

William Temple Church, Wythenshawe Heritage Statement



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**William Temple Church, Wythenshawe
Heritage Statement**

Prepared for the Diocese of Manchester

by

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1 EXECUTIVE SUMMARY

This report is an updated version of a report commissioned from Jenny Wetton Conservation in 2025 by the Diocese of Manchester. Its purpose is to assess the contribution which the application site makes to the setting of the Grade II listed William Temple Church and to assess the impact of proposals to create level access to the reinstated main entrance.

Section 3 summarises the development of the site, putting it into an architectural context and Section 4 assesses the contribution made by setting to the significance of the church.

The church is considered to be of high significance and to merit its national designation. In a hierarchy of elevations, the south-east entrance and the north-east gable are considered to be the most important as these contain the entrance and the most designed detail, the north-west elevation to be of medium importance as it contains less detail and the south-west to be of least importance as it is almost entirely obscured by trees and the vicarage boundary.

The church is generally in good condition, but the flat-roofed elements are now in poor condition, rendering the clergy vestry and office at the south-east end uninhabitable, and the timber entrance doors and mullioned window are also in poor condition and marked with graffiti. **Repair and conservation work are necessary as a matter of urgency to retain the special interest of the building.**

The only change to this part of the setting has been the enclosure of the church with a boundary fence in the early 21st century. At the time of its construction, the setting was open on three sides, including the application site. The north-east gable of the church acts as a landmark within the local area, being highly visible within the streetscape. The setting is considered **to make a generally positive contribution** to the significance of the church.

Section 5 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

Section 6 assesses the impact of the proposals. The proposed path will reinstate the historic and designed main south-east entrance of the church. Worshippers have been using the north rear door, which gives onto a dispiriting access and leads into the worship space adjacent to an enclosed chapel, thereby giving a different impression of the interior than that intended by the architect, George Pace. The existing gates in the boundary fence will be retained.

The proposal is considered to be **beneficial** in impact.

Important repair and conservation work is proposed as part of the works, including repairs to the timber work, flat roofed elements and the Temple memorial stone will be retained.

This work will have a **positive impact** on the significance of the church.

The proposed path will provide level access to the historic main entrance, which will enable the listed building to continue in use as a place of worship and is considered to be **a significant public benefit in planning terms**.

Overall, the changes on the site are considered **to conserve and enhance the setting of the listed building** and to meet local planning guidance.

Overall, the new development on the site is considered **to conserve and enhance the setting of the listed building** and to meet local planning guidance.

2 INTRODUCTION

2.1 Background to the Report

This report is an updated version of a report commissioned from Jenny Wetton Conservation in 2025 by the Diocese of Manchester. Its purpose is to assess the contribution which the application site makes to the setting of the Grade II listed William Temple Church and to assess the impact of proposals to create level access to the reinstated main entrance. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the site.
- An assessment of its contribution to the setting of the listed building.
- An assessment of the impact of the proposals.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant based on evidence from documentary sources and a further survey of the site.

2.3 Acknowledgements

The author would like to thank the Revd. Andy Bird for his help with the research for this report.

2.4 Copyright

This report is the copyright of Jenny Wetton as a self-employed person and is for the sole use of the individuals or organisations to which it is addressed. Jenny Wetton grants these individuals or organisations a licence to use the report for planning purposes or for the sale of the property covered by the report. Jenny Wetton does not accept liability for any loss or damage arising from any unauthorised use of this report. © Jenny Wetton (2025).

3 HISTORY AND DESIGN

3.1 History of Site

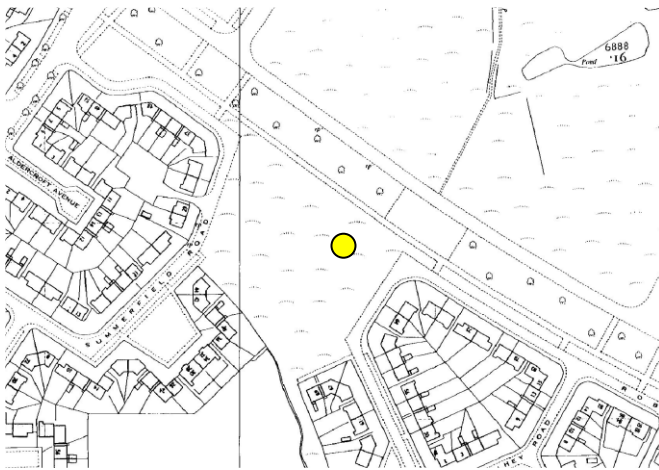
Wythenshawe was planned by Manchester Corporation as a garden suburb in the 1920s, to relieve overcrowding and replace homes considered unfit for human habitation and farmland was purchased south of the city¹. Kidd provides a good history of the development of the suburb, which also included three industrial zones. Construction work began in the interwar years and continued after the end of the Second World War. A shopping centre named the Civic Centre was opened in 1963, to a Municipal Modernist design by the City Architect, the actual Civic Centre containing a swimming pool, theatre, public hall and library following in 1971.

