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Planning, Development & Heritage Consultants

Xaverian College

Ward Hall, Lower Park Road, Rusholme, Manchester, M14 5RB

Planning and Heritage Statement

26 April 2013

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Job Number: 13830

Project: Ward Hall, Lower Park Road, Manchester, M14 5RB

Client: Xaverian College

File Name: planning and heritage statement 26.04.2013

Document Preparation/Checking Record:

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1. Introduction

1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of Xaverian College to support a planning and a listed building application for the repair, alteration, refurbishment and extension of Ward Hall and its associated outbuildings for educational purposes (Use Class D1). Ward Hall is situated on the east side of Lower Park Road (No. 3) and is set back from the road. The National Grid Reference for the site is SJ 85405 95585. The property is identified on the location plan (p3599-101) submitted as part of the applications.

1.2 Ward Hall dates from the 1840's with subsequent alterations and additions. It was originally constructed as a residential villa and is currently in educational use by Xaverian College. Ward Hall is incorporated into the wider Xaverian college campus. The building is Grade II listed and is also located within the Victoria Park Conservation Area. The Ward Hall building has also previously been known as No. 3 Lower Park Road, before that 'Saville House' and before that 'Stoneywood'.

1.3 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). Ward Hall was listed Grade II on 03 October 1974. The listed building description is included in Section 2. The application property lies within Victoria Park Conservation Area which was designated in 1972. These designations require that Manchester City Council carefully consider any development proposal in terms of heritage impact. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

1.4 The purpose of this Statement is to provide information to help Manchester City Council to make these judgements and decisions. The Statement should be read in conjunction with the plans and other technical reports which together comprise the listed building consent application and the planning application. It has been prepared following a visual and photographic survey of the property, in addition to an analysis and assessment of available historic records and cartographic sources held at Manchester City Library. The planning history of the building has been researched on Manchester City Council's online database.

1.5 In order to provide a clear understanding of the planning and heritage considerations associated with the proposal this statement includes:

- A description of the application property and its surrounding area;
- A summary of the proposed scheme;
- A review of relevant national and local planning and conservation policy;
- A planning appraisal of the proposal against planning policy; and
- A heritage and design appraisal of the proposal which explains the potential impact of the proposal on the listed building and conservation area.

2. Ward Hall

The Application Property

2.1 The building is described by Pevsner as *'a very grand villa of c.1840-50, with the college motto 'Concordia res parvae crescunt' inscribed above the entrance. Stuccoed with quoins, high basement and a central pedimented entrance bay with a portico with paired Ionic columns'* (Hartwell, Hyde & Pevsner 1994, 477).

2.2 Ward Hall is Grade II Listed. The listed building entry for No 3 Lower Park Road describes it thus:

'c.1840, altered. Stucco on brick, with sandstone dressings and hipped slate roof. Roughly rectangular plan formed by double-depth front block with back extensions. Two storeys over basement, 3 bays, symmetrical, with narrow pedimented centre breaking forwards; high stone plinth with keyed segmental-arched basement windows, rusticated quoins, 1st-floor sill-band, frieze (stripped at time of survey), and dentilled cornice and pediment. The centre has a flight of steps up to a porch of 4 columns with debased Ionic caps, Tuscan pilasters, frieze with panel lettered "CONCORDIA RES PARVAE CRESCUNT", moulded cornice on consoles and low blocking course. The ground floor has tall sashed windows with pedimented architraves; the 1st floor has shorter sashed windows with moulded architraves, all these windows have margin panes and all except that to the right at 1st floor have 4 panes. The left return side has a set-back 2-window wing; the right-hand return has one bay with fenestration like that at the front (but with altered glazing at ground floor), and then a short wing with a segmental bow which has a tripartite sashed windows to both floors, that at ground floor with a pedimented architrave and both with curved glazing. C20 single-storey addition covering rear range'.



Western elevation of Ward Hall viewed from Lower Park Road.



Southern elevation of Ward Hall viewed from the side car park.

Victoria Park Conservation Area

2.3 Victoria Park Conservation Area, lies three kilometres to the south of the city centre, and was designated in March 1972. The subject building lies within the Conservation Area.

2.4 The origins of Victoria Park Conservation Area date back to the 1830s when Manchester was not yet a city, and Rusholme was an independent township. Richard Lane was commissioned to plan a 70-acre private estate of villas at Victoria Park and the scheme was officially launched in 1837.

2.5 The estate was intended for occupation by wealthy merchants who could afford to escape the unpleasant living conditions in the City. The professions of the early residents reflect this, with 24 of the 39 residents in 1845 being merchants (Spiers 1975, 8). In the early days and for some years afterwards, Victoria Park was a private estate to which access could be gained only by paying a toll at the Park's entrance gates.

2.6 When the park opened in 1837 only nine houses had been built, mainly around Oxford Road Crescent and Oxford Place, although Park Villa, to the north east of the subject building, was also among the first (Spiers 1975, 15 & i). By 1839 there were nineteen villas, although only eight were occupied. A Victoria Park Trust was formed in 1845 to manage the area as a private park and large houses continued to be built up until 1880 (ibid).

2.7 During the latter half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at No. 4 Buckingham Crescent in the 1890s.

2.8 An alteration to the character of the area became noticeable in the 1920s, when it was bisected by the construction of Anson Road. Changing economic and social circumstances since 1945 have further altered the original character and appearance of the 'suburban residential park' as envisaged by Richard Lane.

Historical Context

2.9 Before considering the applicant's proposals for the building, in line with best practice, it is necessary to first understand the historical background to the building and how the surrounding area developed. The following section provides a summary.

2.10 Victoria Park was the first gated suburban residential park in Manchester, and one of the first in the country. Richard Lane designed many of the houses and was a founding member of the development company formed in 1836 (Hartwell, Hyde & Pevsner 1994, 477). Lane designed the original 1840s villa at 3 Lower Park Road. His favoured style was of '*stripped Tudor Gothic, usually symmetrical, often stuccoed, with steep gables, label moulds, and doors with Tudor heads*' (Pevsner, 478).

2.11 Richard Lane was born in London in 1795 and received his training in London and Paris. By 1821 he had moved to Manchester, when he was appointed Land Surveyor to the Manchester Police Commission (Scottish Architects). He went on to design many notable buildings locally, including Manchester Royal Infirmary, Chorlton Town Hall and Salford Town Hall. He worked with Francis Goodman and became the leading Manchester architect of the early nineteenth century. In the mid 1840's he took on Alfred Waterhouse as a pupil, who would later design Firwood on Lower Park Road.

2.12 The exact date the subject building was erected is undocumented, although it is likely to date to c.1840. It was certainly completed by 1849, as shown on the 1849 Map at Appendix 1. In 1851 John Leister, a merchant, was living at the property.

2.13 John Leister continued to live at the property until the mid 1870's, appearing on the census for 1871 and still recorded as working as a merchant. By the 1891 census, the subject property is known as "Stoneywood" and was occupied by William H. A. Gaddum, an East India merchant. He resided there along with his wife, two daughters and two sons. In addition to the family were resident staff including a cook, a nurse, a housemaid, a kitchen maid and two general maids.

2.14 The mapping for 1893 shows that by this time the property had been extended to the east (Appendix 1). A conservatory or orangery had also been added (located on the same

site as the present mid 20th century extension). By 1893 the 'L' shaped range of outbuildings to the northeast of the villa, which included a stable, had also been completed. The northern extension was also completed by this time. Given the property was occupied by 12 people at the time of the 1891 census, it is likely that the both extensions were completed before 1891.

2.15 In 1893, the grounds are shown surrounding the property with a drive to the west and tree lined garden with a path surrounding to the south. A glazed or covered structure is located in the southeast corner of the garden, rectangular in plan.

2.16 Adolphe Saalfeld lived at the property in the early 1900's, a perfume merchant and survivor of the "Titanic" sinking (Cronin & Rhodes 2006, 93). The name of the property had also been changed by this time, to Saville House. Adolphe left the property in 1919, and after acquisition by the Unitarian College, the name was changed to Ward Hall in honour of the principal of Owens College. It became an overspill for students from "Summervile" (the former home of William Kessler) which the College had also acquired (Spiers, 58).

2.17 In 1922, the building was occupied by the Theosophical Society (Spiers, 59). The conservatory is apparent on the 1930 plan and there also appears to be either a tennis court or perhaps bowling green to the south of the building. After World War II, the conservatory was replaced with a single storey extension. Ward Hall was purchased by Xaverian College in 1949. Since 1949 the building as functioned as part of Xaverian College.

Recent Planning History

2.18 Previous applications identified for the premises have included:

098938/CC/2012/S1 – APPROVED
Application date: 4 April 2012
Conservation Area Consent for the demolition of existing boundary wall to facilitate amended landscaping works

099894/CC/2012/S1 - APPROVED

Application date: 13 July 2012

CONSERVATION AREA CONSENT for partial demolition of boundary wall adjacent to Ward Hall car park together with the widening of the vehicular entrance

099888/FO/2012/S1 - APPROVED

Application date: 13 July 2012

Erection of railings above existing wall adjacent to Ward Hall car park to a total height of 1.5 metres, repositioning of gate post and the installation of entrance gates to car park with associated landscaping works

98090/NMC/2011/S1 – APPROVED

Application Date: 24 May 2011

Non-Material Amendments to application 096375/FO/2011/S1 to allow for elevation alterations consisting of new roof lights, new double doors on south elevation, erection of new brick wall instead of curtain walling and retention of brick wall on west elevation

090228/FO/2009/S1 – APPROVED

Application Date: 29 May 2009

Installation of two temporary buildings to form additional teaching space for a period of 3 years

074655/FO/2005/N2 – APPROVED

Application Date: 4 February 2005

Erection of single storey rear extension and ramp

074360/LO/2004/N2 – APPROVED

Application date 24 December 2004

LISTED BUILDING CONSENT External alterations involving installation of new entrance works and internal alterations for disabled access

074348/FO/2004/N2 - APPROVED

External alterations involving installation of new entrance in association with works for disabled access

048047/LO/CENTL2/95 - APPROVED

LISTED BUILDING CONSENT Alterations to upgrade property in accordance with Health & Safety requirements

F14783/LB (Validated 1 December 1980)- REFUSED

LISTED BUILDING CONSENT Demolition of buildings at rear of Ward Hall.

