



Northern Pathology Development,
Christie Hospital
Heritage Statement

July 2025

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1. Introduction

- 1.1. This Heritage Statement ('the Statement') has been prepared by Deloitte LLP in support of a Full Planning Application for Full Planning Permission for the redevelopment existing temporary Derek Crowther Building (Block 29), on Wilmslow Road to build a new Pathology Development with integrated clinical facilities (the "Proposed Development") at the Christie Hospital (the "Christie") in Withington, Manchester.
- 1.2. This report should be read in conjunction with the Design and Access Statement prepared by DAY Architectural Ltd and the Planning Statement prepared by Deloitte LLP, to provide further context in relation to the Proposed Development and this report, which assesses above ground heritage considerations pertinent to the application only.
- 1.3. In short, the Proposed Development is required to facilitate the relocation of existing specialist equipment, which are undersized, overcrowded and not fit for purpose in terms of ventilation and areas required for flow. The Proposed Development will enable the co-location of laboratories with clinical services to ensure rapid sample transfer, ultimately enabling faster diagnostic turnaround times crucial for patient treatment.
- 1.4. This report has been prepared by Deloitte LLP. Authors: Charlotte Maynard (BA(Hons), MSc, MRTPI) – Planner and Frances Hampson (BA MA MRTPI).

Report Structure

- 1.5. The National Planning Policy Framework (NPPF) (2024) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states at paragraph 207 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
- 1.6. In light of these requirements this Report is structured as follows:
 - Section 2: Site context, including Site history. This Section also defines the heritage assets potentially affected by the Proposed Development.
 - Section 3: Legislative and policy context for this assessment.
 - Section 4: Scoping of assets.
 - Section 5: Assessment of significance.
 - Section 6: Assessment of impact.
 - Section 7: Policy assessment.
 - Section 8: Summary and conclusion.

Research Methodology

- 1.7. The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the NPPF.
- 1.8. The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:
 - National Heritage List for England (Historic England (HE));
 - Manchester University Library Records;
 - Detailed visual site inspections carried out in July 2025, and
 - Other published sources of information which are referenced where relevant.

Methodology

- 1.9. A desk-based study was undertaken in July 2025 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets.
- 1.10. To further inform this opinion, a Site visit was undertaken to understand the site context as a pedestrian. The Site visits supplemented our understanding and helped to ascertain the extent of visual impact in conjunction with the Site and nearby heritage assets.
- 1.11. The setting of these assets must also be identified and understood. As set out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance"*. In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.
- 1.12. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time, tangibly or intangibly), assets have been discounted from further assessment.
- 1.13. Section 4 of this Statement sets out the scoping exercise undertaken in relation to the Proposed Development. **In total 7 assets have been considered of which 4 have been discounted.**
- 1.14. Following the scoping exercise, more detailed analysis of the significance of the identified assets has been undertaken, specifically the contribution setting makes to that significance. This is done in Section 5: Assessment of Significance.
- 1.15. Finally, the impact the development has on the setting and ultimately the significance of the assets is assessed, as carried out in Section 6: Assessment of Impact.

2. Site Context

Site Location

- 2.1. The Site comprises the existing Block 29, Derek Crowther Building of the Christie Hospital in Withington, which currently hosts clinical and non-clinical facilities associated with the Christie. The total site area is 0.16ha.
- 2.2. A Site Location Plan is shown [Figure 2.1](#).

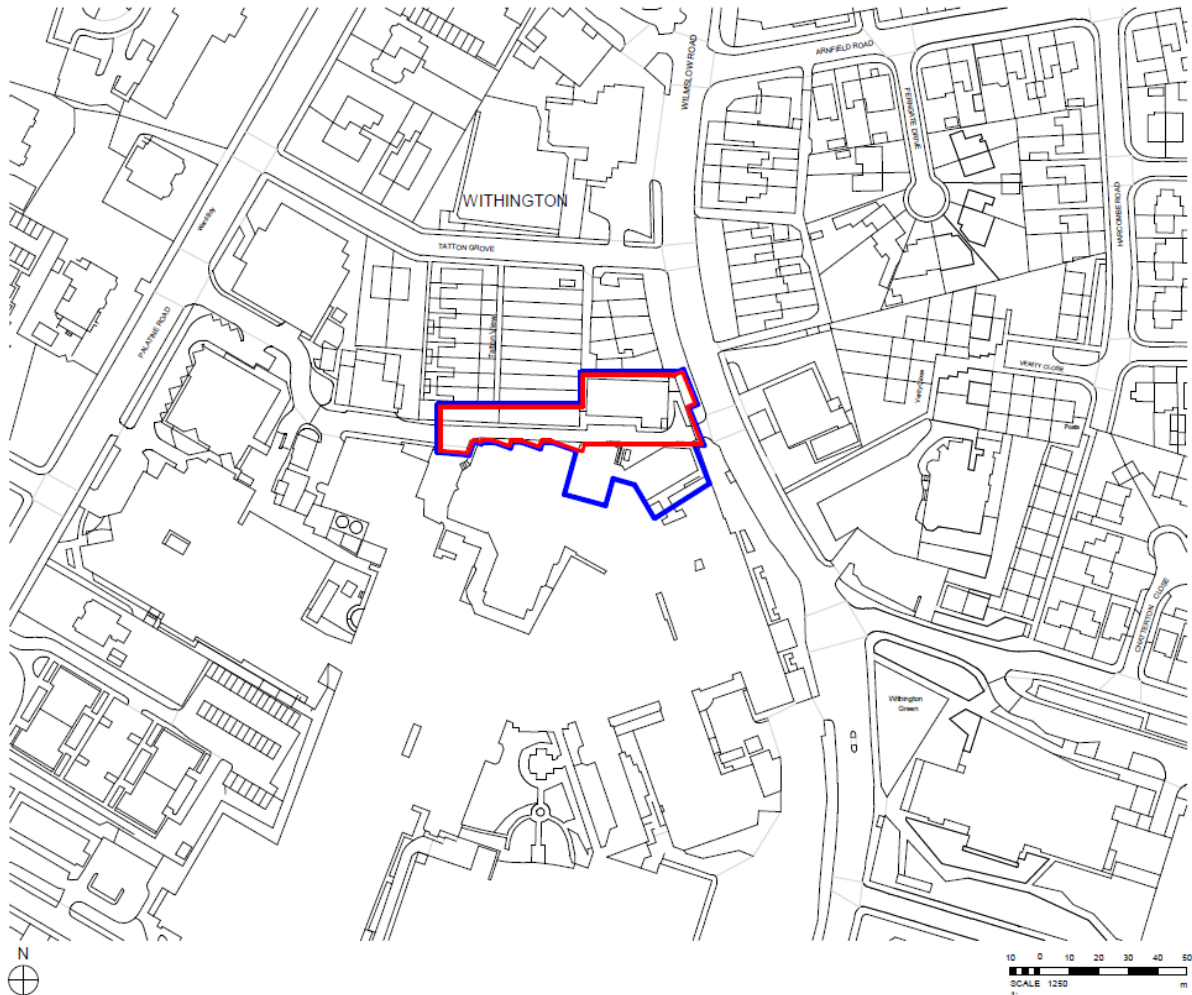


Figure 2.1 Site Location Plan – Site outlined in red (Author: Day Architectural, 2025)

Wider Area

- 2.3. The Site is located to the northeast of the existing Christie Hospital Estate.
- 2.4. The Site is bound by a private access route for the Christie to the south, residential development to the west, and local amenities and retail units to the north. Wilmslow Road borders the Site immediately to the east, which includes a partially segregated cycle lane.
- 2.5. The wider Christie Hospital Estate is located within a principally residential area, but there are also a range of uses within the vicinity of the Site. To the north of the Christie Hospital local amenities and retail units line Wilmslow Road between the Site and the Grade II Red Lion pub. Beyond this, Wilmslow Road leads towards Withington district centre.
- 2.6. To the east of the Site and Wilmslow Road comprises Withington Dental Care Centre. Further from this the area comprises relatively low density two storey residential properties. To the south of Cotton Lane comprises the Manchester Cancer Research Centre.

- 2.7. The surrounding area is predominantly residential with a small number of local shops and small businesses located on Wilmslow Road. Notwithstanding this, the Christie Hospital is a major land use within the area.

Site Description

- 2.8. The Site comprises the existing Block 29, Derek Crowther Building of the Christie Hospital in Withington, which currently hosts clinical and non-clinical facilities associated with the Christie. The total site area is 1,565sqm.sa
- 2.9. The existing temporary building, as depicted in Figure 2.1 below, comprises a blue and white façade, rising to two storeys. An area of plant occupies part of the roof, set back from the façade edge, and a Vacuum insulated evaporator ('VIE') tank is located adjacent to the rear of the building.
- 2.10. A recessed glazed entrance door, set back from the main façade and fronted by blue steel railings, provides access from Wilmslow Road. The existing building is set back from Wilmslow Road by brown brick and blue steel railings.
- 2.11. The existing temporary building is not fit for purpose as existing and the Applicant acknowledges that to deliver high-quality patient experience and maintain their reputation for providing world class facilities and treatments, they must invest in improvements to obsolete parts of their estate.



