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Heritage Impact Statement: The Workshop at St Margaret's Church, Burnage

Prepared for

St Margaret's Church, Burnage Parochial Church Council

On Tuesday 13th May 2025



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Introduction

This Heritage Impact Assessment has been prepared by BTP Architects in support of the Planning application submitted for the new Workshop proposed within the car park of St Margaret's Church, Burnage. St Margaret's Church is recorded in the National Heritage List for England as a Grade II listed building. It was designated on 9th February, 2012. List Entry Number: **1407271**

Under the National Planning Policy Framework (2012) and the Planning Policy Statement 5: Planning for the Historic Environment guidance documents, a number of factors need to be carefully considered and taken into full account when considering interventions which may affect Heritage Assets. These are:-

- Understanding the Significance of the affected assets.
- Understanding the impact of the proposal on that significance.
- Avoiding, minimising, and mitigating impact in a way which meets the objectives of the NPPF.
- Looking for opportunities to better reveal or enhance significance.
- Justifying any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change.
- Offsetting any perceived negative impacts on the significance by enhancing other aspects through recording, disseminating, and archiving historical interest of the important elements of the heritage assets affected.

The purpose of this report is to consolidate the points outlined above and provide a reasoned and coherent justification for the proposed level of intervention.

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Site



Figure 1 – Red line boundary of St Margaret's Church, Burnage, Manchester

St. Margaret's Church is located on Burnage Lane in the Burnage area of Manchester, England. This Anglican parish church is actively involved in the deanery of Heaton, the archdeaconry of Manchester, and the diocese of Manchester. It is recognised as a Grade II Listed Building in the National Heritage List for England, a designation it received on 9 February 2012.

St. Margaret's is built from sandstone. Its layout features a three-bay nave, flanked by north and south aisles, a south porch, a baptistery, and a chancel. The architectural style is classified as Decorated. According to the Buildings of England series, the interior is described as "well-proportioned" and features a "single-framed roof." The reredos, which was installed in 1885, is complemented by memorials dedicated to the World Wars, designed to harmonize with it; the inscriptions are presented on small tiles interspersed with gold mosaic. The stained glass includes a window in the south aisle from 1894, illustrating Faith, Hope, and Charity. Additionally, there is a window in the south wall of the chancel created around 1920 by Walter J. Pearce, and another in the east of the south aisle from approximately 1950 by T. F. Wilford. A window depicting Scouts, Guides, Cubs, and Brownies, also from 1950, is located in the baptistery.

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St. Margaret's Church features intricate carved stonework along with geometric and curvilinear tracery. The structure is adorned with red sandstone, ashlar dressings, and a red-tiled roof.

The lychgate (war memorial), notable for its detailed carved timber and sandstone design, serves as a memorial for the parish's fallen soldiers from World War I, providing a poignant reminder of the impact of significant global events on small communities like Burnage.



Figure 2 – Access into carpark from Burnage Lane **Figure 3 – View of access road towards the carpark**

The site is situated within the car park to the rear of St Margarets Church, with access from Burnage Lane. The existing car park can accommodate 40 standard and 2 accessible spaces. The proposed workshop will include a 12-space cycle store and reduce the number of standard car parking spaces to 35, while retaining the 2 accessible spaces. The 35 spaces provide ample car parking to support both the church and the proposed workshop.

The site offers excellent transport links with bus stops on Burnage Lane connecting the area with the rest of the city. The nearest bus stop is 2 minutes away from the site with local bus routes such as the No. 50 and the No. 197 bus connecting the local area with Manchester City centre in around 30 minutes.

The local train station (Levenshulme Train Station) is a 5 minutes' drive / 20 minutes on foot away from the Church. The surrounding area is a predominantly residential neighbourhood with local parks such as Lady Barn Park and Cringle Playing Fields and Park within walking distance as well as Burnage library and the Burnage Health Centre which are a couple of minutes' walk away.

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Proposed Workshop



Figure 4 – Proposed Workshop Location in relation to St Margaret’s Church and extension

The proposed workshop is located in the northwestern corner of the site, positioned so as to not visually detract from the church building or the adjacent garden. It is set apart from both the main church and its extension. Careful consideration has been given to the selection of materials, with the workshop designed in brick to match the colour and appearance of the existing extension.

