Heritage Statement

in connection with work to Fuldas Hotel, Bury Old Road, Manchester

Prepared By

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REV B

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1 INTRODUCTION

Purpose and Format

1.1 This Heritage Statement has been prepared to assess proposals to convert the Fuldas Hotel on Bury Old Road, Manchester to residential accommodation. The proposals site is within the Crumpsall Lane Conservation Area, therefore the impact of the development upon the heritage significance of the conservation area requires consideration. Planning consent has recently been granted for a series of external works to the building, and the current proposal will make some small amendments to those approved works.

1.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.

1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'[1] and 'Statements of Heritage Significance'[2] and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. In terms of local planning policy, Policy EN3 Local Plan and DC18.1 of the UDP are of relevance and needs to be given the appropriate weighting.

The Author

1.4 Ian Rowan is a qualified Planning & Conservation Officer. With a background of over 35 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

Methods of Research and Investigation

1.6 Inspections of the site have been carried out to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been *proportionate* to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

2 GENERAL DESCRIPTION

Site Location

2.1 The proposals site is situated on Bury Old Road, , within the Crumpsall Lane Conservation Area and a site location plan is given below.

Figure 1 – Site Location Plan

Site Description & Brief History

2.2 The hotel consists of 2no. 4 storey terraced buildings which are part of a 3 property terrace originally, built in the late 19th Century, of red brick under slate with prominent gable fronts, 2 storey canted bays to no. 144.

2.3 It is located approximately 2 – 3 miles to the north of Manchester City Centre. The site is bounded to the north by open land, (recently approved for residential development), Catherine Street, to the west by the 3rd

property in the terrace, to the east by a residential development, and to the south by Bury Old Road

2.3 Historic maps showing the development of the site and this part of the conservation area from the mid - 19th Century to late 20th Century follow in figures 2 - 6.

Figure 2 – 1893 Ordnance Survey

Figure 3 – 1922 Ordnance Survey

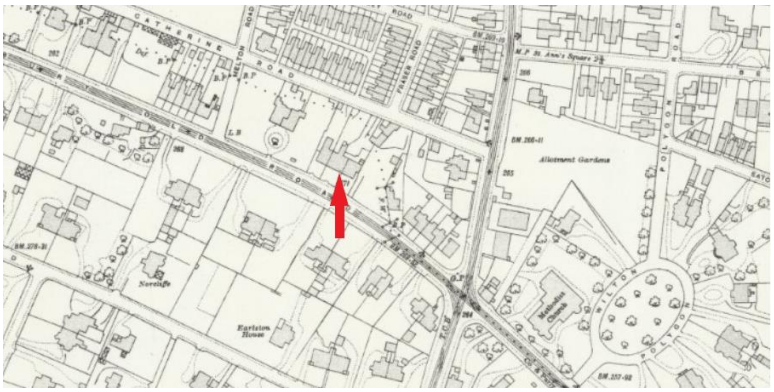

Figure 4 – 1932 Ordnance Survey

Figure 5 – 1952 Ordnance Survey

Figure 6 – 1968 Ordnance Survey

Heritage Asset Designations

2.4 The building is located within the Crumpsall Lane Conservation Area, and impact upon this designated heritage asset needs to be considered.

Photographic Survey

2.5 There follows a selection of photographs showing the relevant features of the building and pertinent features of the Conservation Area.

Plate 1 – Front Elevation

Plate 2 – Rear Elevation from Catherine Road

Plate 3 – View along Catherine Road

Plate 4 – Rear Elevation from site to north

Plate 5 – Front and Side Elevation from Bury Old Road

Plate 6 – Front Elevation and modern development adjacent

Plate 7 – Front Elevation (partial)

Plate 8 – 1 to 6 Catherine Road to rear of site

Plate 9 – View East along Catherine Road

Plate 10 – Modern Development on Copeland Close

Plate 11 – Bury Old Road

Plate 12 – Berkley Court

Plate 13 – Bury Old Road

Plate 14 – Melton Road

Plate 15 – Berkley Court, Catherine Road

Plate 16 – Catherine Road / Melton Street

Plate 17 – Catherine Road

3 Heritage Appraisal

Introduction

3.1 The following heritage appraisal adheres to guidance published by Historic England (2019) and relates specifically to the requirement contained in paragraph 207 of the National Planning Policy Framework (2024), given in extract below:

"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

3.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

Heritage Values

3.4 The heritage values explored below are distilled under the following headings: *archaeological value, historic value and aesthetic value*. The exploration focusses specifically on those values deemed of relevance to the proposals, and is therefore not an exhaustive assessment of the relevant heritage assets.

Archaeological & Evidential Interest

3.5 Historic England (2019) suggests that "*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point*."

3.6 The conservation area yields physical evidence of Manchester's 19th Century past. The area evolved during the later part of the 19th Century, as the town expanded and grew with the growth of industry. Within the Conservation Area this is demonstrated by the building stock, most notably some grand Victorian buildings displaying a level of grandeur synonymous with this period of growth and building style. This value is impacted to some extent by loss of many buildings from this era.