Figure 2-2 Image of Site and existing building (Day Architectural, 2025)

- 2.12. The Site is bound by a private access route for the existing Christie Estate to the south, residential development to the west, and local amenities and retail units to the north. On the east of the site is Wilmslow Road, which acts as one of the busy arterial links from the centre of Manchester to the suburbs.
- 2.13. Along Wilmslow Road, there are elements of retained frontage from the 1930s, shown below in Figure 2-3. The majority of the original 1930s buildings have been altered, however the curved sweeping frontage presents a strong contribution to the townscape¹.

¹ The Christie NHS Foundation Trust and Manchester City Council (2014). [Strategic Planning Framework for The Christie](#). Manchester City Council, pp.1–109. [accessed 29 September 2023]



Figure 2-3 Retained frontage including walls and gate.

Heritage Assets

- 2.14. The Site is not located within a conservation area; however, the Withington Conservation Area abuts the western boundary of the Site. There are no listed buildings within the Site boundary, but a number of heritage assets are located near to the Site, as discussed below.
- 2.15. The Heritage Statement considers above ground heritage only.
- 2.16. The Proposed Development and Site have been discussed directly with Greater Manchester Archaeological Advisory Service ('GMAAS') to understand the need for a desktop assessment or archaeological investigations to support the planning application. GMAAS provided correspondence on 27 May 2024, which confirmed that, upon checking their records, there is no archaeological interest in the footprint of the Site. Additionally, given the previous intensive development of the site, it is unlikely that any unsuspected archaeological remains would survive intact.
- 2.17. GMAAS therefore confirmed that the Proposed Development will not have any impact on below ground archaeological remains and that no further consideration of archaeological matters is required to support the planning application.

Listed Buildings

- 2.18. As shown on [Figure 2-4](#), there are 6 listed buildings in proximity to the Site. Assets 1 – 3 are within 250m, and a cluster of three further assets are 330m to the north. These are set out in the table below.

No.	Title	Grade	Distance from Site (metres)
1	Red Lion Inn	II	90m
2	Milestone	II	143m
3	Church of St Paul	II	228m
4	Pair of Stone Piers to forecourt of 494	II	330m
5	Former White Lion Public House	II	
6	Pair of Stone Piers to forecourt of 496	II	

Table 2-1 Table of Listed Buildings in close proximity to the Site (Sourced using Historic England's Mapping Tool, July 2025)

- 2.19. There are a further two assets c.430-450m to the north of the Site (Pampers and National Westminster Bank); however, due to the large distance between them and the Site, and the dense urban area between that removes any visual relationship, they have been discounted from review.

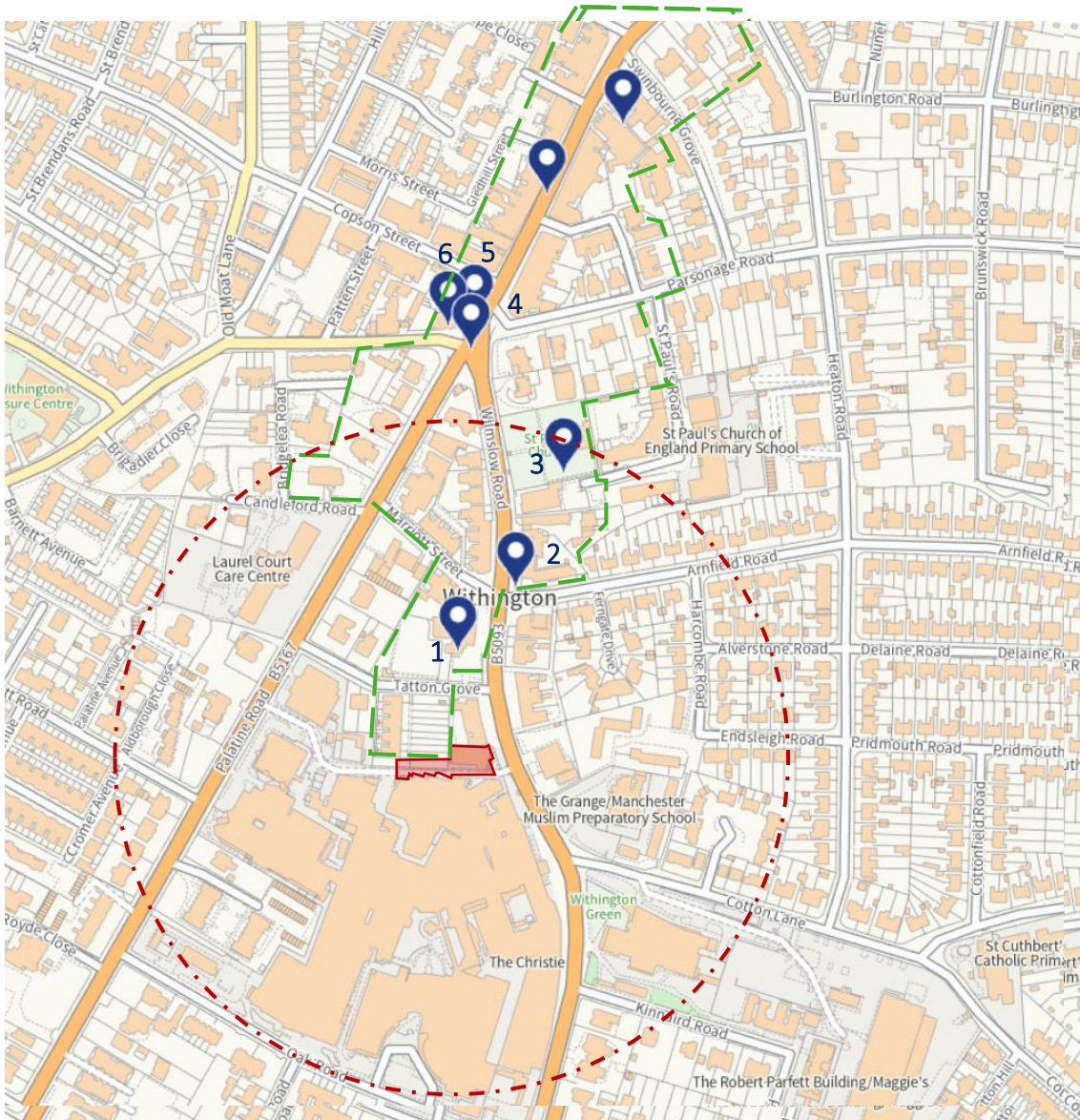


Figure 2-4 Map of Heritage Assets (250m radius denoted by red dashed circle and Withington Conservation Area denoted by green dashed area), sourced from the Historic England website¹ and marked up by Deloitte.

Conservation Areas

- 2.20. The Withington Conservation Area abuts the western boundary of the Site.
- 2.21. The significance of the Withington Conservation Area is centred on this townscape character, which is founded principally in its historic village high street.

Wider Area History²

- 2.22. The first major settlement of what is now Manchester City Centre was by the Romans in AD 79, who established a fort at Castlefield, approximately 550m to the north-east of the Site. By the thirteenth century the Grelley family had

² The principal sources for this section are:

GMAU, 2009. *Greater Manchester Urban Historic Landscape Characterisation: Manchester District Report*. (Unpublished report)

¹Townships: Manchester, in *A History of the County of Lancaster: Volume 4*, ed. William Farrer and J Brownbill (London, 1911), pp. 222-251. British History Online <https://www.british-history.ac.uk/vch/lanacs/vol4> [accessed 7 July 2025].

established a manor house north of the Roman fort, and likely also a castle, which is recorded in 1184. The medieval town then grew up around the manor house, although nothing earlier than the fifteenth century survives.

- 2.23. By the second half of the eighteenth-century Manchester had become a first rank provincial town. Trade was burgeoning, centred on the cotton industry, although production was mainly in domestic workshops. Towards the end of the eighteenth century the town experienced rapid expansion facilitated by sales of large parcels of land in and around the centre in response to increasing demand and soaring land values.
- 2.24. By the Victorian era the city was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. In 1844, Benjamin Disraeli called Manchester “the most wonderful city of modern times”.
- 2.25. Commerce and trade, however, were already more important than manufacturing; the Exchange, which was extended in 1847, had to be rebuilt in 1869-74. Nevertheless, the system of local government lagged behind and it wasn’t until 1838 that a municipal corporation was secured, which provided for the creation of new boroughs with elected councils. The manorial rights were bought by the Corporation in 1848, and a decade later Manchester became administratively a city.
- 2.26. Like many places within Manchester, Withington was mainly rural until the mid-19th century when it underwent rapid urbanisation and socioeconomic development as part of the industrial revolution. Withington became part of Manchester in 1904³.
- 2.27. The suburbs greatly expanded during the inter-war years, with more than 27,000 council houses erected between 1924 and 1938, but council rents were still out of reach of the poorest.
- 2.28. On 1 September 1939, Germany invaded Poland, and World War II began. Like other large industrial cities in Britain, Manchester suffered aerial bombardment during the conflict. Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'. As a result of these raids, an estimated 684 people died and more than 2,000 were injured.
- 2.29. The end of World War II bought a period of decline in manufacturing and the city’s economic status. The cotton industry had collapsed by the 1950s and the most dramatic period of industrial decline began in the later 1960s.
- 2.30. The latter part of the twentieth century in Manchester is notable for the beginning of regeneration, with exemplary conservation schemes and effective re-use of historic buildings, including the opening of the G-Mex Exhibition Centre opened in 1986 in the old Central Station, and renewal of the Castlefield area from the 1980s; and Ancoats from 2000s.