062035/FO/NORTH2/01 – APPROVED

Construction of 2no. temporary art classrooms for a period of eight months on existing car park

32933 – APPROVED

Retention of two temporary classrooms previously approved under ref. F27834

24973 – APPROVED

Retention of two temporary classrooms previously approved under ref. F09058 on 6/9/78 until 31/7/83

27834 - APPROVED

Retention of two temporary classrooms previously approved on 9/10/85 to the 9/10/86 under ref F24973

41269 – APPROVED

Retention of two temporary classrooms previously approved under ref.F32933 on 2/2/89

Current Position

2.19 The subject property is owned by Xaverian College. It is currently in use for education purposes with ancillary office accommodation. The building currently operates as an annex to Xaverian College although it is underused as teaching accommodation. This is ironic since student numbers at the College have continued to grow and the College, for some years now, has relied on temporary classrooms sited in the car park of Ward Hall to provide sufficient teaching accommodation.

2.20 Planning permission for temporary teaching classrooms has been granted but the continuing presence of temporary accommodation in the car park is neither desirable or sustainable in the medium to longer term. There is a need to remove the existing temporary classrooms and replace them with permanent teaching accommodation. In this respect, the College has a requirement for larger classrooms capable of providing teaching space for classes of 28 students.

2.21 Ward Hall generally lacks the capacity to accommodate larger class sizes. In addition to the larger classrooms, the College also has a requirement for smaller teaching spaces. Currently there are unused and underused spaces within Ward Hall, the reason being largely related to issues of poor accessibility and fire safety. These issues in combination have resulted in underuse and the deterioration of fabric. They are discussed in detail in the design and access statement which accompanies the applications and are summarised by Pozzoni as follows:

<u>Poor Accessibility</u>

2.22 There is very restrictive inclusive access to the existing building. This is partially because it is raised half a storey from the surrounding level and partially as the building has been constructed at a number of different levels, with numerous steps sub-dividing the individual floors.

2.23 There is a platform lift from the car park into the 1950s block, which provides access to ground floor level only. If access was required to the first floor a platform lift would have to

be introduced in the middle of the main staircase or externally on the south or west elevation. Neither option is desirable. As a result Ward Hall can only be used for minority subjects and currently houses a mixture of Modern Languages, Classics and History.

Fire Safety Issues

2.24 Fire safety across Ward Hall causes a number of different issues. The basement is currently unusable (other than for storage and to house the boiler) as there is insufficient means of escape. The current fire exits are through a basement window and up the rear narrow staircase. The rear courtyard steps cannot be used for this purpose.

2.25 The second floor is currently unusable as there is insufficient means of escape. The current fire exits are onto the 1940s extension roof then down a ladder and down the rear narrow staircase. As a result this area is falling into disrepair.

2.26 The main staircase provides one means of escape, however, as the rear staircase is too narrow and the courtyard cannot be used as a means of escape, a number of external metal fire escapes have been introduced which visually detract from the building.

Underuse and deterioration

2.27 Many parts of Ward Hall cannot be used for teaching due to the poor accessibility and fire safety issues outlined above. This lack of use results in a lower priority for maintenance, leaving many parts of Ward Hall in need of some repair. The building is built on a number of different levels and the rear extension is in poor condition, with the courtyard (both in terms of the original stone step arrangement and the condition of the rear extension) being unsuitable as a means of escape. This causes access/escape issues and, as such, the basement and second floors are not able to be used. Furthermore a number of rooms are under used due to the size and condition of the spaces. The result is that only approximately 50% of the building is suitable for educational purposes.

3. The Proposal

3.1 The proposal is for the repair, alteration, refurbishment and extension of Ward Hall and its associated outbuildings for educational purposes (Use Class D1). Xaverian College's objectives in making this application are:

- To remove the existing temporary classrooms from the car park and to replace them with appropriate and flexible permanent teaching accommodation.

- To convert, where it is viable to do so, the derelict 'L' shaped range of outbuildings to the rear of Ward Hall for educational purposes.

- To address the current deficit in larger classrooms capable of providing teaching space for classes of 28 students, and to create a variety of room sizes within Ward Hall.

- To resolve the inclusive access and fire safety issues currently associated with the building by introducing a compliant staircase and lift to the rear of the building as part of the new building.

- To address the underlying issues of disuse/underuse associated with the existing Ward Hall accommodation thereby securing the future occupation and maintenance of the entire Ward Hall site;

- To achieve the refurbishment and extension of Ward Hall in a manner which is as sensitive as possible to the history and architecture of the listed fabric, and its setting within the conservation area.

- To achieve the changes proposed within the confines of the educational grant funding regime from which funding for the project will be drawn; and

- To provide a high quality and inclusive external environment and landscaped setting for Ward Hall which enhances the setting of the Conservation Area.

3.2 The plans and technical reports submitted as part of the application provide a detailed description of the proposals. These include:

P3599-101 Location Plan, Pozzoni

P3599-201 Site Plans: Existing and Proposed, Pozzoni

P3599-202 Basement Levels: Existing and Proposed, Pozzoni

P3599-203 Ground floor Levels: Existing and Proposed, Pozzoni

P3599-204 Mid floor Levels: Existing and Proposed, Pozzoni

P3599-205 Top Floor Levels: Existing and Proposed, Pozzoni

P3599-301 Existing Elevations, Pozzoni

P3599-310 Proposed Elevations, Pozzoni

P3599-401 Existing Sections, Pozzoni

P3599-410 Proposed Sections, Pozzoni

P3599-601 Façade detail, Pozzoni

1220-01 Existing Landscape Plan with Levels, Carolyn Willitts Design

1220-02 Proposed Landscape Plan, Carolyn Willitts Design

1220-03 Proposed Landscape Detail, Carolyn Willitts Design

1220-04 Planting Area 1, Carolyn Willitts Design

1220-05 Planting Area 2, Carolyn Willitts Design

Plant Schedule, Carolyn Willitts Design

Waste Management Strategy (including plan P3 599-950), Pozzoni

Design and Access Statement, Pozzoni

Planning and Heritage Statement, Paul Butler Associates

BREEAM Pre-Assessment, Pozzoni

BS5837 Tree Report, Christians Environmental

Bat Survey Report, Angela Graham

Crime Impact Statement, Secure by Design

4. National and Local Planning and Conservation Policy

National Planning Policy Guidance

Town and Country Planning Act 1990

4.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises of the Regional Spatial Strategy for the North West and the Manchester Development Plan (Comprising of the Manchester Core Strategy Development Plan and the Saved Policies of the Unitary Development Plan for Manchester). The provisions of these documents are discussed in detail below.

Planning (Listed Buildings and Conservation Areas) Act 1990

4.2 Ward Hall is listed Grade II. Once a building is listed, Section 7 of the Planning (Listed Buildings and Conservation Areas) Act provides that consent is required for any works of alteration which may affect its character.

4.3 Controls apply to all works, both external and internal, that would affect a building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Fixtures and curtilage buildings (defined as any object or structure which is fixed to the building, or is within the curtilage and forms part of the land and has done so since before July 1948) are also treated as part of the building for the purposes of listed building control. Listed building controls will therefore extend to the entire Ward Hall building and to the outbuilding range to the rear.

4.4 Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Victoria Park Conservation Area was designated in 1972. It is the duty of Manchester City Council to ensure its character and appearance is preserved or enhanced.

4.5 In considering development affecting Ward Hall, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting the Victoria Park Conservation Area, special attention will be given to the desirability of preserving or enhancing the character or appearance of the area (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework (NPPF)

4.6 Detailed guidance about the legislation is given in National Planning Policy Framework published on 27 March 2012 and which sets out the Government's planning policies and policies regarding the conservation of the historic environment.

4.7 National Planning Policy Framework is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and Policy Statements and is a material consideration in planning decisions.

4.8 National Planning Policy Framework (NPPF) places great emphasis on the role of decision makers to promote sustainable development. Paragraph 7 advises that sustainable development has three dimensions: '*economic, social and environmental*'.

4.9 In relation to determining planning applications, NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through planning decision making. Unless material considerations indicate otherwise, local

planning authorities are urged to '*approve development proposals that accord with the development plan without delay*'. The NPPF (paragraph 186) is clear that '*local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development*'.

4.10 Section 12 of the National Planning Policy Framework (NPPF) deals with conserving and enhancing the historic environment. Paragraph 128 of the Framework advises that '*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'.* This statement demonstrates that the information and significance requirements of national policy have been complied with.

4.11 Para 129 of the NPPF advises '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal*'. This statement demonstrates compliance with national policy.

4.12 Para 131 of the NPPF advises that '*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*'.

4.13 NPPF provides advice to ensure that development is viable and deliverable. Paragraph 19 of NPPF confirms '*Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system*'.

Local planning policies

Regional Spatial Strategy (RSS) for the North West, 2008

4.14 The Government intend to abandon the Regional Spatial Strategies for the North West shortly, although at the time of writing, a formal withdrawal announcement has yet to be made. At the time of writing, the main policy of relevance, against which this application should be considered is Policy DP7 'Promote Environmental Quality' which encourages the protection and enhancement of the historic environment.

Manchester Core Strategy Development Plan

4.15 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to support and encourage the growth and provision of educational opportunities within the City over the plan period. Education facilities are defined as including schools, colleges, life long learning and Special Education Needs. The proposed development is therefore supported by the strategic content of the plan.

4.16 Policy EN 3 '*Heritage*' Advises that '*Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset*'.

4.17 The justification for this Policy advises that historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. It acknowledges that conservation areas and buildings that are statutorily listed are protected under national legislation guidance and advises that developers will be expected to carry out an appropriate appraisal of issues relating to heritage assets. It notes that the re-use of empty listed buildings will be encouraged subject to consideration of the building's special interest and significance.

Manchester Unitary Development Plan (UDP) Saved Policies

4.18 The Manchester Unitary Plan is part of the adopted development plan for the area and in relation to the applications for Ward Hall, is the key document for decision making regarding the site. The Plan was produced under a now-superseded system of development planning and its extant policies are 'saved', which means they will continue to be used for development control purposes until replaced by the Local Development Framework currently being prepared.

4.19 The key policies of relevance are DC18.1 'Conservation Areas' and DC19.1 'Listed Buildings':

4.20 DC18.1 advises that '*The Council will give particularly careful consideration to development proposals within Conservation Areas.*

a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.

4.21 DC19.1 advises that '*In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:*

a) not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b) not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c) not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

e) permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f) not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result'.