The 1959 map shows the roads laid out with semi-detached houses and short terraces with a diagonal boulevard which would become Simonsway, and with a clinic on the north side. The application site is shown as an open grassed space between Robinswood Road and Summerfield Road.

In 1965, the William Temple Church on Robinswood Road opened to a design by York architect, George Gaze Pace, and is shown on the 1975 map, on a largely rectangular plan but with projecting front and rear porches. The church is shown approached by a path on the south-east side and with a vicarage attached on the south-west side.

According to Pace,

'The design of this 'revolutionary church' resulted from two years of collaboration between the vicar, the parochial church council and the architect, during which time they worked out from first principles the liturgical arrangement of the church. At the time the resulting plan was believed to be unique.'²



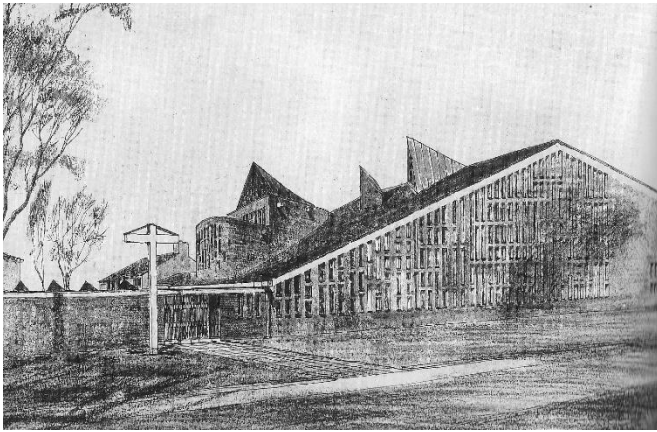
OS 1959 Showing Locn. of Site



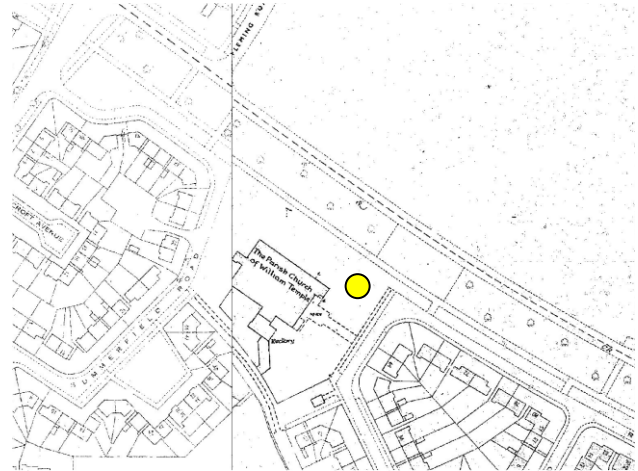
The Civic Centre in 1970 (Image courtesy of Manchester Libraries)

¹ Kidd, A. *Manchester: A History* (Lancaster: Carnegie, 2006), 221

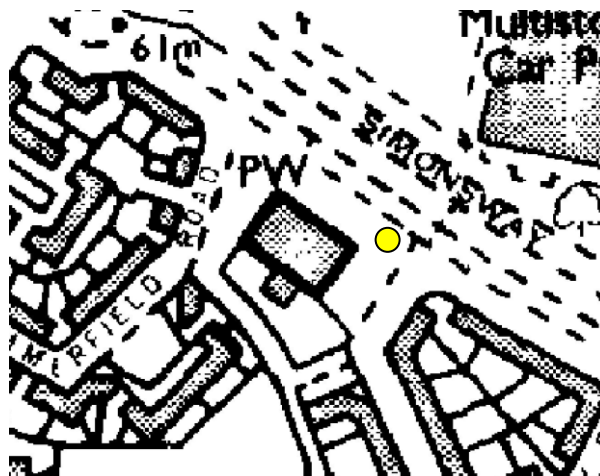
² Pace, P. *The Architecture of George Pace* (Batsford, 1990), 205



Early Sketch of Exterior (Pace, 374)



OS 1975 Showing Site



OS 1990 Showing Site

No change is shown to the church on the historic mapping since its construction, which appears to have been built without a defined boundary, except for the vicarage. The church was statutorily listed in 1998, and planning permission was granted for gates and railings around the church in 2002.