Site Specific History

- 2.31. The Site, lies on the southern edge of the City in the Withington area. The name most likely derives from the Anglo Saxon 'Withy-ton', which meant a settlement in an area where 'wythes' or willows abounded. By the 13th century, Withington was an independent manor whose Lord was William de Withington, but towards the end of that century the manor had become a sub-manor of the Barony of Manchester, a much larger area stretching as far as Denton .
- 2.32. Withington remained a rural hamlet with virtually no industrial or commercial activity until the middle of the 19th century. It is likely that the village's first urban form of development coincided with the construction of Queen Street and Albert Street, off Wilmslow Road, in 1859.⁴
- 2.33. Withington’s predominant development came in the second half of the 19th century, when it experienced an influx of professionals seeking to escape industrial Manchester. This was made possible in part by the sale of land from the Egerton Estate, and was accelerated by the construction of a second turnpike road in 1862 – Palatine Road.
- 2.34. The development within Withington was rapid, with the Ordnance Survey map published in 1894 (Figure 2-5) showing groups of irregular terraced buildings, likely with shops below, running along either side of Wilmslow Road to the north of the junction. The 1894 map also features a Police station, Inn and St Paul’s, the latter of which was built in 1841 and later extended in 1864, adding the chancel and chapel⁵.
- 2.35. The area surrounding the wider Christie Hospital Estate except for residential development, mainly sizeable detached and semi-detached dwellings, remained largely undeveloped at this time.
- 2.36. The t Site itself, was occupied a number of residential buildings, suggested to be both residential terraces, and smaller semi-detached houses, set back from the road and with gardens.

³ Greater Manchester County Record Office. [Place Names T to W](#). Archived from the original on 18 July 2011. [accessed 7 July 2025]

⁴ Withington Conservation Area [Introduction | Withington Conservation Area | Manchester City Council](#) [accessed 7 July 2025]

⁵ Withington Conservation Area Appraisal (2024) [Withington Conservation Area Appraisal KM 1 .pdf](#) [accessed 7 July 2025]



Figure 2-5 A Plan of Lancashire, includes Manchester and Stockport 1894, with the Site outline in red, and the wider Christie Hospital Estate outlined in blue (Source: Manchester University Libraries).

- 2.37. The wider Christie Hospital Estate was formerly occupied by a large villa called Groombridge House, accessed from Wilmslow Road and set within expansive landscaped grounds containing other ancillary buildings as seen in Figure 2-5 and 2-6.



Figure 2-6 Plan showing the original Groombridge House, 1894⁶

⁶ Groombridge House 1894, from the OS of South Lancashire 1894, courtesy of Digital Archives Association, <http://www.digitalarchives.co.uk/>

- 2.38. Groombridge House was one of three substantial dwellings positioned around Withington Green at the junction of Wilmslow Road with Cotton Lane. At this time residential development was gathering pace in the surrounding area and Oak Road and Circular Road to the south of the Site and Palatine Road to the west were already lined with detached and semi-detached houses. Old Broadway was yet to be established, but Kinnaird Road and Rathen Road had been laid out to the north. The area further east, beyond the former Withington Hall, remained undeveloped and agricultural in character.
- 2.39. At the beginning of the 20th century, very little change was recorded since the last 1894 map (Figure 2-6) was published. The wider Christie Hospital Estate was still occupied by Groombridge House, and the Proposed Development Site still occupied by houses, in 1922 (Figure 2-7). The Manchester Guardian in May 1929, identifies the building would be demolished to allow the construction of the Christie Hospital, to be built “in the grounds of Groombridge House”.⁷
- 2.40. The Christie Hospital was named after Sir Richard Copeley Christie, once chancellor of Manchester University; and the Holt Radium Institute, named after Sir Edward Holt, a former Lord Mayor of Manchester. The Hospital was originally founded in 1892, as the ‘Cancer Pavilion and Home for Incurables’. It was located on a site to the east of Manchester Royal Infirmary between Upper Brook Street and Oxford Road before being relocated to the present site in Withington during the early 20th century, in order to merge with the Holt Radium Institute.
- 2.41. At the beginning of the 20th century, very little change was recorded since the last 1894 map (Figure 2-6) was published. The wider Christie Hospital Estate was still occupied by Groombridge House, and the Proposed Development Site still occupied by houses, in 1922 (Figure 2-7).

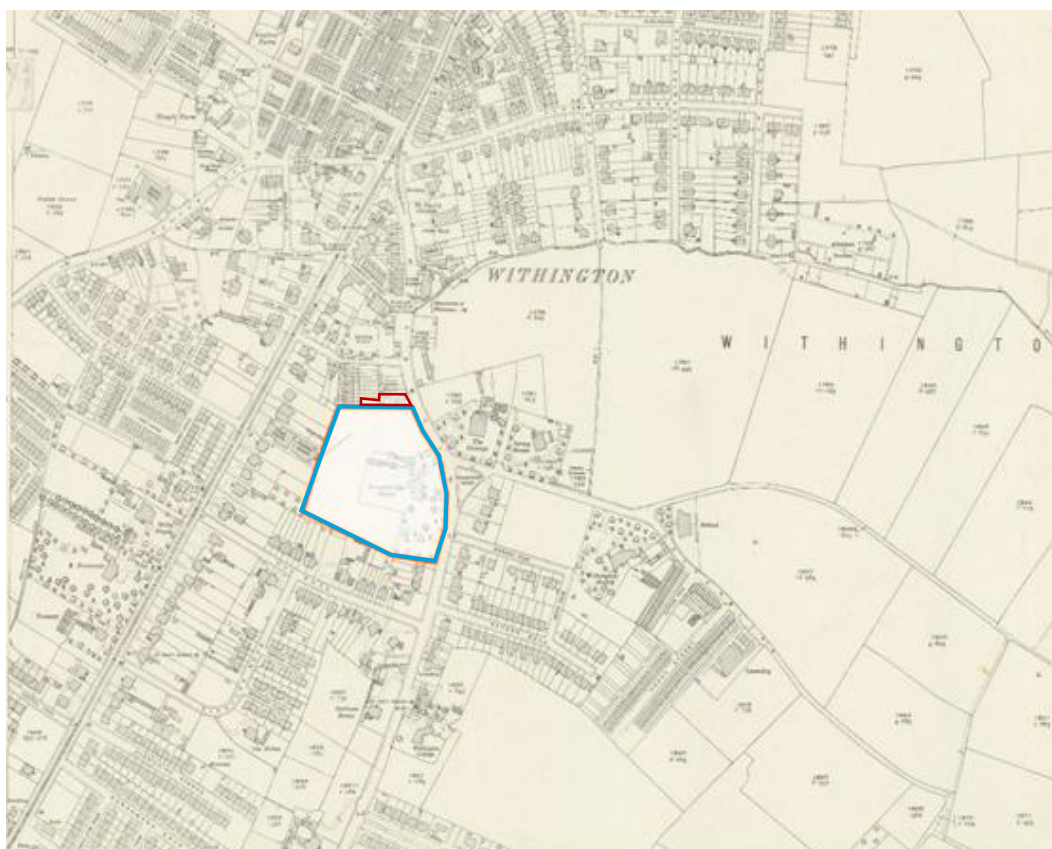


Figure 2-7 Ordnance Survey 1:2500 county series. Lancashire. Sheet CXI.7. 1922, with the Proposed Development Site outline in red, and the wider Christie Hospital Estate outlined in blue (Source: Manchester University Libraries).

- 2.42. In 1932, the Christie Hospital and the Institute, since renamed the Holt Radium Institute, both moved to a joint site in Withington. At the time of its opening in 1932, the Christie Hospital was the only hospital outside London for the treatment of cancer alone and active in pathological research.

⁷ Principle sources for this section:

Manchester Cancer Research Centre [Research Heritage - Manchester Cancer Research Centre](#) [accessed on 7 July 2025]

Rylands Blog Radium and Radiotherapy in Neurological Cases published 24 November 2016 [Rylands Blog Radium and Radiotherapy in Neurological Cases](#) ([rylandscollections.com](#)) [accessed on 7 July 2025]

Cancer Research UK: Manchester Institute [About \(manchester.ac.uk\)](#) [accessed on 7 July 2025]

- 2.43. Plans for the new purpose-built Christie Withington and Holt Radium Institute were drawn up by architect Harry S Fairhurst, a notable architect in Edwardian Manchester, responsible for buildings in the city such as India House, Bridgewater House and Ship Canal House.
- 2.44. The masterplan for the Christie Hospital comprised a principal Neo-Georgian hospital administration building in brick with stone accents positioned as a focal point in the centre of the site and accessed via a circular route leading from Wilmslow Road.
- 2.45. As illustrated in the historic image (Figure 2-8), the development formed part of a linear spine of connected brick buildings with wards extending westwards from it, set within landscaped grounds. The Holt Radium Institute, a low symmetrical block also connected to the hospital, was located to the east and still fronts Wilmslow Road.
- 2.46. The masterplan accounted for future expansion with only two out of the four potential ward initially built.
- 2.47. However, by the mid-20th century, the initial building was expanded, principally in the form of infill development in the northern part of the site, reducing the extent of the landscaped area around the circular route.