4.22 The reasoning to DC19.1 notes that the above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is seen as important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use and will take a flexible approach when determining applications to allow the active use of listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

Victoria Park Conservation Area: Approach to New Development

4.23 Supplementary Planning Documents of relevance to these applications include Manchester City Council's Victoria Park Conservation Area leaflet which provides guidance in relation to new development proposals with the area. It advises that '*The quality of the built environment, as well as the setting of buildings, is of a high standard and a similarly high standard will be expected of any scheme which proposes new buildings, extensions or other major developments*'.

4.24 The guidance goes on to note that '*development must be of very high quality and be in harmony with the character of the conservation area. This does not mean that new buildings must be in the style of older buildings in the conservation area; on the contrary,*

they should represent the age in which they are built, but there should be common features between new and old, such as massing, height, materials, colour, scale and proportion, which create a sympathy with earlier buildings. This would still allow the new building to demonstrate the vitality of the present, and is preferable to producing a debased copy of an historical architectural form'.

4.25 The Supplementary Planning Document concludes by advising that the North Area Team will give advice on such matters and this should be sought at an early stage in the formulation of proposals. During the course of the pre-application process the proposals were discussed with Manchester City Council (Paul Mason/Roger Hall/Steve McCoombe). Officers are understood to be broadly in support of the principle of the proposal.

5. Planning Appraisal

Introduction

5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise.

5.2 Having considered the principal relevant national, regional and local planning policies outlined in Section 4 above and other material considerations, the principal matters against which this proposal should be considered are:

- The design and impact of the proposal on the significance of the listed building and setting of the Conservation Area (appraised at Section 6 below);
- The principle of development;
- Educational benefits;
- Layout/scale/massing of the new extension;
- Design and appearance of the new extension;
- Access considerations including car parking and non-car modes;
- Access to and through the site and buildings for Disabled People;
- Landscaping;
- Waste management strategy;
- Designing out crime and security measures;
- Ground conditions;
- Acoustics (Noise outbreak and mitigation);
- External lighting;
- Sustainability and climate change;
- Ecological impacts; and
- Flood risk/drainage.

Principle of Development

5.3 Ward Hall is located in an area which is predominantly in educational and residential use. Continuing and increasing the educational use of site is compatible with the character of the surrounding area. Furthermore, extension and refurbishment for educational use will secure the long term future of the listed building in accordance with adopted Core Strategy Policy EN 3 'Heritage'.

Educational Benefits

5.4 The proposal is associated with significant benefits for Xaverian College.

5.5 Amongst the educational advantages of the proposal are:

i) The provision of six new classrooms each with the capacity to accommodate 28 pupils

ii) The provision of improved teaching accommodation within Ward Hall, including improved inclusive access and fire escape provision.

iii) The resolution to the problems associated with the deteriorating range of outbuildings to the rear of Ward Hall by retaining them and converting them for educational use.

iv) The creation of a greener campus environment with a new external seating area, but without any significant loss of car parking.

v) The removal of temporary teaching cabins from the site is facilitated by the improvements to Ward Hall and the new extension. This is expected to improve teaching conditions and may lead to improved academic performance.

vi) The provision of disabled parking bays for staff/students.

Layout/Scale/Massing of the new extension

5.6 The Design and Access Statement prepared by Pozzoni fully explains the design approach to the development. The following section appraises the planning merits of this approach.

5.7 The three storey extension proposed is deemed consistent and acceptable in this design context. Its scale and massing is similar to that of Ward Hall, and its overall height is lower than the existing eaves of Ward Hall. This is purposeful and ensures that the extension remains subservient to Ward Hall. This is reinforced by the fact that the new accommodation would lie substantially behind (in plan form and when viewed from Lower Park Road) the refurbished Ward Hall, and the separation of the original, listed, building and new classroom block creating a generous open area at the south east corner of Ward Hall.

5.8 Importantly and in keeping with the existing building, the extension is located to the rear of the site, retaining an open area between the extension and Lower Park Road. Being set well back from the frontage with Lower Park Road will ensure the extension respects the existing site layout and streetscape of the Conservation Area. The proposed extension is appropriately sited. It is set well back allowing a significant external amenity space to be created along with landscaping and continued vehicular servicing, all of which are sited between back of pavement and the new accommodation. This approach also allows for the retention of the existing perimeter trees to the car park boundaries, an important feature within the conservation area..

5.9 The main body of the proposed extension is three storeys. Classroom windows look westwards towards Lower Park Road. The placement of windows respects neighbouring buildings to the east of the site ensuring that an acceptable relationship is achieved with existing properties. This arrangement ensures that the relationship of the proposed accommodation to existing properties is a positive one and does not allow overlooking of established uses in the area.

5.10 The new extension has been designed to accommodate six new classrooms, each with a maximum seating capacity for 28 pupils. The elongated plan form contains circulation

space and fire escape to the rear with classroom accommodation to the front looking out on the car park and external areas. The main student entrance to Ward Hall and the extension will be via a glazed circulation core to be sited between the existing building and the extension. The new entrance will add architectural and visual interest to the overall design.

5.11 The proposed extension has a flat roof which is simple and designed not to compete with the more elaborate traditional pitched roof structures of Ward Hall. This simple approach to the architecture ensures that Ward Hall, set closer to Lower Park Road and with obvious design interest remains the feature and most prominent building on the site. In combination with the layout and massing already described the extension will present a well-designed and suitably scaled development when viewed from the surrounding area and from within the conservation area.

Design and appearance of the new extension

5.12 The Design and Access Statement prepared by Pozzoni explains the detailed design approach and materials for the development. The contemporary approach to the design and materials allows the extension to contrast with Ward Hall, allowing the extension to read as an extension within the overall scheme. In accordance with the advice within the MCC Conservation Area Supplementary Planning Document, the extension *'does not attempt to replicate the existing architecture and the approach to the extension represents the age in which it will be built.*

5.13 The contemporary design approach and appearance of the extension will give it a crisp, clean, modern appearance which will contrast with the traditional, vernacular, building form and materials of Ward Hall. Whilst the extension contrasts with Ward Hall, it also complements the existing building by incorporating historic references and influences that are in common with Ward Hall building. For example, the extension uses vertically proportioned windows that are punched through solid masonry and arranged to give a strong sense of symmetry.

5.14 Overall the scale, proportion, height, massing and appearance of the extension incorporates sufficient historic architectural references which create a sympathy with the earlier buildings but is designed in a contemporary and interesting manner to demonstrate the vitality of the present. It is certainly not a debased copy of an historical architectural form. The extension proposed is judged to be of a very high quality and capable of being considered to be complimentary and consistent with the character of both the listed building and the conservation area.

Access considerations including car parking and non-car modes

5.15 The site accommodates 66 car parking spaces at present. Following development the same area would provide 65 car parking spaces, two of which would be spaces for disabled people. The proposal retains sufficient car parking provision to ensure needs are met on site without creating demand for on street car parking. Non car modes are fully catered for with existing pedestrian entrances retained and additional cycle parking provided.

Access to and through the site and buildings for Disabled People

5.16 Accessibility has been considered as an integral part of the design and development process. The Design and Access Statement prepared by Pozzoni and submitted as part of the application discusses how matters relating to accessibility to buildings and the public realm have been addressed. In summary, the surfacing and treatment of external areas allows level access throughout and both the new building and the refurbished Ward Hall provides access for mobility impaired people to all levels.

Landscaping

5.17 The scheme overall includes a comprehensive landscape proposal. This will provide a sense of well-being for staff and students and the new hard and soft treatments to the external areas is a crucial part in such provision. The newly landscaped external areas will be accessible by wheelchairs.

5.18 The new landscaping includes an attractive seating area located to the north of the existing building and to the east of the proposed new extension. The majority of existing trees to the perimeter of the site are retained. These will be supplemented by seven new trees planted in two formal groupings along with four new planting areas. A group of five trees set into tree grilles will delineate the new seating area. A pair of trees and planters are sited to flank the original entrance to Ward Hall having regard to the symmetry of the principal elevation.

5.19 The new landscaping and tree planting will improve the appearance of the site from Lower Park Road and enhance and reinforce the 'suburban residential park' character of the conservation area thereby benefiting the local community.

Waste Management Strategy

5.20 The building will continue to be serviced from Lower Park Road. The nature of the site means that it is not desirable to accommodate bin stores in front of either Ward Hall or the proposed extension. A bin store is proposed to the rear of Ward Hall to accommodate refuse and recycling facilities.

5.21 Wheeled euro bin containers can be moved from the store and may be easily emptied by contractors. The store is designed to be accessible. Xaverian College will be responsible for arranging the collection of waste and recycling materials. Refer to Pozzoni Drawing P3599 950 submitted as part of the application for further details.

Designing Out Crime and Security Measures

5.22 The scheme has been designed to meet 'Secured by Design' standards and a Crime Impact Assessment is submitted as part of the application. The accommodation will provide outlook at external areas and parking areas, as well as beyond to Lower Park Road thereby promoting natural surveillance and an element of self-policing of these areas. The development has been designed to create a safe and accessible environment and will not be undermined by crime or the fear of crime. The design measures

incorporated to the design will create a safe and secure environment. The approach taken will ensure that the development is consistent with section 7 of the National Planning Policy Framework.

Ground Conditions

5.23 A Phase 1 ground conditions survey has deemed not to be required to be submitted in support of the application since the application land is not known to be contaminated.

5.24 The historical research regarding the use of the site undertaken during the preparation of this planning and heritage statement, including reviews of historical mapping and published data, suggests that the land has been in agricultural use, later residential/garden use and finally educational use.

5.25 A low risk of a legacy of contamination is apparent and a Phase 1 ground conditions survey (and if necessary a site investigation/risk assessment/remediation strategy) can be conditioned as part of any approval using a standard condition. If necessary remediation can then be completed to the satisfaction of the Council.

Acoustics (Noise outbreak and mitigation)

5.26 The application site is located within an area which is characterised by educational and residential uses. Within the area surrounding the application site there are no uses that generate significant levels of noise, nor given the existing character of the area are the Council ever likely to approve the introduction of such uses. The proposed development need not be subject to special design features to mitigate against the impact of noise-generating development within the area.

5.27 With regard to noise attenuation, the extension will be designed to comply with building regulations ensuring that noise does not transmit between classrooms or beyond the new accommodation. Double glazed windows units and other measures will ensure that neighbouring uses continue to enjoy an appropriate acoustic environment. It should be

noted that plant and machinery to service the development is to be located in the basement of Ward Hall.

External Lighting

5.28 No floodlighting is proposed as part of the application. Some external lighting to the improved external landscaped areas is proposed but is designed to provide for safe movement of people visiting the site but will not impact in any substantive or material way on occupiers of non-College buildings nearby.