3.2 Planning History

Applications relating to the application site on the Council's planning website:

- Ref. No: 142963/FO/2025 Installation of two external air source heat pumps William Temple Church Robinswood Road Wythenshawe M22 0BU | Validated: Fri 20 Jun 2025 | Status: Awaiting decision
- Reference 076216/FO/2005/S2 Installation of disabled access ramp to south eastern entrance. William Temple Church Robinswood Road Woodhouse Park. Approved
- Reference 064307/FO/SOUTH2/02 Application Validated Thu 21 Feb 2002. Address William Temple Memorial Church Robinson Road, Wythenshawe. Proposal Erection of 2 metre high railings and gates to perimeter of site. Decision: Approved. Decision Issued Date: Wed 12 Jun 2002

3.3 Architectural Context: George G. Pace

Pearce gives a useful summary of Pace's work:

'George Gaze Pace (1915 – 1975) was born in Croydon, Surrey, the son of a ship owner's clerk. He was educated at Addiscombe New College, and then became articled to James Ransome and Cootes in London. He studied in the evenings at Regent Street Polytechnic. Then went on to work with Darcy Braddell and Humphrey Deane, and then with Pite, Son, and Fairweather where he won prizes including the Pugin scholarship. After qualifying as an architect in 1939, he taught at the polytechnic, but in 1941 he was called up for army service. During his army service he was commissioned and worked as a supervising architect, based in York.

'Pace was appointed as surveyor to the Diocese of Sheffield in 1949, when he resigned his commission and established a private practice in York. During that year he was elected a fellow of the Royal Institute of British Architects. Also in 1949 he was appointed as consulting architect to Lichfield and Llandaff Cathedrals, succeeding Sir Charles Nicholson. Much of his career was spent in restoring and repairing churches, and in designing new fittings, but he also designed new churches. His works were almost completely ecclesiastical, though he also designed a library for Durham University and carried out repairs at Castle Howard.

'Pace was appointed a Commander of the Royal Victorian Order (CVO) in 1971, in recognition of his work with Paul Paget and Peter Philips on the design for the King George VI Memorial Chapel at St George's Chapel, Windsor Castle.³

Pace was commissioned to design St Mark's in Chadderton (1960-3), now listed at Grade II, where he used great laminated timber beams and lattice purlins and long narrow windows. St Mark's and the William Temple Church are two of four churches designed by G. G. Pace which are now listed. Many of the churches he repaired and restored are listed, seven at Grade I - the highest grade of listing - and three at Grade II*.

³ Pearce, M. 'Statement of Significance: William Temple Memorial Church, Wythenshawe'. Unpubl. document (2025), 3

4 SIGNIFICANCE

4.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 127 and 128 (CLG, *National Planning Policy Framework*, 2012). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 126). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2 Contribution to Significance of Listed Building

This analysis will use the non-exhaustive checklist given in Step 3 of the Historic England guidance, *Setting of Heritage Assets* (2nd edition, 2017). This guidance supersedes *Good Practice Advice 3 – The Setting of Heritage Assets* (1st edition, 2015) and *Seeing the History in the View: A Method for assessing Heritage Significance within Views* (English Heritage, 2011). The current guidance starts by giving general advice on understanding setting and how it may contribute to the significance of heritage assets, before adding advice on how views play a part in setting; it ends by suggesting a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

Significance of Listed Building

The William Temple Church is **considered to be significant for its architectural design overall, but particularly the design of the interior**. Constructed in brick (a mixture of blue, red and brown), the building is covered with a sweeping pitched roof, recorded in the listing description as being of copper which has now turned a grey-green colour. The church is rectangular in plan, organised on the diagonal with the sanctuary in one corner and a chapel in the other, enclosed in a funnel-shaped skin of painted blockwork and shuttered concrete. It retains low perimeter walls and a low-pitched sweeping roof rising to tall gables with vertical strip windows in irregular patterns and dormers to the roof. All windows retain small leaded panes, all of which now appear to be protected externally by plastic sheets. A slim tower with a monopitch roof, from which a prominent gutter spout projects, is retained over the weekday chapel in the south corner. It is also considered significant that the church was constructed open to its setting on the south-east, north-east and north-west sides; it was enclosed by a fence and gates in the early 21st century.