The workshop is a single-storey building with a pitched roof design. Consideration has been given to the height, with an eaves height of 2.6m and the ridge height of 4.5m reducing the impact.

There is a recognised need within the local Burnage community for a workshop and local centre that is open to the public and offers a variety of activities to support both mental and physical wellbeing. These activities would include arts and crafts projects, among others. The proposed workshop is intended to serve as a hub for creativity and well-being for the Burnage community.

The workshop will be open to the Burnage community on multiple days throughout the week. The church aims to establish a range of initiatives, including participation in the national ‘Men’s Shed’ programme, which supports men’s mental health and wellbeing. Additional planned activities include community craft groups, youth and children’s programmes, a bicycle repair shop and support for local gardening projects.

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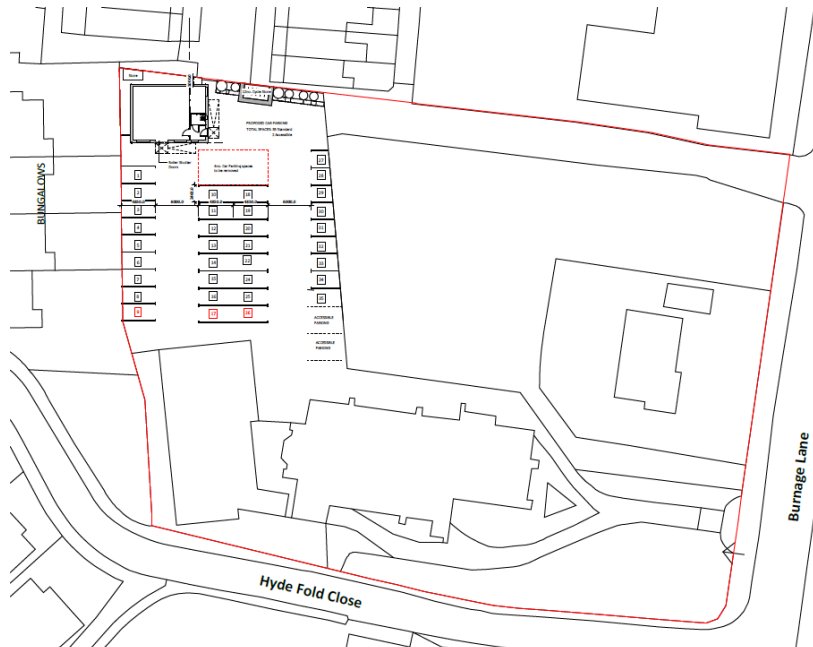


Figure 5 - Site Plan – Location of the proposed workshop

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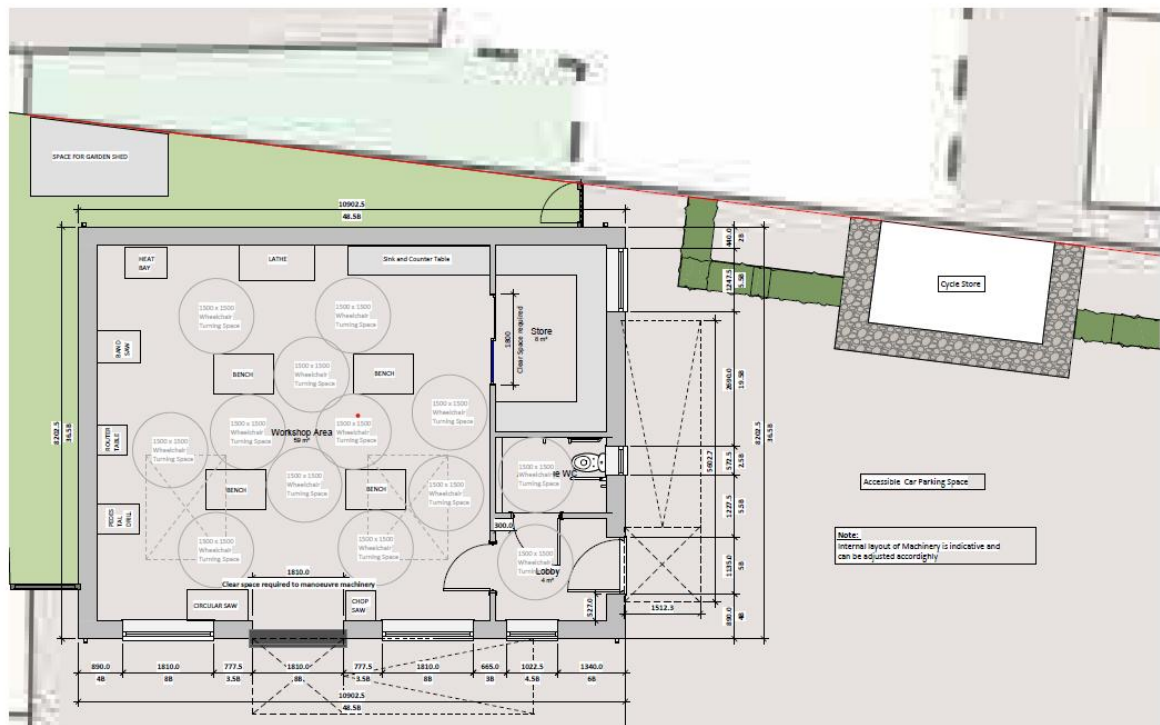