Sustainability and Climate Change

5.29 The proposals will contribute to climate change objectives by reducing carbon emissions by locating development in an area with good walking, cycling and public transport infrastructure. Local shops are located a short walk away.

5.30 Planning policy encourages development which positively addresses the impacts of climate change and delivers sustainable change. The scheme proposed will reduce carbon dioxide emissions by increasing the intensity of educational use within an existing underused educational premises. The site is within an urban area and is well located to existing facilities including transport provision. The proposal will also provide new classrooms that are more energy efficient. Furthermore the development will be on an area of previously developed land which is preferable to development on a greenfield site.

Ecological Impacts

Potential Impact on Trees

5.31 The Planning Department have encouraged the retention of trees on amenity grounds. The applicant proposes a development which allows the retention of trees and supplements retained specimens with additional tree planting. The planning application is

accompanied by an Arboricultural Report which demonstrates that the potential impact of the proposed development on trees has been fully appraised and that any negative factors affecting the existing trees on the site can be minimised by undertaking appropriate mitigation measures. The combination of retained and new tree planting proposed will maintain and enhance the positive character, based on trees, of the site within the conservation area.

Potential Impact on Bats

5.32 The application involves the demolition of part of an existing building. A preliminary bat survey is submitted as part of the application. No issues are raised by the report which recommends an emergence survey between May and August/September.

Potential Impact on Heritage Assets

5.33 There is no direct evidence of historic or archaeological remains on the site and no mitigation measures are required.

Flood Risk/Drainage

5.34 The site is not at risk of flooding. Drainage and sewerage infrastructure will be connected to the existing infrastructure.

Summary

5.35 The scheme is necessary for the continued improvement of education facilities on the site and addresses the need to have a range of classroom size and maximize use of existing assets. It also improves provision for access through the site and through existing buildings for the disabled. This, along with environmental treatment to the external areas will produce a high quality and inclusive environment both internally and externally. The long term future of this site and its positive contribution to the environment and character of the area is therefore assured. For these reasons the scheme is considered to be consistent with

guidance over sustainable development within the NPPF, and the promotion of environmental quality (Policy DP7) by the RSS for the North West.

6. Heritage and Design Appraisal

Introduction

6.1 This section demonstrates that the applicant has carefully considered the potential impact of the proposal on the listed building. Before appraising the proposal, it is necessary to set the listing in context and establish, using the listed building description and further analysis, what is significant about the building and what elements constitute its special interest.

Listing

6.2 Buildings on the list are graded to reflect their relative special 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 such as Ward Hall are of special interest.

6.3 The listed description for Ward Hall reads as follows: 'c.1840, altered. Stucco on brick, with sandstone dressings and hipped slate roof. Roughly rectangular plan formed by double-depth front block with back extensions. Two storeys over basement, 3 bays, symmetrical, with narrow pedimented centre breaking forwards; high stone plinth with keyed segmental-arched basement windows, rusticated quoins, 1st-floor sill-band, frieze (stripped at time of survey), and dentilled cornice and pediment. The centre has a flight of steps up to a porch of 4 columns with debased Ionic caps, Tuscan pilasters, frieze with panel lettered "CONCORDIA RES PARVAE CRESCUNT", moulded cornice on consoles and low blocking course. The ground floor has tall sashed windows with pedimented architraves; the 1st floor has shorter sashed windows with moulded architraves, all these windows have margin panes and all except that to the right at 1st floor have 4 panes. The left return side has a set-back 2-window wing; the right-hand return has one bay with fenestration like that at the front (but with altered glazing at ground floor), and then a short wing with a segmental bow which has a tripartite sashed windows to both floors, that at ground floor with a pedimented architrave and both with curved glazing. C20 single-storey addition covering rear range'.

Building Components

Introduction

6.4 Ward Hall was built in several phases (Appendix 2). The main body of the building dates from c.1840. The principal western elevation dates from this period. The northern elevation includes a three storey extension, probably completed c.1890. The ground floor of this extension was itself extended in the early C20th with a curved wall. The eastern elevation has an early extension, set in slightly from the north-east corner of the Villa. To the south east corner of the same elevation is a later but larger three storey extension dating from c.1890. The southern elevation includes a single storey c.1950 extension.

6.5 At the rear of the property is an 'L' shaped range of semi-derelict out buildings completed by about c.1890. Following 1893 the range has been modified on a number of occasions and alterations have included several phases of demolition, alteration and rebuilding. These components are described in great detail below.

1840s Villa

6.6 Ward Hall was originally constructed as a merchant's villa and both the external and internal ornamentation of the 1840s building reflect this (Phase 1, Appendix 2). The original building has been altered over the years, including extensions, with walls removed and inserted and fireplaces and windows removed. However, original features do survive including an ornate staircase. The surviving 1840 building is a good example of a suburban merchant's house dating from the mid 1800's.

Northern Extension

6.7 The northern elevation includes a three storey extension, probably completed c.1890 (Phase 3b, Appendix 2). It may have provided additional accommodation for the Gaddum household with space for servants at second floor level.

Eastern Extensions

6.8 The eastern elevation of the 1840s villa has been amended by the addition of two three storey extensions. The older and smaller of the two extensions (at the north-east corner of the east elevation, Phase 2, Appendix 2) is likely to be associated with the early phase of domestic occupation. It may have been installed or converted to provide early indoor WCs/bathroom accommodation. The larger extension (Phase 3c, Appendix 2) to the eastern elevation was added later in c.1890 and is a much cruder construction built over the former rear courtyard and access to the basement. It has a venetian window at first floor. At ground floor the extension has been partially demolished to combined with the 1950s single storey extension. The top floor may have accommodated bedrooms. The extension has been altered over the years. It is not as ornate as the original villa.

Southern Extension

6.9 This crude single storey flat roofed extension appears to have been constructed in c.1950.

The 'L' shaped range

6.10 These buildings were originally constructed as a stable, coach house and outbuildings serving the main villa (Phase 3a, Appendix 2). Later modifications included conversion to provide a vehicular garage. The buildings have few ornate or lavish features, with the exception of a weather vane on top of the southern building. Although parts are in a derelict condition and other fabric has been rebuilt, the range does retain several original features, such as chamfered sandstone lintels and stable doors.

Plan Form and Cellular Structure

6.11 The extended building has had various phases of occupation. From 1840 to 1919 the building functioned for residential occupation. From 1920 to present the building has largely accommodated educational use. During World War II it is understood to have been used for military purposes. Despite the various changes in use over the years, the main staircase, servants staircase and the former domestic cellular room structure remains intact.

Significance Appraisal

Introduction

6.12 The English Heritage Publication 'Conservation Principles: Polices and Guidance' (English Heritage, 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- Evidential Value which derives from the potential of a place to reveal evidence about past human activity.

- Historical Value which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.

- Aesthetic Value which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.

- Communal Value which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

6.13 The following section applies this guidance to Ward Hall to determine the significance of the built form.

1840s Villa (Phase 1) and Early Extension (Phase 2)

6.14 Evidential Value: The building was originally constructed as a merchant's villa and both the external and internal ornamentation reflect this. The building has been altered over the years, with walls removed and inserted and fireplaces and windows removed. However, many original features still survive, including skirting's, door mouldings and cornices. Where fireplaces and chimney breasts have been removed evidence still survives of their location in the ceiling, where the cornice remains. The large sash windows also appear to be original. This gives it a high evidential value.

6.15 Historical Value: The building was a part of the early phase of building in the area, which quickly became a private park. It is a good example of a merchant's house in Manchester from the mid 1800's. This gives it a high historical value.

6.16 Aesthetic Value: The building has an ornate double frontage, including quoins, large sash windows and lavish entrance. Likewise, the remaining sides of the building are of good aesthetic value, with a large bay window on the southern side. The interior retains many original features, as mentioned above, including an ornate staircase with light above beyond the main entrance. As such it has a high aesthetic value.

6.17 Communal Value: As noted, the building was erected during the early phase of construction in the first gated residential area in Manchester. Several other buildings from the period also survive, alongside others which were erected later but for a similar purpose. As such it has a high communal value.

6.18 It can be concluded from the above assessment that the 1840s villa was originally constructed as a merchant's villa and both the external and internal ornamentation reflect this. The original 1840s villa is of highest significance and is the reason the building is included on the national list. It constitutes a valuable heritage asset, reflected in the grade II listing.

The Northern Extension (Phase 3b)

6.19 Evidential Value: The extension appears to have been constructed in the late 19th century. As with the main hall, it has been renovated over the years, including the removal and insertion of walls. Internally, several original features survive, including doors and windows, although are not as ornate as those in the main villa. This gives it a low-medium evidential value.

6.20 Historical: The extension demonstrates the wealth of the owners and the continued expansion of the property. This gives it a low-medium historical value.

6.21 Aesthetic Value: The extension has few ornate features. As such it has a low aesthetic value

6.22 Communal Value: The extension serves to show the continuing wealth in the area, also seen in other buildings around the park. As such it has a low communal value.

6.23 It can be concluded from the above assessment that the extension constitutes a low-medium value heritage asset. However, if it were not attached to a listed building it is unlikely that the asset would be listed on its own merits.

The Eastern Extension (Phase 3c)

6.24 Evidential Value: The extension appears to have been constructed in the late 19th century. It has been renovated over the years, including the removal and insertion of walls. Internally, several original features survive, including doors and windows, although are not as ornate as those in the main villa. This gives it a low-medium evidential value.

6.25 Historical: The extension demonstrates the wealth of the owners and the continued expansion of the property. It may have provided additional accommodation for the Gaddum household with space for servants at second floor level. This gives it a low-medium historical value.

6.26 Aesthetic Value: The extension has few ornate features, perhaps the main exception being the venetian window in the southern wall at first floor level. As such it has a low aesthetic value

6.27 Communal Value: The extension serves to show the continuing wealth in the area, also seen in other buildings around the park. As such it has a low communal value.

6.28 It can be concluded from the above assessment that the extension constitutes a low-medium value heritage asset. If it were not attached to a listed building it is unlikely that the asset would be listed on its own merits.

Southern Extension (Phase 4)

6.29 Evidential Value. This crude single storey flat roofed extension appears to have been constructed in c 1950 and detracts from the building. It is without evidential value.

6.30 Historical. The structure demonstrates a continued use of the building in the 20th century. It is without historical value.