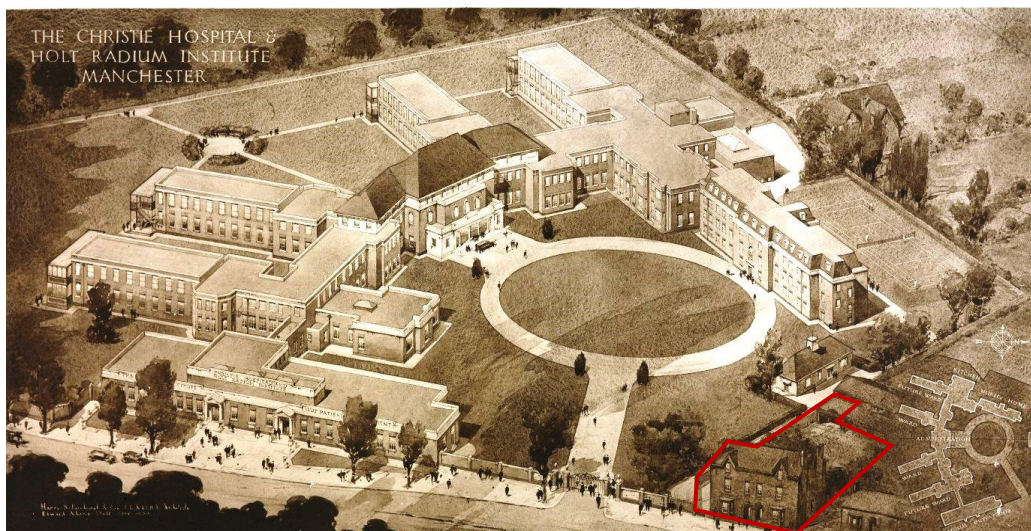


Figure 2-8 Image of The Christie Hospital and Holt Radium Institute Manchester, rough outline of the Proposed Development Site in red.

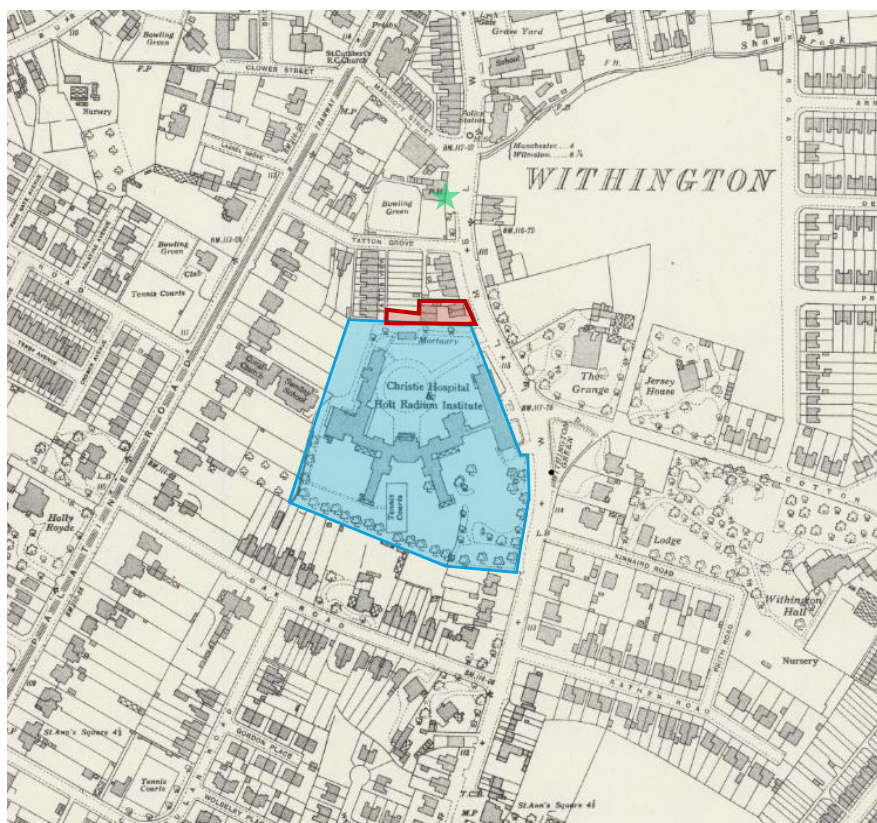


Figure 2-9 Ordnance Survey 1:2500 county series. Lancashire. Sheet CXI.7. 1935, wider Christie Site outlined in red, Red Lion Listed Asset indicated with green star. (Source: Manchester University Libraries).

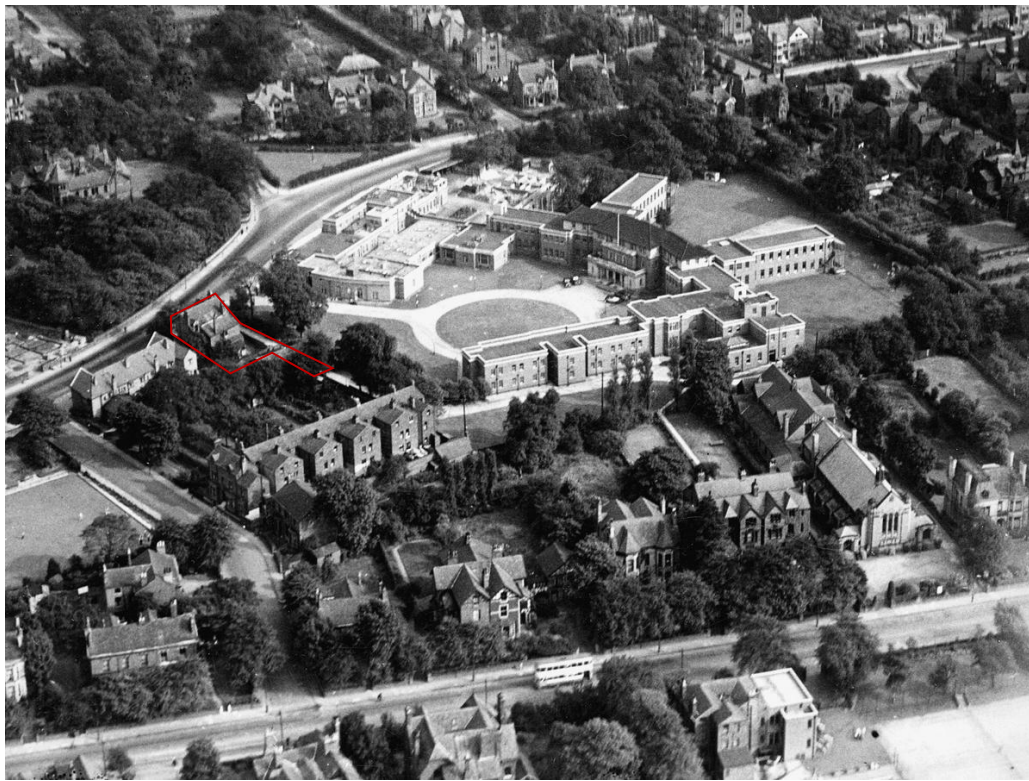


Figure 2-10 Aerial Image of The Christie Hospital and Holt Radium Institute Manchester (1937), rough outline of the Proposed Development Site in red (Source: Manchester University Libraries).

- 2.48. As for the Site, Figures 2-8, 2-9 and 2-10 show the retention of the semi-detached housing erected in the mid-19th century.
- 2.49. The below Ordnance Survey Maps illustrate how the wider Christie Hospital Estate, as well as the Proposed Development have developed during the 20th century.
- 2.50. The 1935 Ordnance Map (Figure 2-11) illustrates how the Christie Hospital site appeared three years after the hospital was opened in 1932. Showing the initial opening of two wards but the potential for further expansion.



Figure 2-11 - Ordnance Survey 1:2500 for 1989-1990 (on the left) 1950-1964 (on the right), the wider Christie Hospital Site outlined in red. (Source: Manchester University Libraries).

- 2.51. The changing landscape of the Christie Hospital Estate (Figure 2-11) indicates how the building interconnects as well as the expansion of the south east wing during the 1990s.
- 2.52. The reduction of the circular landscaping in the middle of the development continued, throughout the late 19th century as the hospital continue to grow. To facilitate growth additional land was acquired to the south and west of the Site as the hospital continued to expand incrementally.