Figure 6 - Internal Plan of the Workshop

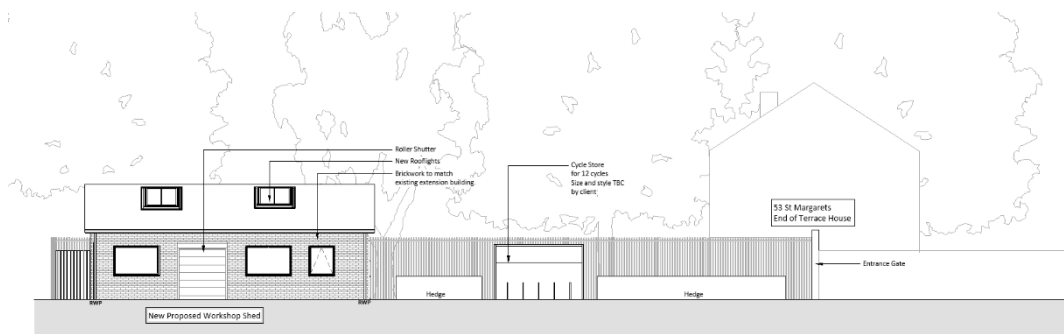


Figure 7 - Proposed North Elevation

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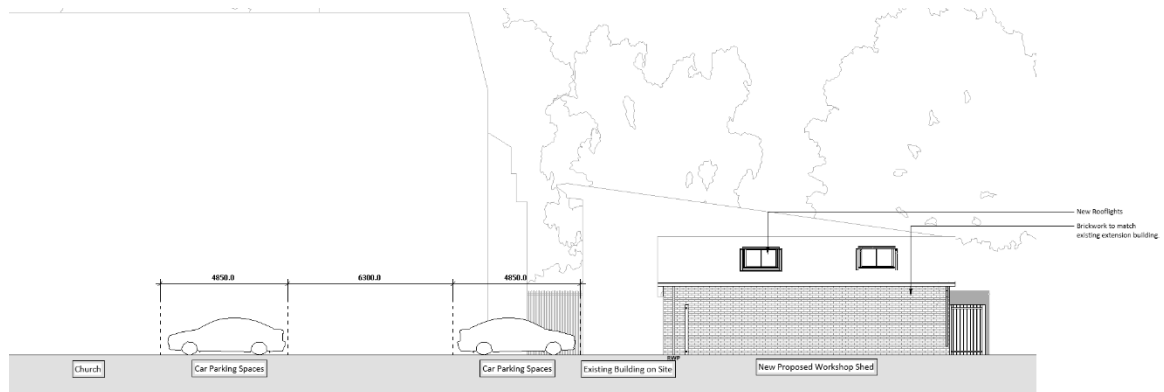