6.31 Aesthetic Value. The extension has no ornate features. It is without low aesthetic value.

6.32 Communal Value. The extension is without communal value.

6.33 It can be concluded from the above assessment that the single storey structure is without heritage value.

The 'L' shaped range (Phase 3a)

6.34 Evidential Value: The range was originally constructed as a stable, coach house and outbuildings serving the main villa (Phase 3a). Although parts are in a derelict condition and other areas have been rebuilt, it does retain several original features, such as chamfered sandstone lintels and stable doors, giving it a low-medium evidential value

6.35 Historical: The buildings were erected to serve the house and its occupants in the later part of the 19th century. This gives it a low-medium historical value.

6.36 Aesthetic Value: The building has few ornate or lavish features, with the exception of a weather vane on top of the southern building giving it a low aesthetic value.

6.37 Communal Value: The building was built in relation to the villa and as such it has a low medium communal value.

6.38 It can be concluded from the above assessment that the range constitutes a low-medium heritage asset in relation to the villa.

Summary of Significance

6.39 The villa was built around 1840, and occupied by a merchant family during the early years of its life. The villa is a good example of its type and, despite having been renovated, retains some features of domesticity. The main features internally are the two staircases and layout which allowed service staff and household to circulate separately. The early eastern extension probably provided wc/bathroom accommodation. Towards the end of the century c.1890, the northern and eastern extensions were erected along with the completion of the 'L' shaped range of out buildings. The extensions were likely to have been completed by the East India Merchant William Gaddum, who occupied the property in the late 1880s and 1890s. His family was large and employed at least six live in staff. The later extensions contain some original features, although these are not as ornate or extravagant as those in the villa itself. The villa is of high significance as a good example of an early Victoria Park villa (Phases 1 and 2). Of the later fabric (Phase 3a, 3b, 3c) are of lesser significance than the early fabric, although all have some interest. The 1950s extension is entirely without significance (Phase 4).

Impact of the proposed works on the significance of the listed building

Phase 1 - Ward Hall

6.40 The main part of Ward Hall dating from c.1840 is considered to be the most significant listed element and a good example of an early Victoria Park villa.

Proposed Works (Refer to plan at Appendix 3)	**Impact on significance**	**Mitigation required undertaken**
1. Demolish contemporary room in basement	Beneficial by removing contemporary fabric and reinstating 1840s cellular plan	No mitigation required
2. Remove dumb waiter between basement and ground floor	Minor negative impact: Removal of feature of interest	Condition to require recording of dumb waiter prior to demolition
3. Remove basement partition wall	Beneficial by removing contemporary fabric and reinstating 1840s cellular plan	No mitigation required
4. Remove fire escape steps	Beneficial by removing contemporary fabric and reinstating 1840s cellular plan	No mitigation required
5. Timber Beam to be replaced	Minor negative impact but necessary on structural grounds	No mitigation required
6. Removal of steps between former rear yard and basement	Negative: Removal of feature of interest	Condition to require recording of area prior to demolition. Retain and reuse materials to new external bin storage area and steps
7. Removal of yorkstone flagged yard	Negative: Removal of feature of interest	Condition to require recording of yard prior to demolition. Retain and reuse

		yorkstone flags in revised entrance to basement
8. Removal part of existing basement to provide new level access and suitable circulation	Negative impact by removing a brick vaulted ceiling associated with an early phase of development	Condition to require recording prior to demolition
9. Remove Disabled Toilet at Ground floor to create new classroom	Beneficial by removing contemporary fabric and reinstating 1840s cellular plan	No mitigation required
10. Demolish wall to allow access to classroom	Minor negative impact	Finishes and specification of new doorway to be approved by condition
11. Removal of sliding doorway	No impact: removal of contemporary fabric only	No mitigation required
12. Alteration to doorway leading to seminar room	No impact: removal of contemporary fabric only	Finishes and specification of new doorway to be approved
13. Remove mid floor level partitions and WC/Sanitary ware to create classroom	Contemporary sanitary ware No impact on 1840s building	Condition to require recording of the relationship of northern extension to main villa prior to demolition
14. Remove blocked door to allow access to former servants stair	Beneficial by reinstating use of former servants stair	No mitigation required
15. Remove top floor level partitions and part of the external wall of the 1840s villa to create a classroom	Minor negative impact by removing part of a wall of the 1840s building.	Condition to require recording prior to demolition
16. Remove contemporary fireplace	No impact: removal of contemporary fabric	No mitigation required

Phase 2 – Early Eastern Extension (at the north-east corner of the east elevation)

6.41 The earliest and oldest of the extensions to Ward Hall is likely to be associated with the early phase of domestic occupation and has some significance.

Proposed Works (Refer to plan at Appendix 3)	**Impact on significance**	**Mitigation required to be undertaken**
17. Reinstate basement window	Beneficial impact by reinstating a former 1840s window	Window finishes and specification to be approved by condition
18. Remove existing ground floor sanitary ware and partition walls	No impact: removal of contemporary fabric only	No mitigation required
19. Remove existing mid floor sanitary ware and partition walls.	No impact: removal of contemporary fabric only	No mitigation required
20. Remove existing top floor level sanitary ware and partition walls.	No impact: removal of contemporary fabric only	No mitigation required
21. New doorway	Minor negative impact	Record prior to commencement of work

Phase 3a - The Outbuilding range

6.42 The outbuilding range has less significance than the Villa but does have some interest.

Proposed Works (Refer to plan at Appendix 3)	**Impact on significance**	**Mitigation required to be undertaken**
22. Former house: Convert to allow reuse for educational purposes	The building is in poor condition and without active use. Without intervention it may be at risk. Conversion works will not impact significantly and include inserting two new external and two new internal doors; removing stairs; rebuilding walls where required (inc SE wall); and replacing two windows.	Record prior to commencement of conversion work. Finishes and specification of repairs and conversion works to be approved by condition
23. Former garage: Convert to allow reuse for educational purposes	The building is in poor condition and without active use. Without intervention it may be at risk. Conversion works will not impact significantly and include removing a lantern and chimney; replacing glazing above the door	Record prior to commencement of conversion work. Finishes and specification of repairs and conversion works to be approved by condition
24. Stable: Convert to allow reuse for educational purposes	The building is in poor condition and without active use. Without intervention it may be at risk. Conversion works will not impact	Record prior to commencement of conversion work. Finishes and specification of repairs and conversion works to be

	significantly and include replacing two windows; and remove flue	approved by condition
25. Rebuild ruined outbuilding as bin store	Negative impact but necessary as structure has failed	Record prior to commencement of conversion work. Finishes and specification to be approved by condition
26. Rebuild curved wall	Minor negative impact but necessary as structure has failed	Record prior to commencement of rebuilding work. Finishes and specification to be approved by condition

Phase 3b – Northern extension, c.1890 and altered C20th

6.43 The northern three storey extension, completed c.1890 and extended at ground floor level in the early C20th is less significant than the Villa but is of some interest.

Proposed Works (Refer to plan at Appendix 3)	**Impact on significance**	**Mitigation required undertaken**
27. Remove ground floor fire escape.	Beneficial by removing contemporary fabric and reinstating 1840s cellular form	Window finish and specification to be approved by condition.
28. Block doorway and insert window.	Replace fire escape door with window	Window finish to be approved by condition.
29. Remove mid level partitions to create classroom	Minor negative as removals may include some 1890s fabric to allow reuse	Condition to require recording prior to demolition
30. Remove top floor level partitions to create classroom	Minor negative as removals may include some 1890s fabric to allow reuse	Condition to require recording prior to demolition

Phase 3c- Later eastern extension, c.1890 and altered c.1950

6.44 The larger eastern extension completed c.1890 and then itself modified at ground floor in c1950 is not as ornate as the original villa but is of some interest.

Proposed Works (Refer to plan at Appendix 3)	**Impact on significance**	**Mitigation required to be undertaken**
31. Demolition of extension and outshut to allow provision of new circulation core	Negative impact by removal of a later extension of some interest, although this negative impact relates to fabric of secondary interest which if not attached to a listed building would not be listable in its own right. The negative impact is balanced to some extend by the removal of the 1950s fabric and reinstatement of the missing external walls, fenestration and cellular subdivision of the original 1840s villa. The villa established as being the most important part of the listing.	Condition to require recording of the relationship of the extension to the main villa prior to demolition Retain and relocate mid level fire place. Retain suitable bricks and slates for use in repairs to outbuildings, condition and finishes permitting
32. Demolition of contemporary external fire escape	Beneficial impact by removing unsympathetic fabric	No mitigation required

Phase 4 – Southern extension, c.1950

6.45 The 1950s extension is without significance.

Proposed Works (Refer to plan at Appendix 3)	**Impact on significance**	**Mitigation required to be undertaken**
33. Demolition of southern 1950s extension and reinstate the external walls, fenestration and cellular subdivision of the original 1840s villa	Beneficial impact by removing an unsympathetic extension and reinstating the form of the 1840s villa	Reinstate external walls of original 1840s villa to match opposite bay of southern elevation including reinstating fenestration at basement and ground floor along with replication of all external architectural detailing including quoins etc. Finishes and specifications to be approved by condition.
34. Demolition of contemporary external stair between southern 1950s extension and car park	Beneficial impact by removing unsympathetic fabric	No mitigation required
35. Demolition of contemporary external fire escape fixed to roof of 1950s extension	Beneficial impact by removing unsympathetic fabric	No mitigation required

Summary

6.46 The proposals involve the alteration and extension of Ward Hall and the conversion of its outbuildings for educational use. The application proposal will secure the long term preservation of the majority and earliest of the listed fabric, securing the long term future of the asset for the benefits of future generations. Provided the suggested mitigation measures are completed, the proposed works, on balance, will preserve and enhance the character and features of special architectural interest that contribute to the reason for the building being listed. The items to be removed are either beyond repair (eg roofless outbuilding structure), or are extensions of later date than the original villa (including a single storey extension which is of recent origin and of no architectural merit), or are minor internal features. Their removal does however allow the interior of the building to be returned more closely to its original subdivision of space, and the original 'villa' to be seen as a simple and important architectural entity on the site. This sense of returning the building and its setting more closely to the original development of the site is enhanced by the hard and soft landscaping proposed. This cannot recreate the first 'garden' area on the site but by reinforcing the significant, existing, tree cover it does add positively to the good character of the conservation area. For these reasons the scheme is considered consistent with Policy DC19.1 of the UDP, Policy EN3 of the Core Strategy, and Section 12 of the NPPF.

Impact of the proposed works on the Conservation Area.