Pace quotes his father's report on the church:

'The internal and external architectural treatment arises naturally from the liturgical plan and the structural system. To build this very large church for the money available it was necessary to devise a simple and economic structural system.

He goes on to explain that

'The first sketch designs had been exhibited at the special parish supper for 400 people in 1961, specifically to gauge the reaction of the parish. Comments received suggested "many felt such a revolutionary design is necessary to bring people into the church", though not all agreed.⁴

⁴ Pace, P. *The Architecture of George Pace* (Batsford, 1990), 205

Pace also illustrates that the specialist press at the time was highly critical of the building, quoting *The Builder*, which described the church design as 'unnecessarily brutal' and *Manchester Buildings*, which described its appearance as

'a sort of workshop for worship, very difficult to understand as architecture, if indeed, a work such as this needs a rational approach.'⁵

The Pevsner architectural guide provides a useful context on post-war church architecture in the region. It states:

'Some of the post-war churches, especially those in Wythenshawe, were searchingly experimental.'⁶

It includes the William Temple Church in this statement and mentions St Francis at Newall Green, designed by Basil Spence (1959-61), as 'severely cubic'. The Ascension in Hulme was designed by Maguire & Murray (1968-70), with a ziggurat-like roof designed to be overlooked by neighbouring tower blocks. The guide also mentions Frederick Gibberd's college chapel at Hopwood (1963), designed in response to the second Vatican council as a watershed in the form and setting of the Catholic mass; the college chapel is a smaller version of Gibberd's Liverpool R. C. Cathedral.

Hartwell and Hyde comment of the William Temple Church that

'The church called forth one of Pevsner's most personal responses: "All praise to the clients who were willing to accept so daring a design. Much praise to the architect who had the daring to submit so uncompromisingly 1960s a design. And apologies from the author of this volume who cannot appreciate for worship so aggressive a building." Today we can unhesitatingly endorse the first two sentences. As for the third, either the church has mellowed or we have.'⁷

They pick out **the William Temple Church as one of the two most impressive churches of the 1960s.**

The listing description summarizes the building's significance as:

'An impressive and original church which was liturgically advanced for its time and contains a full set of Pace fittings.'

The church is also considered to be **significant as a place of worship for local people**. The church normally provides regular services as well as services for life events, opportunities for faith and prayer, services to the local community and a place of welcome once a week.

The church is named after **William Temple** (1881 – 1944), an English Anglican priest who served as Bishop of Manchester (1921–1929), Archbishop of York (1929–1942) and Archbishop of Canterbury (1942–1944). He was a leader in the ecumenical movement and in educational and labour reforms and there are a number of churches and schools named after him.

⁵ Pace, P. *The Architecture of George Pace* (Batsford, 1990), 205

⁶ Hartwell, C., Hyde, M. and Pevsner, N. *Buildings of England: Lancashire: Manchester and the South-East* (Yale, 2004), 494

⁷ Hartwell, C., Hyde, M. and Pevsner, N. *Buildings of England: Lancashire: Manchester and the South-East* (Yale, 2004), 494

The only record relating to the application site on the Greater Manchester Historic Environment Record covers the church. The archaeological potential is considered to be very low.

Summary of Significance

The church is considered to be of high significance and to merit its national designation. In a hierarchy of elevations, the south-east entrance and the north-east gable are considered to be the most important as these contain the entrance and the most designed detail, the north-west elevation to be of medium importance as it contains less detail and the south-west to be of least importance as it is almost entirely obscured by trees and the vicarage boundary.