Figure 8 - Proposed South Elevation

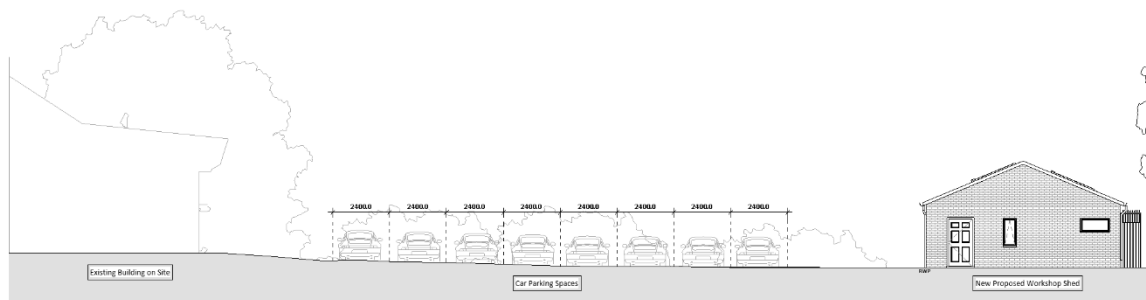


Figure 9 – Proposed East Elevation

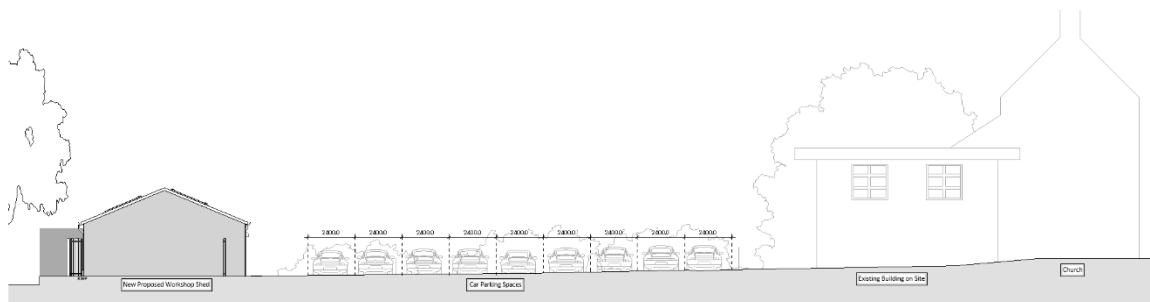


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Surrounding Area

Burnage Lane provides access to several residential streets and is also home to a variety of community and commercial amenities. These include Burnage Library, Manchester Pentecostal Church, the Burnage Good Neighbours Community Centre, Burnage Health Centre and various local shops. The buildings along the street are predominantly brick construction and render.



Figure 11 - Shops on Burnage Lane



Figure 12 - New Apartment Building

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Figure 13 - Semi Detached Houses facing the Church



Figure 14 - Houses on Hyde Fold Close

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Site Photos



Figure 15 - View of St Margaret's Church from carpark



Figure 16 - View of Existing Extension



Figure 17 - View of St Margaret's Church and Extension



Figure 18 - View of St Margaret's Church carpark boundary (west)

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National Planning Policy Context

The National Planning Policy Framework (NPPF) states at paragraph 128 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’ (Paragraph 128).

The Statement should consider sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate to the significance of the historic asset.

The NPPF also 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. The more important the asset, the greater the weight should be’. (Paragraph 132)

As noted previously, the National Planning Policy Framework (NPPF para 128) is clear in its guidance that Heritage Assessments or Statements should be proportionate to both the significance of the historic asset and to the degree of change proposed. The NPPF and Planning Policy Statement 5 also direct that proposals should seek to avoid, minimise and mitigate impact and those applications should provide justification for any harmful impacts.

The proposed workshop is located 29 meters away from the extension building and 40 meters away from St Margaret’s Church.

Careful consideration has been given to the position of the proposed workshop to minimise the impact and setting of the heritage asset. The proposed materials are also in harmony with the historic character.

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Assessment of Impact

The proposals outlined in this statement will have very minor impact on the Listed Church setting. The proposed workshop is a modest, single storey structure and sensitively located. The impact of the proposed workshop should be weighed against the significant social benefits it offers to the local community.

The proposed workshop will be constructed using materials that are in keeping with the existing extension, including red bricks and grey roof tiles.

As noted previously, the National Planning Policy Framework (NPPF para 128) is clear in its guidance that Heritage Assessments should be proportionate to both the significance of the historic asset and to the degree of change proposed. The NPPF and Planning Policy Statement 5 also direct that proposals should seek to avoid, minimise, and mitigate impact and that applications should provide justification for any harmful impacts.

There is no physical impact to fabric of the heritage asset.

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