6.47 Ward Hall and its outbuildings and external areas lie within the Conservation Area townscape. Whilst Ward Hall is undoubtedly a major contributor to the Victoria Park Conservation Area, the building is underused, and the site at present fails to contribute as positively to the character of the Conservation Area as it should. The low grade 1950s extension to Ward Hall, the presence of temporary class rooms in the car park and the poor external environment have a negative impact on the conservation area.

6.48 The application proposal will secure the long-term retention of the building and enhance the conservation area by ensuring Ward Hall is retained and enhanced, including by the removal of the unattractive 1950s extension. The proposals will deliver positive changes to the public elevations of the building and the campus, particularly to the streetscene of Lower Park Road. The investment proposed by Xaverian College is significant and will regenerate the property and enhance the character of the Conservation Area. The relationship between new and retained buildings is positive in architectural and urban design terms, important characteristics such as building plan form to site boundary are maintained, and original features of the conservation area such as boundary walls and tree planting, are maintained and enhanced. For these reasons the proposal is considered to be consistent with Policy DC18.1 of the UDP, Policy EN3 of the Core Strategy, and Section 12 of the NPPF.

7. Conclusion

7.1 Refurbishment of the application property for use as an educational building is considered to comply with the provisions of NPPF, the Regional Spatial Strategy and Manchester Core Strategy, saved policies of the Unitary Development Plan for Manchester and adopted Conservation Area Supplementary Planning Document for Victoria Park.

7.2 The proposal correctly identifies the significance of the heritage asset and its setting within the Victoria Park Conservation Area. From this the scheme is based on a proper understanding and reduces to a minimum any impact on the fabric of the listed building and its conservation area setting. Removal of the single storey extension and the setting away of the new build block is wholly positive in this context. In association with the reconstructing to the original design of the villa's south west corner this work maintains and enhances the character of the listed building. It returns the listed building much more closely to its original appearance and configuration.

7.3 In combination the external site works, the quality of the refurbished listed building, and the architectural interest in the new building will create a sustainable future for the listed building thereby adding to the positive vitality and viability of the area, its character and distinctiveness.

7.2 The proposal will secure an appropriate use and long-term future for Ward Hall and its outbuildings. The works proposed will achieve the reuse of the building without eroding the architectural and historical elements identified as being of the greatest significance. The refurbishment achieves its objectives with the minimum impact although some loss of fabric of interest is unavoidable if the building is to function in the long-term. We therefore support the proposed change of use and associated works and recommend that the applications are approved.

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Maps

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http://www.imagesofengland.org.uk