The church is generally in good condition but the flat-roofed elements are now in poor condition, rendering the clergy vestry and office at the south-east end uninhabitable, and the timber entrance doors and mullioned window are also in poor condition and marked with graffiti. **Repair and conservation work are necessary as a matter of urgency to retain the special interest of the building.**



South-east Entrance



North-east Gable



North-west Elevation



South-east Porch with External Door

The assets' physical surroundings

- Aspect: William Temple Church faces south-east onto Robinswood Road.
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains): none.
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces: Streets to the west and south-east of the church are laid out in a post-war radial fashion with The Willows primary school to the south and the Wythenshawe Civic Centre to the north-east, separated by the openness of Simonsway and tram tracks.
- Historic materials and surfaces: none.
- Green space, trees and vegetation: The church is surrounded on three sides by open grass with some mature trees. The vicarage on the south-west side is completely enclosed by mature trees and hedges.
- Openness, enclosure and boundaries: A fenced boundary was only erected around the church in the early 21st century. As above, the church is enclosed by trees on the south-east side but is otherwise open.
- Functional relationships and communications: N/A
- History and degree of change over time: As above, a fenced boundary was erected around the church in the early 21st century. Otherwise, the principal change has been the development of the Wythenshawe Civic Centre.



View North-west Along Simonsway



View Towards Civic Centre



View North-west Along Robinswood Road



View North-east Along Summerfield Road



View South-east Along Simonsway



Gates in Perimeter Fence on North-west Side

Experience of the assets

- Surrounding landscape or townscape character: The surrounding townscape is suburban in character.
- Views from, towards, through, across and including the asset: Views in both directions along Simonsway provide information about the design of the church and the relationship between its low south-east entrance and the height and massing of the north-east gable. Views from Robinswood Road include the main entrance. Views in both areas include the cross, presumably also designed by Pace. The area at the boundary on the western corner, on both sides of the fence, is very overgrown and there is vegetation growth in the southern gutter of the special vestry and on the flat roof of the link, presenting a poor appearance to this part of the listed church.
- Intentional intervisibility with other historic and natural features: N/A
- Visual dominance, prominence or role as focal point: Due to the openness of the north-east side, the gable is very prominent in views in both directions along Simonsway and the church will act as a focal point.
- Noise, vibration and other nuisances: Simonsway is a busy road and provides access to the Civic Centre to the north.
- Tranquillity, remoteness, 'wildness': N/A.
- Busyness, bustle, movement and activity: The church is normally used for regular services as well as services for life events, opportunities for faith and prayer, services to the local community and a place of welcome once a week.
- Diurnal changes: At night, light comes from streetlights and occupied buildings.
- Sense of enclosure, seclusion, intimacy or privacy: The only enclosure is provided by mature trees and hedges around the vicarage on the south-west side of the church.
- Land use: See above.
- Accessibility, permeability and patterns of movement: The whole area is very permeable with radial streets and pedestrian walks around the church.

- Degree of interpretation or promotion to the public: The Church of England provides an online Church Heritage Record which carries further information and a description of the interior⁸. The church also has its own web pages⁹.
- Cultural associations: N/A
- Celebrated artistic representations: N/A.

Summary of Contribution to Significance Made by Setting

The only change to this part of the setting has been the enclosure of the church with a boundary fence in the early 21st century. At the time of its construction, the setting was open on three sides, including the application site. The north-east gable of the church acts as a landmark within the local area, being highly visible within the streetscape. The setting is considered **to make a generally positive contribution** to the significance of the church.

⁸ *Church Heritage Record 624178* [online]. Available at: <https://facultyonline.churchofengland.org/church-heritage-record-wythenshawe-william-temple-624178#Home> [Accessed 11.06.25]

⁹ *William Temple Parish Church Wythenshawe* [online]. Available at: <https://www.wythenshawe-anglican.org/williamtemple.html> [Accessed 11.06.25]

5 HERITAGE PLANNING CONTEXT

5.1 National Planning Policy Framework (Dec. 2023)

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority 'shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses' (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in December 2023 replacing all former planning policy statements (previous editions NPPF etc). The Planning Practice Guide: Conserving and Enhancing the Historic Environment should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Chapter 16 is related to conserving and enhancing the historic environment.

The Planning Practice Guide states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 199 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 200 and 201 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this

assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 202 states: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

The Planning Practice Guide gives further guidance:

'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset (National Planning Policy Framework paragraph 202). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy deliberate neglect or damage.'

Policy 203 states: 'In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 205 states: '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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Policy 206 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 207 states: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

The Planning Practice Guide gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.'

Policy 208 states; 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy 209 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The Planning Practice Guide defines a non-designated heritage asset:

'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'

Policy 211 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or

in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

Policy 212 states: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

5.2 Joint Places for Everyone (PfE) Development Plan Document (Adopted by Nine Greater Manchester Authorities 21 March 2024)

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets

and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

5.3 Manchester's Core Strategy Development Plan Document (Adopted July 2012)

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

5.4 Addendum to Manchester Core Strategy (2024)

CS Policy EN3 Heritage

The 2nd paragraph has been replaced by PfE Policy JP-P2

6 HERITAGE IMPACT ASSESSMENT

6.1 The Proposals

Pearce Architecture have prepared drawings for a new level access to the reinstated south-east main entrance.

