withington
698-1/8/677 (West side)
20/06/88
Two pairs of stone piers to forecourt of No.496 (Withington Ale House)

Grade II

Two pairs of stone piers, formerly for railings. Probably 1881. Dressed stone. Broad round piers with chamfered tops and ball finials, each pair mounted on a dwarf wall.

Listing NGR: SJ8488392974