Appendix 1: Maps



Fig. 1: OS Sheet 104 1849



Fig. 2: Bartholomew's Map 1870



Fig. 3: Bacon's Map 1884

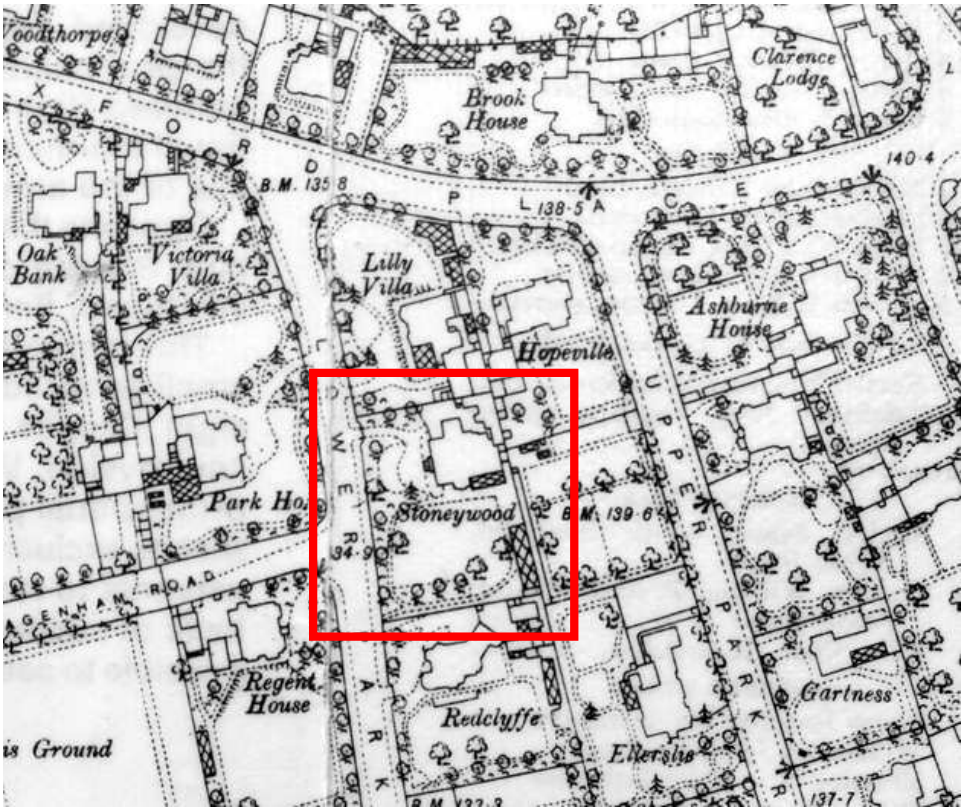


Fig. 4: OS 104.15 1893

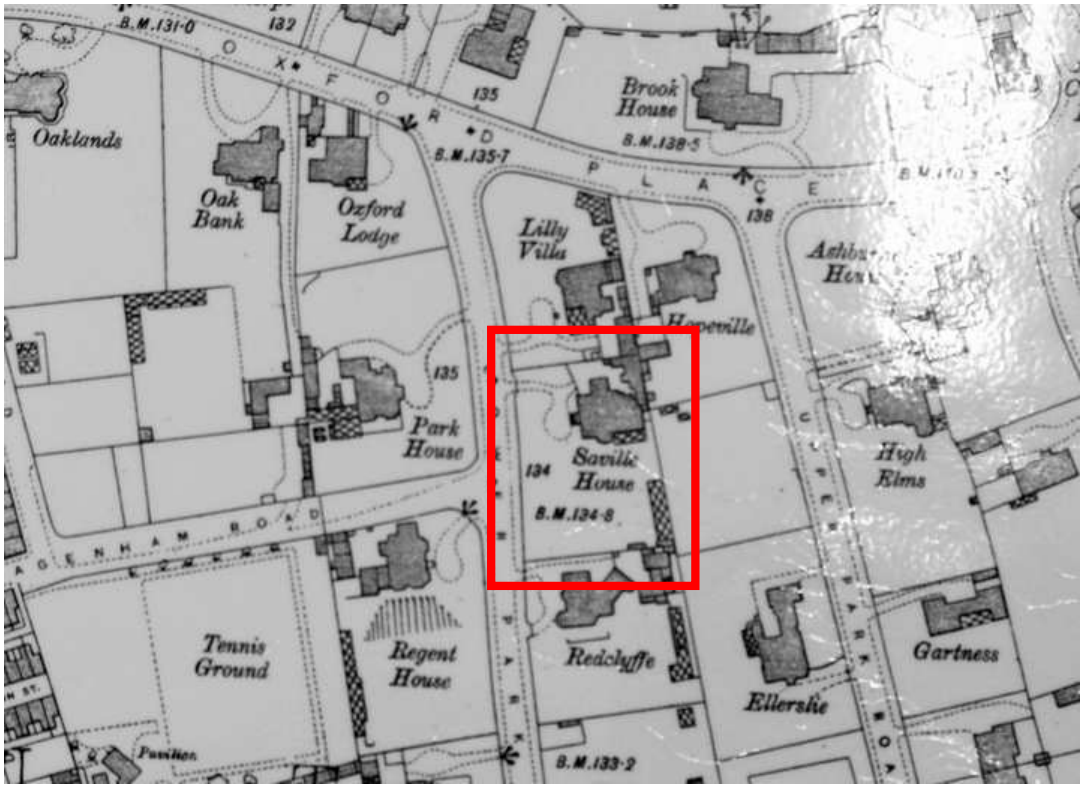


Fig. 5: OS 104.15 1908

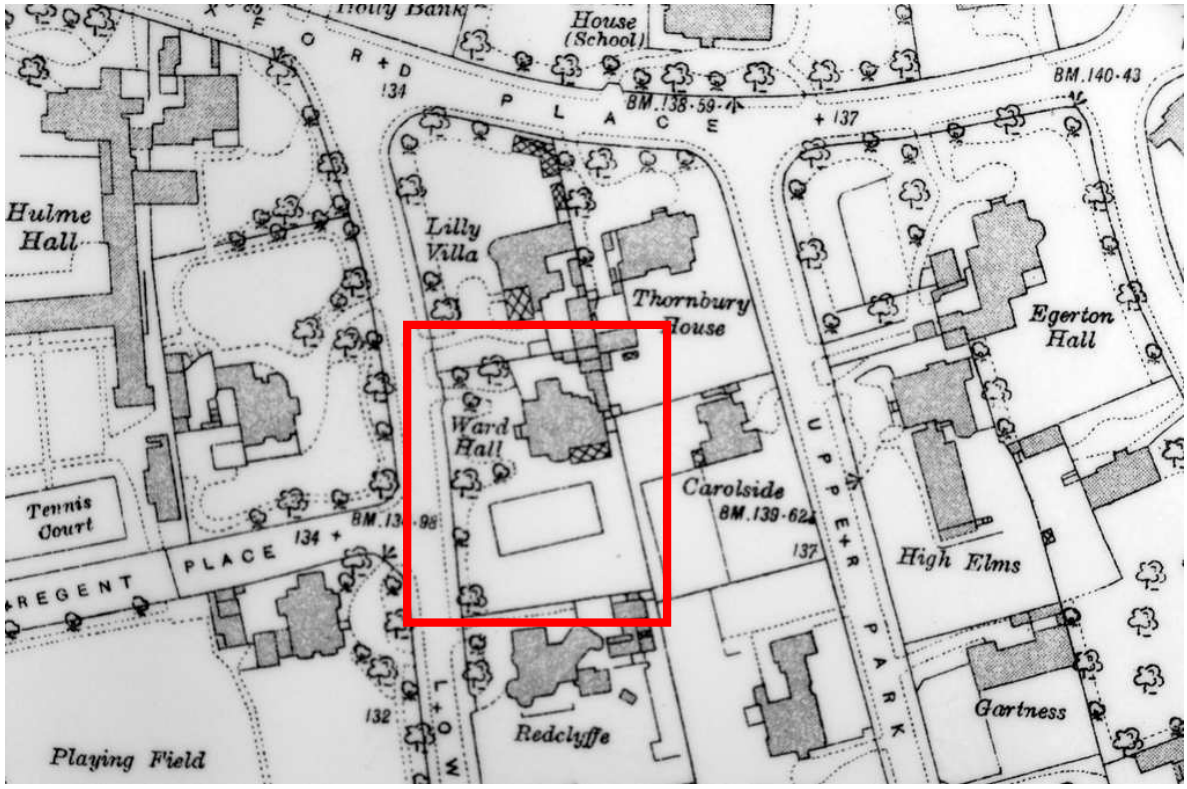
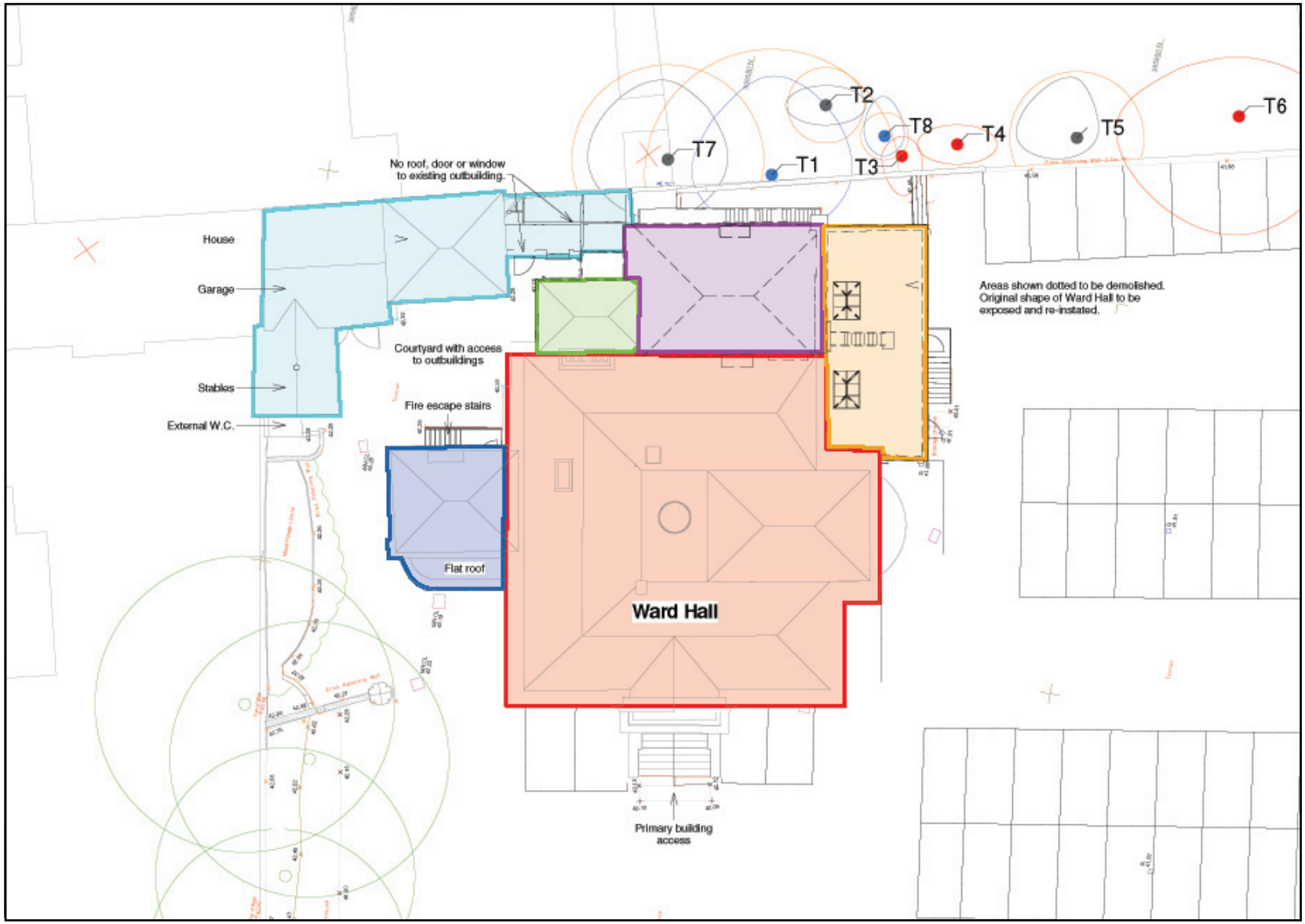


Fig. 6: OS 104.15 1930

Appendix 2: Building Components Plan



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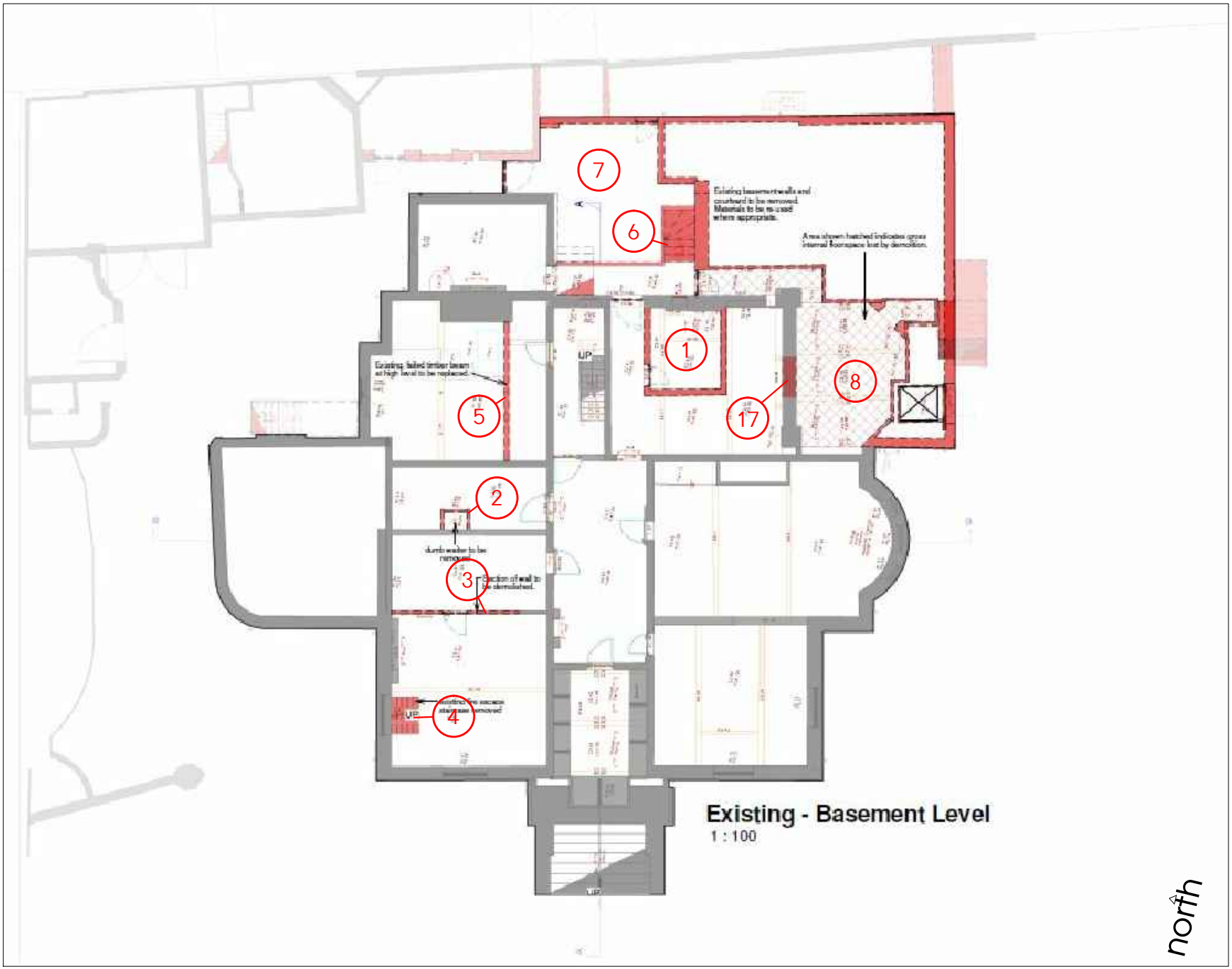
Key

- Phase 1: 1840s villa
- Phase 2: Early extension
- Phase 3a: 'L' shaped range
- Phase 3b: Northern extension
- Phase 3c: Eastern extension
- Phase 4: Southern extension

north

client:	Xaverian College
job no:	13/830
dwg no:	001
scale:	Not to Scale
date issued:	24 April 2013