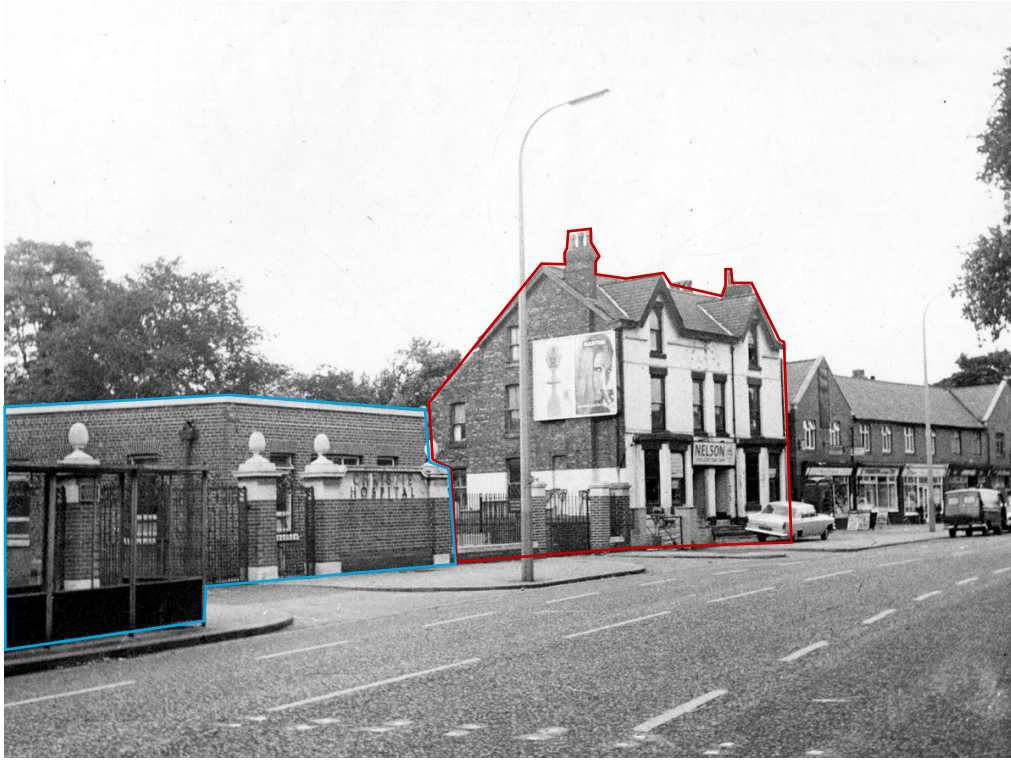


Figure 2-12 - Image of The Christie Hospital and Proposed Development Site facing northwest on Wilmslow Road (1967), rough outline of the Proposed Development Site in red, and wider Christie Hospital Estate in blue (Source: Manchester University Libraries).

- 2.53. As depicted in Figure 2-12, in 1967, the Proposed Development Site still comprised some of the mid-18th century buildings, however in keeping with the vernacular of the area, the ground floor level had taken up retail/business use.
- 2.54. It is suggested that the mid-18th century buildings were demolished in the late 1980's, Subsequently pursuant to Planning Permission (Ref: 039578) granted in October 1991, the Proposed Development Site was approved for use as a surface carpark to serve the Christie Hospital Estate, Figure 2-13 showing this Site under this use in 2000. Figure 2-13 also shows the western expansion of the Christie Hospital Estate, up to Palatine Road.



Figure 2-13 – Aerial Image of The Christie Hospital and Proposed Development Site (2000), the Proposed Development Site in red, and wider Christie Hospital Estate in blue (Source: Google Earth Historic Imagery, 2025).

- 2.55. By the 21st Century, the surrounding area is still predominantly residential in character with the exception of the commercial centre of Withington to the north and the expansion of the hospital complex to the east of Wilmslow Road on land between Cotton Lane and Kinnaird Road.
- 2.56. In September 2008 a temporary Planning Permission (Ref: 087105/FO/2008/S1) was granted for the erection of a two-storey modular building on the Site, as shown in Figure 2-14. This development was initially erected to accommodate the Clinical Trials Department. Subsequently, two further Planning Permissions were granted on the Site to extend the life of the temporary building. The first in 2015 (Ref. 108244/FO/2015/S1) secured a three-year extension for pre-operational treatments. The second in 2019 (Ref. 123630/FO/2019) granted another three-year extension, plus permission to install cryotherapy equipment for stem cell therapy.



Figure 2-14 – Aerial Image of The Christie Hospital and Proposed Development Site (2009), the Proposed Development Site in red, and wider Christie Hospital Estate in blue (Source: Google Earth Historic Imagery, 2025).

- 2.57. As per the nature of ongoing improvements to the Christie Hospital Estate, the main hospital campus is now an extensive network of buildings from different periods, inclusive of the temporary building that has comprised part of the Site since 2008.

3. Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric, and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 199.
- 3.2. Section 66 of the Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering whether to grant planning permission.

National Policy and Guidance

National Planning Policy Framework (NPPF) (2024)

- 3.3. The National Planning Policy Framework (2024) is a material consideration in the determination of planning applications and articulates the priorities of the Plan for Growth within planning policy. The NPPF introduces a "presumption" in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about growth which supports economic, environmental, and social progress for existing and future generations.
- 3.4. Section 12 (para 131 to 141) is titled "Achieving well-designed places". It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
 - Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - Be sympathetic to local character and history, including the surrounding built environment and landscape settings, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - Establish or maintain a strong sense of place, using arrangements of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
 - Create safe, inclusive, and accessible environments which promote health and wellbeing.
- 3.5. Section 16 (para 202 to 214) is titled "Conserving and enhancing the historic environment". Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhancing the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.6. A heritage asset is defined as a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage asset. Heritage assets includes designated heritage assets identified by the local planning authority (including local listings). A designated heritage asset is defined as a World Heritage Asset, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area under relevant legislation.
- 3.7. Paragraph 216 states that *"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."*

- 3.8. Paragraph 212 emphasises that *“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.”*
- 3.9. The NPPF requires any harm or loss to have clear and convincing justification. With substantial harm to or loss of a Grade II listed building to be the exception and any substantial harm to Grade I or II* listed buildings to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset’s optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.10. The NPPF defines “setting” within Annex 2 as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 3.11. Paragraph 219 provides further guidance on conservation areas and sites within the setting of heritage assets, directing Local Planning Authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets to enhance and better reveal their significance. It states that *“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.”*
- 3.12. Furthermore, Paragraph 220 states that not all elements of a conservation area will necessarily contribute to its significance.

National Planning Policy Guidance

- 3.13. Planning Practice Guidance (“PPG”) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing development proposals.
- 3.14. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that *“heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”*
- 3.15. The PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.
- 3.16. The PPG advises that the first step to avoiding or minimising harm to heritage assets is to understand the individual significance of heritage assets, as well as their setting, early in the design process so that this understanding can help to inform the development of a design which avoids or minimises harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017)

- 3.17. This document sets out guidance, against the background of the NPPF and the related guidance given in the PPG, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 3.18. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.19. It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).
- 3.20. The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

- Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5: Make and document the decision and monitor outcomes.
- 3.21. The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.22. Importantly, the Note highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
 - those where town- or village-scape reveals views with unplanned or unintended beauty.
 - those with historical associations, including viewing points and the topography of battlefields.
 - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
 - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.23. Of relevance to this proposal is the following commentary from the Note:
- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
 - Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset’s setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
 - Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Historic England Advice, Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 3.24. This Historic England advice note covers the NPPF requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.25. The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
 - Understand the significance of the asset(s).
 - Understand the impact of the proposal on that significance.
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
 - Look for opportunities to better reveal or enhance significance.

Historic England Advice, Note 4: Tall Buildings (2022, 2nd Edition)

- 3.26. The Advice Note sets out ways to plan for tall buildings within the environment.
- 3.27. In particular, the Advice Note considers the following impacts on historic assets:
- Quality of Places: the distinctive qualities and values of a place, including historic character and context – and whether the proposal of a tall building will negatively impact the overall quality of the space;

- Heritage: understanding the significance of the historic environment and the potential impact of a tall building on this significance.
- Visual: the impact on the streetscape, town or cityscape and wider urban and rural landscapes, and views.
- Functional: the design, embodied carbon and carbon cost, construction, and operation;
- Environmental: the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climate changes could have upon their fabric, and how they are experienced; and
- Cumulative: the combined impacts on heritage assets from existing, consented and proposed tall buildings.

3.28. Additionally, the advice note also discusses the importance of pre-application advice with local authorities and statutory consultees (as per the NPPF). These discussions identify issues early in the process so that reasonable resolutions can be sought pre-submission. These discussions also advise the developer on an appropriate zone of visual influence, help the developer understand the local character of the area, and gain an early understanding of the significance of the heritage assets.

3.29. The advice notes advise that the use of visualisations is key to communicate the proposed appearance of new developments, in order to provide key context within its setting. Similarly, a diverse range of viewpoints for analysis illustrate these potential impacts that may occur relative to the significance of the identified heritage asset. These identified impacts can then be appropriately mitigated with discussion between the architect, local planning authority and statutory consultees.

Local Policy

3.30. The Local Planning Policy for Manchester, comprises the following documents:

- Manchester Core Strategy (2012);
- Places for Everyone (2024); and
- Saved Policies of Manchester Unitary Development Plan (“UDP”) (1995)

3.31. The key policies from a heritage perspective in the Development Plan are Policy CC9, Policy EN3, Policy DC18.1 and Policy DC19.1:

- **Core Strategy Policy CC9 Design and Heritage** states that “*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*”.
- **Core Strategy Policy EN3 Heritage** states that “*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.*”
- **UDP Policy DC18.1 Conservation Areas** states that “*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.*”
- **UDP Policy DC19.1 Listed Buildings** outlines that where development affects the setting of a Listed Building the City Council will consider siting, scale and the quality of the design when assessing proposals.

Places for Everyone Development Plan (2024)

3.32. Policy JP-P2 (Heritage) outlines a commitment to proactively manage and enhance Greater Manchester's historic environment and heritage assets. This will be achieved by promoting understanding and enjoyment of these assets, integrating their conservation into place-making, and considering their significance in all planning and development decisions.

- 3.33. This policy emphasises the importance of protecting key elements of Greater Manchester's heritage, and encourages the regeneration and reuse of at-risk heritage assets. All development proposals affecting heritage assets will be evaluated against national planning policy and should be supported by appropriate heritage assessments.