Taking account of the assessment of significance above and Policies 200 and 201 of the NPPF, the impact of the proposal on the aspects of significance of the designated assets is considered below. The site lies within the setting of the Grade II listed William Temple Church and substantial harm should be exceptional. There are further details in the Design and Access Statement and the drawings which accompany the application.

6.2 Impact of the Development on the Significance of the Listed Building

This analysis will again use the non-exhaustive checklist given in Step 3 of the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*. This will address the impact on the proposed development of the site on the setting of the listed church.

Impact of New Development

Location and siting of development

- Proximity to assets: The proposed path will begin at the existing gates in the boundary fence and lead via a dogleg to the main south-east entrance and an inclined approach will be laid from the existing path.
- Position in relation to relevant topography and watercourses: N/A
- Position in relation to key views to, from and across: The application site is sited with the key views in both directions along Simonsway and Robinswood Road.
- Orientation: The proposed path will lead from the boundary to the existing cross and thence to the main entrance, with an additional inclined approach from the existing path.
- Degree to which location will physically or visually isolate asset: The proposed pathway will keep the setting open and is not considered to isolate the asset.

Form and appearance of development

- Prominence, dominance, or conspicuousness: The proposed path will be laid in concrete paving to match the existing by the porch.
- Competition with or distraction from the asset: The proposed path is not considered to compete with or distract from the asset.
- Dimensions, scale and massing: The proposed path will be two metres in width as far as the cross, increasing to three metres to the porch.
- Visual permeability (extent to which it can be seen through), reflectivity: The path will be visually permeable.
- Materials (texture, colour, reflectiveness, etc): Proposed materials are concrete paving to match the existing, which will be re-laid to create a new level access.
- Architectural and landscape style and/or design: N/A
- Introduction of movement or activity: There would be movement to the reinstated main entrance; worshippers have been using the north rear door.

- Diurnal or seasonal change: There will be no change.

Wider effects of the development

- Change to built surroundings and spaces: There will be change to the space around the church in that there will be a path from the existing boundary gates to the main entrance.
- Change to skyline, silhouette: There will be no changes to the skyline.
- Noise, odour, vibration, dust, etc: There will be no increase in noise.
- Lighting effects and 'light spill': At night, there will be light from the reinstated south-east porch.
- Change to general character (e.g., urbanising or industrialising): The proposed development is not considered to change the general character of the area.
- Changes to public access, use or amenity: There will be change to public access to allow worshippers to use the historic and designed south-east main entrance.
- Changes to land use, land cover, tree cover: A path will be laid from the boundary fence to the south-east entrance.
- Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc: There will be change to public access to allow worshippers to use the historic and designed south-east main entrance.
- Changes to ownership arrangements (fragmentation/permitted development/etc): There will be no changes to ownership.
- Economic viability: The development is considered to be economically viable.

Permanence of the development

- Anticipated lifetime/temporariness: The concrete path is expected to last over 50 years.
- Recurrence: N/A
- Reversibility: The path is removable.



North-west Access



View Towards South-east Porch from Boundary



Existing Concrete Paving Around Porch



Temple Memorial Stone

6.3 Overall Impact of Changes

The proposed path will reinstate the historic and designed main south-east entrance of the church. Worshippers have been using the north door which gives onto a dispiriting access and leads into the worship space adjacent to an enclosed chapel, thereby giving a different impression of the interior than that intended by the architect, George Pace. The existing gates in the boundary fence will be retained.

The proposal is considered to be **beneficial** in impact.

Important repair and conservation work is proposed as part of the works, including repairs to the timber work such as removal of graffiti, surface rust from push plates and redecoration of ironwork and oak with Osmo Clear UV-Protection Oil Extra, which. The flat roofed elements will also be repaired, to renew the asphalt coverings and skirtings to both flat roofs, the formation of new perimeter box gutters and re-leading of the concrete chutes, and the Temple memorial stone will be retained.

This work will have a **positive impact** on the significance of the church

The proposed path will provide level access to the historic main entrance, which will enable the listed building to continue in use as a place of worship and is considered to be **a significant public benefit in planning terms**.