Appendix 3: Location of Proposed Works: Basement Level



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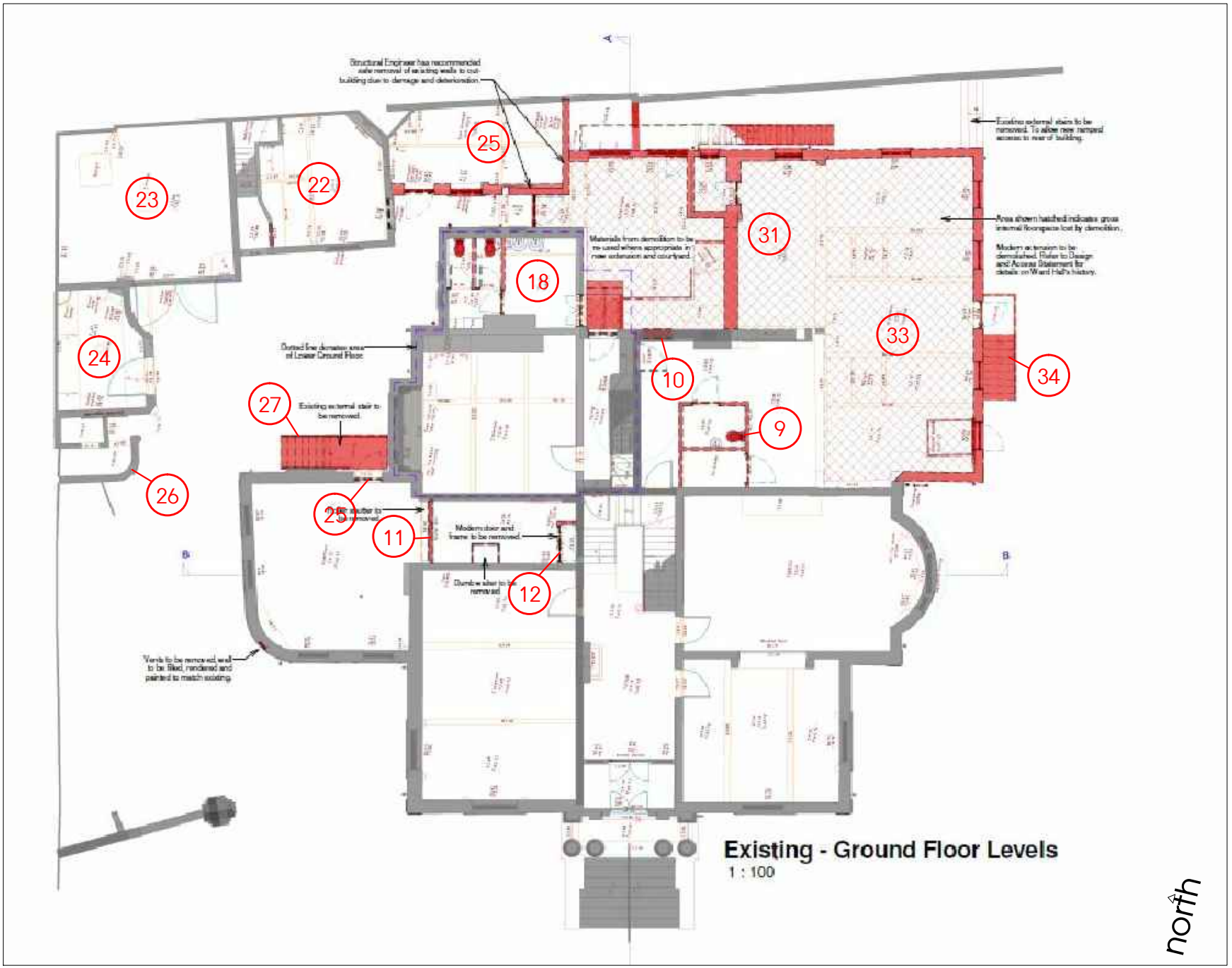
Key

8 Proposed works number

client:	Xaverian College
job no.:	13/830
fig no.:	Dwg 002
scale:	Not to scale
date issued:	26 April 2013

Appendix 3: Location of Proposed Works: Ground Floor Level



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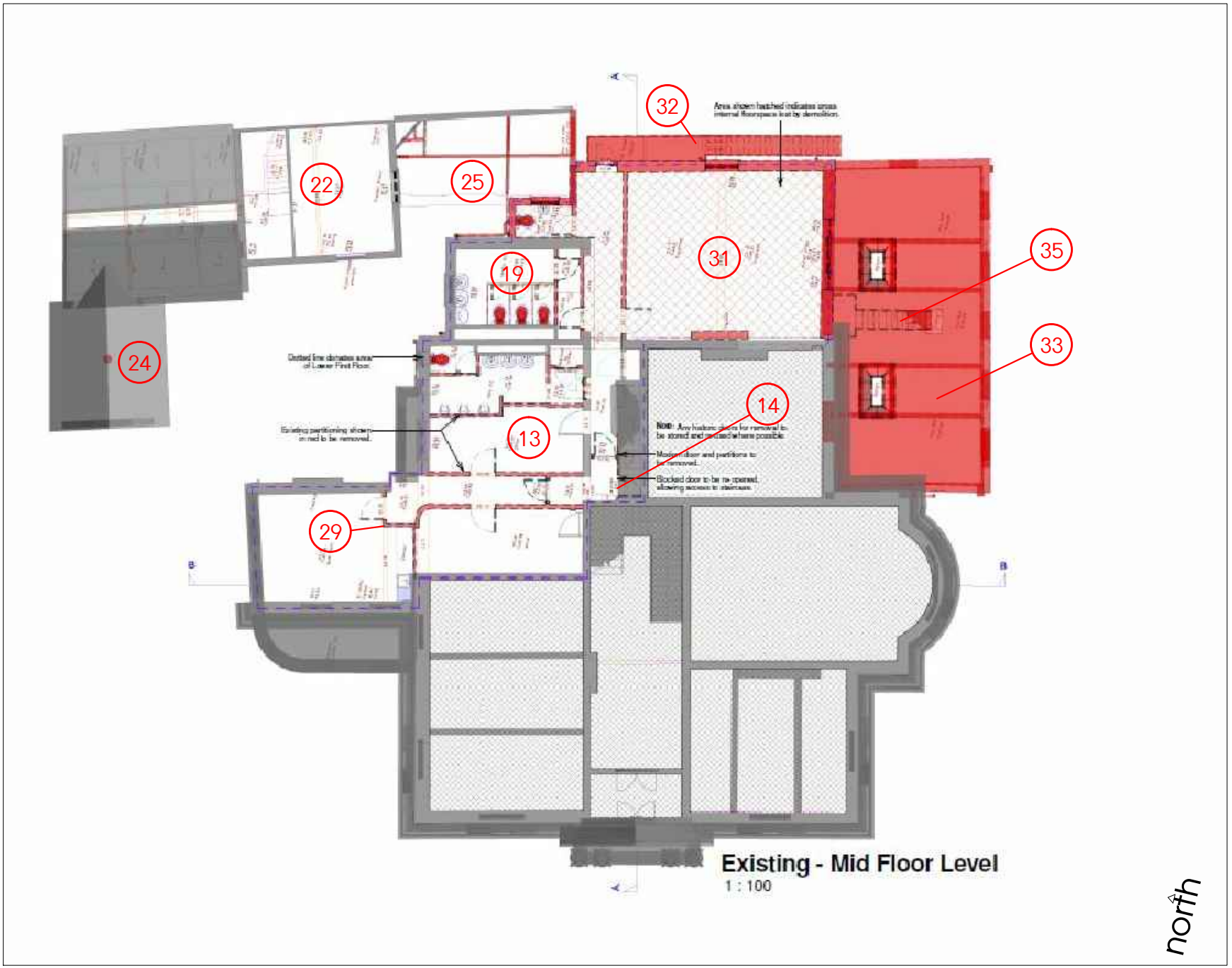
Key

8 Proposed works number

client:	Xaverian College
job no.:	13/830
fig no.:	Dwg 003
scale:	Not to scale
date issued:	26 April 2013

Appendix 3: Location of Proposed Works: Mid Floor Level



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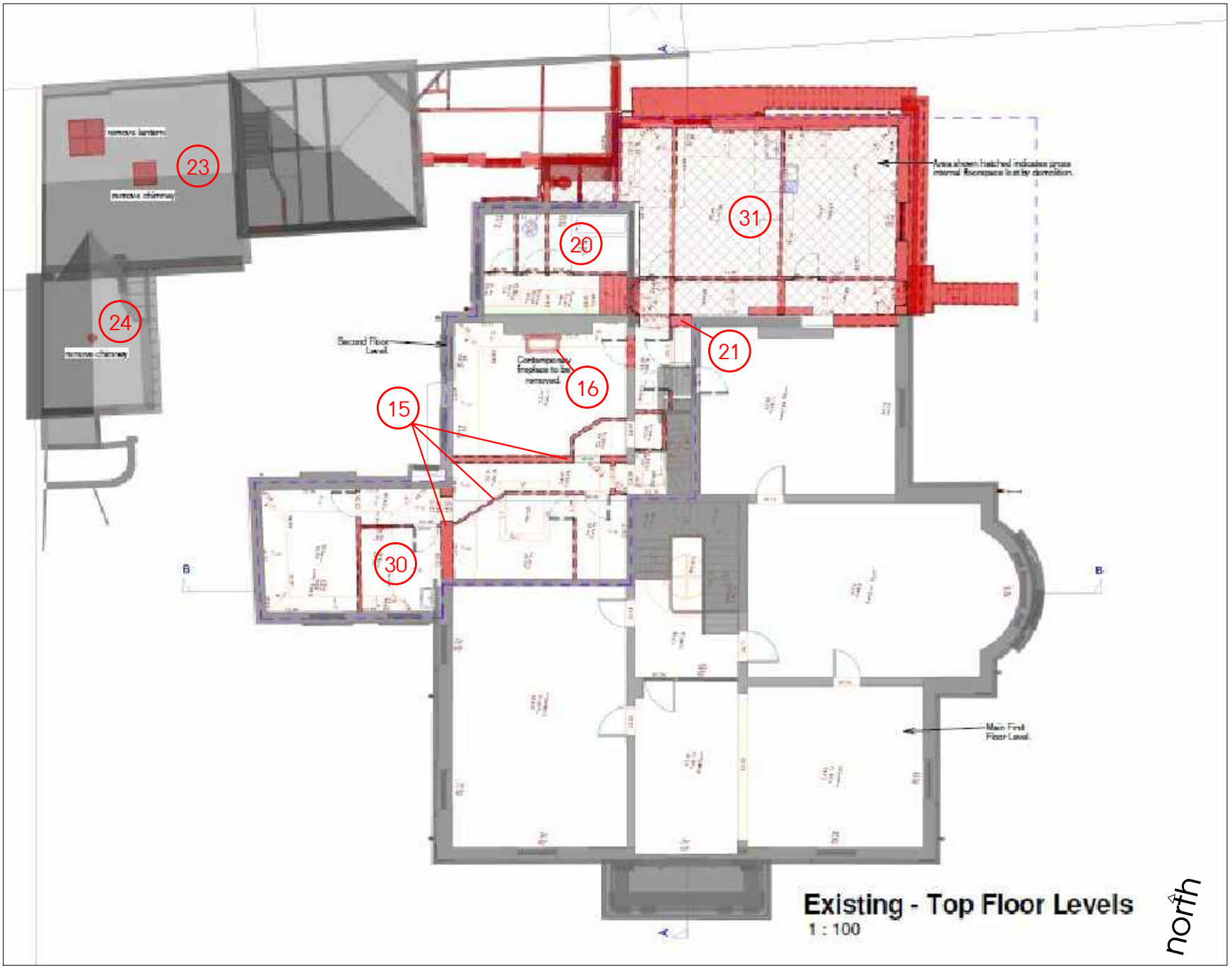
Key

8 Proposed works number

client:	Xaverian College
job no.:	13/830
fig no.:	Dwg 004
scale:	Not to scale
date issued:	26 April 2013

Appendix 3: Location of Proposed Work: Top Floor Level



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8 Proposed works number

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job no.:	13/830
fig no.:	Dwg 005
scale:	Not to scale
date issued:	26 April 2013