4. Scoping of Assets

- 4.1. The below plan illustrates which heritage assets had the potential to be impacted by the Proposed Development (**Figure 4-1**).
- 4.2. The following designated heritage assets were initially identified and following the site visit were either scoped in or out as summarised below. Explanation of the rationale for scoping each asset into or out of the assessment is detailed below:
1. Red Lion Inn (Grade II) – **Scoped In**
 2. Milestone (Grade II) – **Scoped Out**
 3. Church of St Paul (Grade II) – **Scoped In**
 4. Pair of Stone Piers (Grade II) – **Scoped Out**
 5. Former White Lion Public House (Grade II) – **Scoped Out**
 6. Pair of Stone Piers (Grade II) – **Scoped Out**
- 4.3. The Site does not lie within a conservation area; however the western boundary of the Site abuts the Withington Conservation Area. The Conservation Area is therefore **Scoped In** to further discussion due to the potential of the Proposed Development to impact on the setting and character.

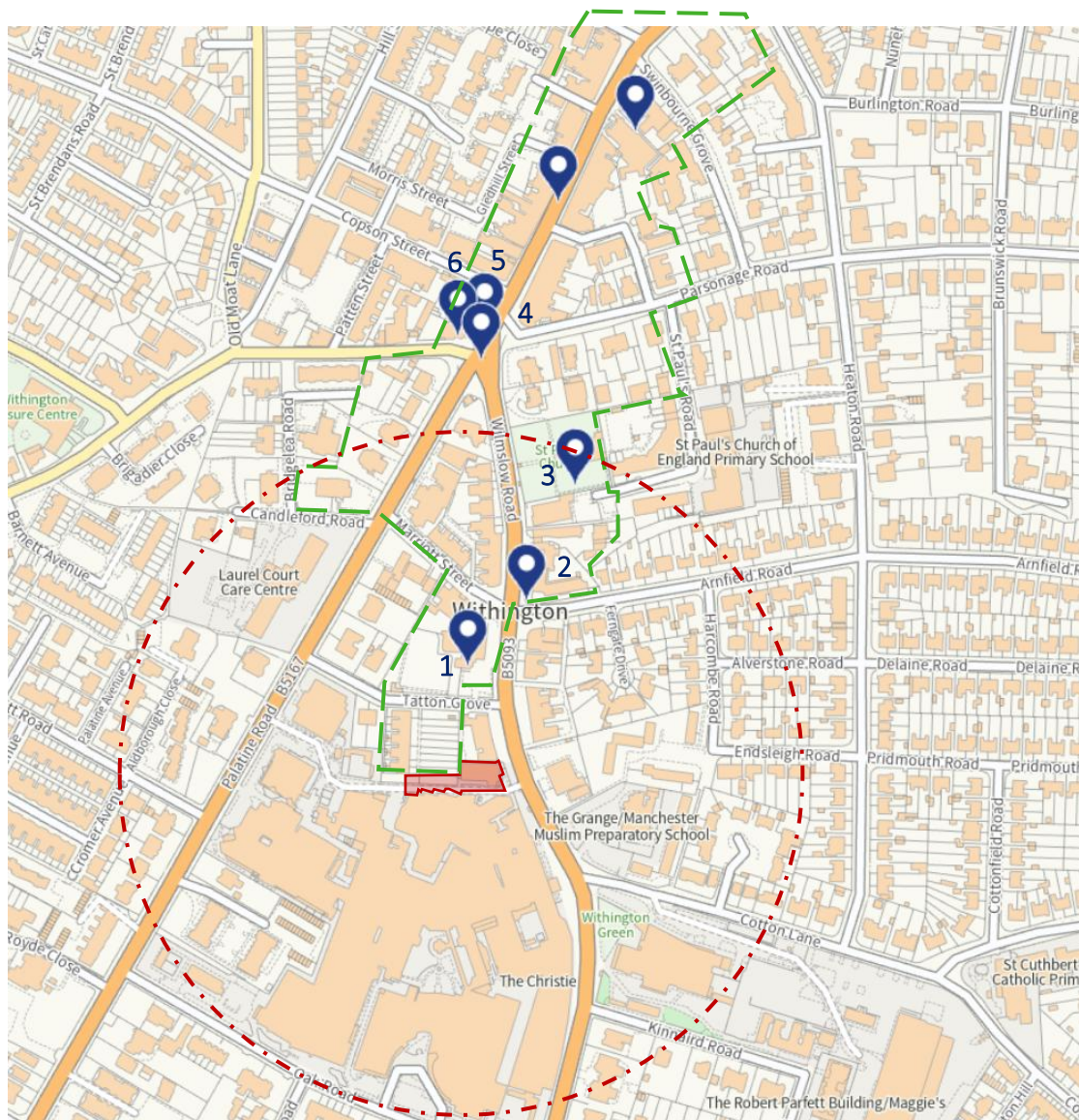


Figure 4-1 Map of Heritage Assets (250m radius denoted by red dashed circle and Withington Conservation Area denoted by green dashed area), sourced from the Historic England website¹ and marked up by Deloitte.

Red Lion Inn (Asset #1) – Grade II



Figure 4-2 View of Red Lion Inn, heritage asset (outlined in green) in conjunction with the Site (outlined in red). (Photo taken July 2025, Authors own)

- 4.4. The Red Lion Inn, 532 Wilmslow Road is a Grade II Listed Building (List Entry Number: 1270511), which is currently used as a public house. The heritage asset is located northwest of the Site. The Site is within the setting of this asset and therefore this asset will be **scoped into** the assessment.

Milestone (Asset #2) – Grade II



Figure 4-3 View of Millstone heritage asset (outlined in green). (Photo taken July 2025, Authors own)

- 4.5. The Millstone adjacent to Withington Fire Station is a Grade II listed structure (List Entry Number: 1415631), which has been retained on the pedestrian footpath. There is evidence of degradation to the bottom of the stone, and a hedge has become rather overgrown, which now surrounds the stone. This foliage screens the stone from view until a pedestrian is completely adjacent. There is also limited interaction between the stone and the Proposed Development

due to the road layout, the limited scale of the stone and the distance between the asset and the Site. The asset will therefore be **scoped out** of the assessment.

Church of St Paul (Asset #3) - Grade II



Figure 4-4 View of Church of St Paul heritage asset (denoted by green arrow) in conjunction with the Site (denoted by red arrow). (Photo taken July 2025, Authors own)

- 4.6. The Church of St Paul is a Grade II Listed Building (List Entry Number: 1255027), that is still in use. The heritage asset is located approximately 228m north of the Site and the Proposed Development may be slightly visible, due to the layout of the road resulting in long-range views.
- 4.7. The wider setting of the church beyond the confines of the churchyard is mixed. To the rear of the building is a modern apartment complex, to the north there are modern buildings on the former site of the rectory and beyond that an enlarged Victorian villa which sits on the edge of Withington commercial centre. Directly opposite the church to the west are late 19th century altered Victorian semi-detached dwellings and to the south is St Paul's School, the Forge and further south, the larger scale combined police and fire station built in the 1930s.
- 4.8. It is therefore considered the setting of the asset could potentially be affected by the Proposed Development and will therefore be **scoped in** to the assessment.

Former White Lion Public House and Stone Piers (Assets #4 – 6) – Grade II



Figure 4-5 View of former White Lion Public House heritage asset (outlined in green), Pairs of Stone Piers heritage assets (outlined in blue). Photo taken looking south towards the Site. (Photo taken July 2025, Authors own)

- 4.9. This cluster of Grade II Listed Assets are located 330m to the north of the Proposed Development. The former White Lion Public House (List Entry Number: 1255026), and two pairs of stone piers to the forecourt of numbers 494 and 496 (List Entry Numbers: 1255028 and 1119715) are removed from the Proposed Development by urban development, which is relatively low lying, but dense.
- 4.10. The layout of the road ensures the Proposed Development will not be viewed in the same view, nor would the Proposed Development affect the setting of these listed buildings, tangibly or intangibly, due to the existing grain and character of the wider area. Therefore, these assets are **scoped out** of further assessment.

5. Assessment of Significance

- 5.1. This Section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment is proportionate to both the significance of the relevant heritage assets and the potential impact on their significance.

Red Lion Inn, on Wilmslow Road – Grade II



Figure 5-1 Front View of Red Lion Inn, heritage asset (outlined in green) in conjunction with the Site (outlined in red). (Photo taken July 2025, Authors own)



Figure 5-2 Side View of Red Lion Inn (outlined in green), in conjunction with the Site (outlined in red) (Photo taken July 2025, Authors own)

- 5.2. The asset is approximately 90 metres northeast from the Proposed Development⁸. The Red Lion Inn is a Grade II Listed Building that dates back to the 17th Century and is considered to be the earliest known building still surviving in Withington⁹. However, it has since been altered and substantially extended to the rear. The building was originally thought to have been built as either a farmhouse or an inn to serve the local community. Up until 1841, the building was the location for a local court, the Withington Court Leet and the meeting place for the Trustees of the Turnpike Trust. The construction of the building consists of a low-two storey building in whitewashed brick and a traditional slate roof with numerous chimney stacks. Two large doors and several three panel windows, which are made to look like small panes with black lintels, line the exterior façade of the building. The main frontage faces Wilmslow Road. As with many buildings in that date from this time range, the interior consists of low ceiling with exposed 17th century beams running across it. The building remains in use as a public house at time of writing.
- 5.3. The Red Lion Inn is set back from Wilmslow Road with its main frontage facing outwards. To the east of the building is an expansive area of paved hardstanding and to the south is a car park. To the rear of the building is a large substation building accessed from Marriott Street, together with additional car parking and a bowling green. Opposite the listed building to the east of Wilmslow Road is the Withington Community Fire Station; a mix of terraced and semi-detached dwellings, in residential and commercial use. To the north and south are additional rows of terraces and semi-detached houses in mixed use with modern shopfronts.
- 5.4. The listing description reads:

⁸ historicengland.org.uk. (2025). RED LION INN, Non Civil Parish - 1270511 | Historic England. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1270511> [Accessed 14 July 2025].