Overall, the changes on the site are considered **to conserve and enhance the setting of the listed building** and to meet local planning guidance.

7 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of the application site and its contribution to the setting of the William Temple Church.

The church is considered to be of high significance and to merit its national designation. In a hierarchy of elevations, the south-east entrance and the north-east gable are considered to be the most important as these contain the entrance and the most designed detail, the north-west elevation to be of medium importance as it contains less detail and the south-west to be of least importance as it is almost entirely obscured by trees and the vicarage boundary.

The church is generally in good condition, but the flat-roofed elements are now in poor condition, rendering the clergy vestry and office at the south-east end uninhabitable, and the timber entrance doors and mullioned window are also in poor condition and marked with graffiti. **Repair and conservation work are necessary as a matter of urgency to retain the special interest of the building.**

The contribution to the setting of the church is discussed in Section 4.2. The only change to this part of the setting has been the enclosure of the church with a boundary fence in the early 21st century. At the time of its construction, the setting was open on three sides, including the application site. The north-east gable of the church acts as a landmark within the local area, being highly visible within the streetscape. The setting is considered **to make a generally positive contribution** to the significance of the church.

Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 203 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The impact of the proposals is assessed in Section 6 of the report. The proposed path will reinstate the historic and designed main south-east entrance of the church. Worshippers have been using the north door which gives onto a dispiriting access and leads into the worship space adjacent to an enclosed chapel, thereby giving a different impression of the interior than that intended by the architect, George Pace. The existing gates in the boundary fence will be retained. The proposal is considered to be **beneficial** in impact.

Important repair and conservation work is proposed as part of the works, including repairs to the timber work, flat roofed elements and the Temple memorial stone will be retained.

This work will have a **positive impact** on the significance of the church.

The proposed path will provide level access to the historic main entrance, which will enable the listed building to continue in use as a place of worship and is considered to be **a significant public benefit in planning terms**.

Overall, the changes on the site are considered **to conserve and enhance the setting of the listed building** and to meet local planning guidance.

Overall, the new development on the site is considered **to conserve and enhance the setting of the listed building** and to meet local planning guidance.

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Maps and Plans (Promap)

- | | | |
|------|---------|------------------------------------|
| 1959 | 1:2500 | Ordnance Survey SJ8286-SJ8386 - AA |
| 1975 | 1:1250 | Ordnance Survey |
| 1990 | 1:10000 | Ordnance Survey |

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G. G. Pace architectural papers 1940-2007 - held by Borthwick Institute for Archives: University of York, Ref. ACC 52/2008

9 APPENDIX: LISTED BUILDING DESCRIPTION

RINGWAY Wythenshawe SIMONSWAY William Temple Memorial Church

II Church. 1964-1965. G.G. Pace. Brick (a mixture of blue, red and brown). Sweeping pitched roof, originally of copper and now with pale green coating. Steel frame. Some reinforced concrete including unpainted concrete beam along top of walls. Rectangular plan organised on the diagonal with the sanctuary in one corner and in the other a chapel, enclosed in a funnel-shaped skin of painted blockwork and shuttered concrete. Low perimeter walls and low pitched sweeping roof rising to tall gables with vertical strip windows in irregular patterns. Dormers to roof. All windows with small leaded panes, those to the dormers now protected externally by plastic sheets. Slim tower with monopitch roof from which prominent gutter spout projects above weekday chapel.

Interior with exposed pink brick and exposed reinforced concrete skin and black steel frame perforated by hexagons, supporting timber boarded roof. Polygonal sanctuary with altar raised on three steps. Original light timber altar, and behind this matching timber cross and semi-circular linked row of matching timber seats, terminating in a pair of blue brick piers. Matching priest's chair and pair of matching lecterns of timber and black metal. Altar rail of chunky light timber on black metal paired supports. Six tall black metal candlesticks, also original. Black metal cylindrical lights, also original and distinctively in the manner associated with Pace.

Font is placed between sanctuary and chapel, within triangular black metal frame which rises to the roof. Font is a concrete cylinder with semi-circular concavities at the foot, and with black metal cover with symbolic dove motif. Organ, also painted black, is placed against the outside wall of the weekday chapel. Reused timber benches, stripped. Weekday chapel with matching light timber altar, altar rail, pair of candlesticks, and suspended cross.

An impressive and original church which was liturgically advanced for its time and contains a full set of Pace fittings.

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