⁹ www.manchester.gov.uk (2025). Withington conservation area appraisal | Withington Conservation Area | Manchester City Council. [online] Available at: [Withington Conservation Area Appraisal KM 1 .pdf](#) [Accessed 14 July 2025].

“Farmhouse or inn, now public house. C17 with later alterations and C20 additions. White-painted roughcast on brick, slate roof. Long single-depth plan (plus C20 additions to rear). Two low storeys and 6 windows; ground floor has doorways (d) and windows (w) arranged w-w-d-w-w-d-w, the doorways plain with C20 weatherboards, a C20 toilet window at the right-hand end, and all other windows on both floors 3-light horizontal sliding sashes with small panes. Interior: low ceilings with 3 roughly-chamfered C17 beams: one lateral beam in the room at the south end and 2 longitudinal beams in the centre room.”

- 5.5. The heritage asset is considered to have **low architectural significance and moderate historic significance**.

Contribution of Setting to Asset’s Significance

- 5.6. Although the Red Lion Inn is relatively small compared to the surrounding urban form, it occupies a spacious and relatively open site. The building’s small proportions and mass of heavy chimneys give a sense of its age, as its low height, long frontage and rendered finish deviates from the other nearby buildings and gives it distinctiveness and character that implies its historic interest. It sits on a minor arterial road magnifying its historical interest as it would have originally been built to capture passing trade. In a wider context, the Inn would have originally been in a much more rural setting, but is now situated in a mixed urban setting with both residential and commercial development in close proximity. The setting of the Asset therefore has changed significantly over time, degrading the significance of its setting and detracting from the asset’s significance.

- 5.7. Overall, the setting of the heritage asset makes **a low contribution to the significance of the asset**.

Contribution of Site to Setting

- 5.8. The Site is visible to the southwest of the Red Lion Inn in combination with the existing buildings of The Christie Hospital. However, given the context of the wider Christie Hospital Estate, the view of the Site is inconsequential to the heritage asset and further confirmed by the busyness of the road.

Overall, it is considered that the Site makes **a neutral impact on the setting of the asset** and **does not contribute to its significance**.

Church of St Paul - Grade II



Figure 5-3 Church of St Paul (outlined in green) (Photo taken July 2025, Authors own)

- 5.9. The Church of St Paul was Grade II listed in 1988. It is located approximately 228 metres to the north of the Site and occupies a raised position, set back from Wilmslow Road. St Paul was Withington’s first purpose-built church of any

denomination, with its construction in 1841 a product of the growing population of the area even as it remained semi-rural.¹⁰ The Church was built to serve Withington, Fallowfield, Ladybarn and Burnage. It is attributed to local architects Hayley and Brown and is a red brick simplified neo Norman style church of historic and architectural interest. It is constructed of red brick with a slate roof and comprised of a nave. The west tower, a chancel and chapel were added later in 1863. The three stage tower has corner pilasters, stone bands to each stage and a plain brick parapet with octagonal corner pinnacles. There are round headed windows to the body of the church and to the chancel.

5.10. The listing description reads:

“Church. 1841, by Hayley and Brown, with chancel and chapel added 1864 by J.Lowe. Red brick, slate roof. Nave embracing west tower; chancel and chapel. Simplified neo-Norman style. The 3-stage tower has clasping corner pilasters with tall loop-light slots to the 2nd stage, a stone band to each stage, a corbel table to the 2nd stage, and a plain brick parapet with octagonal brick corner pinnacles finished with stone spierlets; a round-headed west doorway with shafts, paired belfry openings above a clock, and corner pinnacles. The 6-bay nave has clasping corner pilasters finished with stone cornices and ogival pyramidal stone caps, a very tall and narrow lancet at each side of the west end, and pilastered side walls with a tall round-headed lancet and a corbel table to each bay. The 3-bay chancel has round-headed windows. Interior: broad aisleless nave with west gallery (and C20 suspended ceiling); round-headed chancel arch with angel corbels and foliated capitals, and similar decoration to entrance of chapel; open-truss chancel roof; some Victorian stained glass; neo-Perpendicular pulpit, lectern, and chancel stalls; neo-Gothic font.”¹¹

5.11. The heritage asset is considered to have **moderate architectural significance** and **moderate historic significance**.



Figure 5-4 Church of St Paul principal façade from Wilmslow Road (Image: Barrie Price, via Historic England List Entry)

Contribution of Setting to Assets Significance

- 5.12. The setting of the Church has changed over time, as the road became busier and significant increase in urban density surrounded the Church grounds. It has a mixed setting, but appears to be less urbanised due to the greenery immediately surrounding the building. In addition, it is less affected by the road network due to its position to the east of Wilmslow Road and the buffer effect of trees along the boundary of the churchyard which gives the churchyard a tranquil quality. Overall the setting of the church is urban, but greener than the commercial centre further north.
- 5.13. To the rear of the Church, looking east, is an apartment complex, and beyond this, St Paul’s School. To the north there are modern buildings on the former site of the rectory and beyond that an enlarged Victorian villa, which sits on the

¹⁰ www.manchester.gov.uk (2025). Withington conservation area appraisal | Withington Conservation Area | Manchester City Council. [online] Available at: [Withington Conservation Area Appraisal KM 1 .pdf](#) [Accessed 14 July 2025].

¹¹ historicengland.org.uk. (2025). CHURCH OF ST PAUL, Non Civil Parish - 1255027 | Historic England. [online] Available at [CHURCH OF ST PAUL, Non Civil Parish - 1255027 | Historic England](#) [Accessed 14 July 2025].

edge of Withington commercial centre. Directly opposite the church to the west are late 19th century altered Victorian semi-detached dwellings. and to the south lies larger scale combined police and fire station built in the 1930s.

- 5.14. The boundary features of the Church, which included the Lychgate and extensive churchyard contribute to the setting of the asset's significance. However, due to the position of the mature trees planted on the periphery of the churchyard, it obstructs the view of other buildings and creates a partial screen. The siting and churchyard setting of the church heightens its distinctiveness; and the direct views of the west tower and façade from Wilmslow Road in combination with the Lychgate and more distant views of the tower from Wilmslow Road contribute to its significance. The Church also has an associative relationship with the school to the south and a resonance with the forge, which collectively form an element of 19th century townscape to the east of this section of Wilmslow Road¹².
- 5.15. Overall, the setting of the heritage asset makes **a positive contribution to the significance of the asset**.

Contribution of Site to Setting

- 5.16. The Church occupies a well-defined churchyard enclosed by a low brick and stone wall to Wilmslow Road, with a Lychgate added in the late 1880s. The churchyard contains a large number of gravestones and is grassed with mature trees around the perimeter.
- 5.17. Currently, the low lying temporary modular building on Site can be viewed from the pavement in the distance, as it is distinguishable from the newer, taller Patterson building further south. Overall, it is considered that the Site makes a **negligible impact to the setting of the asset** and **does not contribute to its significance**.

Withington Conservation Area

Significance

- 5.18. The Withington area consists principally of a linear shopping centre with some nearby housing at a point where one of the main radial road routes from the city centre branches: the junction of Wilmslow Road, Palatine Road, Burton Road and Parsonage Road. The significance of the Withington Conservation Area is centred on this townscape character, which is founded principally in its historic village high street.
- 5.19. Whilst the area has been lived in since the 13th Century, the first urban development as we know it occurred around 1859. Rapid industrial growth in Manchester aided expansion in the area, including attractive, large private family houses.
- 5.20. The Withington Conservation Area boundary broadly follows Wilmslow Road, branching off on either side, mostly consisting of large family residences, centred around the retail and commercial units clustered on Wilmslow Road. The Withington Conservation Area Appraisal¹³ references the residential areas that immediately surround the high street as ranging from large-scale Victorian houses on the principal roads (many now converted) to smaller scale domestic terraces with a more intimate character - such as Tatton View. The commercial frontages of the stores have been much updated with modern fascia, deteriorating the character of the buildings, and therefore the Conservation Area. These shopfronts somewhat detach the ground floors from the high-quality Victorian architecture above and effectively create a townscape of two planes.
- 5.21. The Withington Conservation Area as a whole is, for the majority, made up of residential red and buff brick buildings, with slate roofs and sliding sash windows. There are many instances of modernisation to these properties, such as double glazed PVC windows or extensions.
- 5.22. The area was designated as a Conservation Area in order to preserve and enhance the quality of the notable listed buildings discussed in this statement, such as public houses, Red Lion Inn and the former White Lion, and churches including St Pauls.
- 5.23. It is considered to have **medium architectural and medium historic significance**.

Contribution of Site to Setting

- 5.24. The Withington Conservation Area is large, with an irregular boundary and a variety of criss-crossing residential roads. The Site's western boundary abuts the boundary of the Conservation Area, and the Site can be viewed looking south from within the Conservation Area, alongside the rest of the Christie Hospital.
- 5.25. Despite the boundary of the Site abutting that of the Conservation Area, due the dense urban form of the area, and the extent of development along Wilmslow Road, the Site as existing is considered to make a **negligible impact on contribution to the setting of the Conservation Area**. Furthermore, due to the position of the mature trees planted to

¹² Longden, G. (1989). Looking Back at East Cheshire, Including Macclesfield, Goyt Valley, Disley, Poynton, Prestbury, Bollington, By George Longden and Molly Sp.

¹³ www.manchester.gov.uk (2025). Withington conservation area appraisal | Withington Conservation Area | Manchester City Council. [online] Available at: [Withington Conservation Area Appraisal KM 1 .pdf](#) [Accessed 14 July 2025].

the rear of the Site, it obstructs the view of other buildings and creates a partial screen between the Site and the Conservation Area, including notably elements such as Tatton View.

6. Assessment of Impact

- 6.1. This Section assesses the impact that the Proposed Development has on the significance of the identified heritage assets.

The Proposed Development

- 6.2. Full Planning Permission is being sought for the development of a three-storey building with additional essential plant equipment located on the central area of the roof, to be appropriately screened, and a link bridge. A stair core and lift are proposed to the southeast of the Site, raising three storeys, comprising the primary circulation route. A secondary service stair core is proposed to the southwest of the Site, with access to all internal storeys and the roof. A green area is proposed to provide additional planting between the existing neighbouring properties and proposed layby.
- 6.3. Full details of the Proposed Development are detailed within the Design and Access Statements submitted with the application.

Assessment of Impact on Identified Heritage Assets

Red Lion Inn (Asset #1) – Grade II

- 6.4. The Proposed Development will be visible in conjunction with the heritage asset as it is located further down Wilmslow Road. As a result, this will result in a slight change to the way that the heritage asset is appreciated.
- 6.5. The existing view of the Red Lion Inn and the Site, as shown in Figure 6-1.



Figure 6-1 Existing Viewpoint 1, in conjunction with heritage asset and the Site (Autor's own, July 2025)



Figure 6.2 – CGI Viewpoint 1, in conjunction with heritage asset and Proposed Development. (DAY, 2025)

- 6.6. As shown in Figure 6.2, the Proposed Development presents a noticeable change to the setting of the Grade II listed Red Lion Inn building, when viewing the heritage asset from a northwest angle. Given the low scale of the Red Lion Inn in comparison with 3 storey building with integrated plant on roof.
- 6.7. The listed building is noted within the Conservation Area Appraisal as being a landmark building, however it is understood that its significance lies in its historic interest. The pub will remain in a spacious plot, stepped back from Wilmslow Road, and although the proposals will also be viewed from this portion of Wilmslow Road, it will appear as a backdrop and will not impede views of the asset. The Inn will remain clearly appreciable in views from Wilmslow Road and is already experienced in conjunction with existing buildings of the hospital complex in views westwards from Wilmslow Road.
- 6.8. Additionally, due to the high-rise Paterson building which reached practical completion in Q2 2023, and proposed Advanced Scanning and Imaging Centre Development ('ASICD') which received planning approval in Q4 2023, the Proposed Development will be read as part of the surrounding townscape.
- 6.9. Based on the above it is considered that the Proposed Development will create a **minor adverse** impact to the significance of the heritage asset.

Church of St Paul (Asset #3) - Grade II

- 6.10. The Church of St Paul, Grade II Listed Building is in close proximity to the Proposed Development, which will just be visible in conjunction with the heritage asset looking south on Wilmslow Road.



Figure 6-3 View of Church of St Paul heritage asset (denoted by green arrow) in conjunction with the Site (denoted by red arrow). (Photo taken July 2025, Authors own)

As shown in Figure 6.3, the Proposed Development will present a minor visible change to the view of St Paul Church along Wilmslow Road, where intervening buildings and mature trees planted provide a physical barrier between it and the Site.

- 6.11. The Proposed Development is partially visible in distant views from the vicinity of the Church of St Paul from Wilmslow Road. The Church is largely appreciated within the setting of the churchyard and when viewing the church looking in from Wilmslow Road. The Proposed Development will not however be clearly visible from the churchyard due to the filtering effect of trees and the position of neighbouring buildings to the south that are positioned closer to the street edge. Furthermore, as can be seen in Its significance will be sustained.
- 6.12. Based on the above it is considered that the Proposed Development will have a **no harm to negligible impact** on the significance of the heritage asset.

Withington Conservation Area

- 6.13. There are limited instances where the Conservation Area interacts with the Site, however the western boundary of the Site does abut the Conservation Area boundary. The main instance of interaction is looking south on Wilmslow Road, where the existing Christie Buildings are also visible. It should be noted that mature trees planted provide a physical barrier between the Conservation Area where it abuts the Site, and the Site itself. The Proposed Development settles into the urban form, along a busy arterial road, and is screening to the west by the aforementioned mature trees.



Figure 6-4 Figure 6-1 Existing Viewpoint 2, facing southwest in conjunction with Withington Conservation Area and the Site (Site denoted by red arrow) (Autor's own, July 2025)

- 6.14. The Proposed Development is taller than the building currently on Site and minor impact is unavoidable. It should however be considered that the setting has changed significantly over time from that of its original setting. The introduction of the Proposed Development into this setting is considered to be a further evolution, albeit recognising that it does impact the setting.
- 6.15. Equally, although the proposals will be visible from the Conservation Area, the built form will not obscure any important views either from or into the Conservation Area. Therefore, based on the above it is considered that the Proposed Development will have a **minor adverse** impact on the significance of the Withington Conservation Area.

Summary of Assessment of Impact

- 6.16. The assessment of impact on the identified heritage assets is summarised in Table 6.1 below.
- 6.17. In conclusion, the Proposed Development will cause **less than substantial harm (at the lower end)** to the identified heritage asset 1 and the Conservation Area, and **no harm** to identified heritage asset 3.

Table 6.1 Assessment of Impact

Asset No	Asset Title	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Assessment of Impact
1.	Red Lion Inn (Grade II)	<i>Minor -moderate</i>	<i>Minor</i>	<i>Negative</i>	<i>Minor adverse, less than substantial harm</i>
3.	Church of St Paul (Grade II)	<i>Moderate</i>	<i>Minor</i>	<i>Negative</i>	<i>Negligible, no harm</i>

Asset No	Asset Title	Significance of Asset	Contribution of Setting	Contribution of Site to Setting	Assessment of Impact
Conservation Area	Withington Conservation Area	<i>Moderate</i>	-	-	<i>Minor adverse, less than substantial harm</i>

7. Planning Policy Assessment

- 7.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 7.2. As concluded in Section 6, the Proposed Development will cause **less than substantial harm (at the lower end)** to the identified heritage assets 1 and 3 and the Conservation Area, and **no harm** to the other identified heritage assets, as such Paragraph 215 of the NPPF is triggered. Paragraph 215 of the NPPF states that where a development would 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. These are outlined in the submitted Planning Supporting Statement.
- 7.3. Paragraph 219 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance. Paragraph 219 of the NPPF also states that “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”.
- 7.4. Paragraph 210 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
 - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
 - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.5. The Site has been earmarked for development by the Christie Hospital Strategic Planning Framework (“SPF”). It is noted that while the Proposed Development is out of character of the wider Withington Conservation Area, there are substantial public benefits. A list of the Public Benefits of the Proposed Development has been summarised within Section 5 of the Planning Statement. It is considered that the public benefits derived from the Proposed Development outweigh the **less than substantial harm (at the lower end)** as identified.
- 7.6. The Proposed Development aims to meet the ambitions of MCC Local Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC 18.1 (Conservation Areas) and Policy DC19.1 (Listed Buildings) through the provision of an appropriately sited Proposed Development and sensitively chosen material palette. There are no direct interfaces with heritage assets and the Site is not located within a conservation area.
- 7.7. Overall, the Proposed Development is in accordance with statutory legislation and national and local policy when read as a whole.

8. Summary and Conclusions

- 8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the Proposed Development have been described within this Heritage Statement.
- 8.2. This Heritage Assessment robustly evaluated the potential impacts on designated heritage assets through a phased approach. A desk-based study and site visit informed the identification and scoping of the heritage assets. Assets were then discounted from further assessment where there was absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time, tangibly or intangibly).
- 8.3. A subsequent detailed analysis of the significance of the identified assets was then undertaken, specifically the contribution setting makes to that significance. Finally, the impact the development has on the setting and ultimately the significance of the assets was assessed.
- 8.4. It has been concluded that the Proposed Development will cause ***no harm*** to the architectural or historical interest of the identified scoped in asset, the Church of St Paul – Grade II.
- 8.5. The Proposed Development will cause ***less than substantial harm (at the lower end)*** to the architectural or historical interest of the following identified scoped in assets, and as such Paragraph 215 of the NPPF is triggered:
- Red Lion Inn – Grade II
 - Withington Conservation Area
- 8.6. A list of the Public Benefits of the Proposed Development has been summarised within Section 6 of the Planning Statement, and it is considered that those identified outweigh any harm identified throughout this statement.



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