3.7 The size, style and scale of these larger buildings demonstrate an association with people of particular wealth and social standing, whilst more modest workers dwellings are extant around the area, providing an eclectic mix of historic properties co-existing alongside each other. The area is punctuated throughout with more modern, late 20th Century developments at varying scales. There is archaeological potential across the area due to the amount of development that has occurred.

3.8 Originally residential dwelling houses, evidential value is yielded by Nos. 144 and 146 in terms of their size and scale, and whilst not as grand as some of the other large Victorian buildings across the area, nonetheless were obviously associated with the wealthier classes and people of a higher social standing. Some evidential value is offered by the style of building prevalent at this time in the late 19th Century. Change has occurred to the buildings through the course of time, in terms of window replacements, the building being a mix of various styles and materials.

3.9 To the rear there is some balance to the elevation with window placement being relatively uniform, however it is clearly a subservient elevation in comparison to the frontage. Whilst the use of the buildings has changed, they can still be readily interpreted as late 19th Century dwellinghouse of

some stature. As such the building makes a contribution to the evidential value of the conservation area.

Historical Interest

3.10 Historic England (2019) suggests that - *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*

3.11 The Conservation Area possesses illustrative historic value, which is conveyed by its collection of historic buildings, (both Listed and Unlisted), in particular those that retain a high degree of authenticity. The growth of the settlement provides illustrative historic value, as it is the expansion of Manchester's industry and the wealth it created that led to the development of many of the fine buildings, and the streetscape that forms the conservation area that exists today. These buildings provide a glimpse of a townscape that once existed and provides some historic value worthy of note.

3.12 The mix of Victorian properties provide historical value as they signify the grand style of building associated with this period, in terms of both the grander buildings along with the more modest town houses, and humbler workers accommodation. They have the potential to depict images of the past and therefore yield some historic value.

3.13 144 to 146 Bury Old Road provide intrinsic historic value in terms of their contribution to the historic growth of the area. As described above, the buildings in the conservation area demonstrate the growth of the area as the industry flourished, and these buildings make a contribution to this historic value. In particular the front elevation is of some key significance. Its size and stature makes a statement of its importance, and despite changes to the frontage, its original parts still make a contribution to the historic significance of the conservation area.

Architectural & Artistic Interest

3.14 Historic England (2019) suggests that: *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*

3.15 The architectural values of the Conservation Area are mixed. Much of the historic building stock retains a relatively high level of architectural and aesthetic value, the grand Victorian style properties make a contribution to the aesthetics of the place. The conservation area contains a mix of styles, sizes and ages reflecting the growth of the area, all making differing contribution to aesthetic value. There is an amount of modern development located across all of the conservation area, much of which does not readily contribute to architectural value, with the occasional exception such as the junction of Bury Old Road and Merton Road.

3.16 The hotel makes a contribution to the area's architectural value in terms of the size and scale of the buildings, providing some dominance in amongst modern developments, whilst reflecting the historic value of the area. The buildings display some features of architectural detailing in terms of their 2 storey canted bays, dentilled detailing, string courses to the front elevation, however, to the rear architectural detailing is lower; there being some element of symmetry to the fenestration, but the design is of a more subservient nature to the front elevation.

Statement of Significance

3.17 Having assessed the heritage values associated with the conservation area and building in their spatial context, it is possible to take a more informed approach to the assessment of significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

3.18 The conservation area possesses a range of heritage values. It yields relatively high archaeological and evidential value of the evolution of the area through its building stock. Similarly historic value is provided through the ability to evoke a sense of the townscape that existed as the area grew in the late 19th Century. Architectural value across the conservation area is moderately high, with some exceptional quality buildings contributing to the streetscape, however this is tempered in numerous parts by more modern development.

3.19 The hotel makes a contribution to the significance of the conservation area. In archaeological and evidential terms, the style and design of the building is quite typical of this era, particularly in relation to buildings designed for the wealthier classes. To this end some of the features of the building are of some importance, the grandness of the bays at 2 storey, the large prominent gable fronts demonstrating their importance within the hierarchy.

3.20 In terms of its contribution to historic value, the links between the buildings and the wealth generated towards the end of the 19th Century through the industrial revolution is demonstrated, along with the sense of the townscape that is evoked by the streetscene. Similarly, the building makes a contribution to the architectural value of the conservation area, the grandeur and dominance of the building being of some notable importance, contributing to these values across the area. There is a level of detailing provided across the front elevation which set it out as being of some value, such as the canted bays and dentilled detail.

4 Analysis of the Proposals

General Principles

4.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2024). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the assessment of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

4.2 The proposal is convert the Fuldas hotel into self-contained apartments including external works and new windows throughout.

4.3 Indicative plans are shown below, and full plans and elevational drawings will be submitted as part of the planning application.

Figure 7 – Existing & Proposed Site Plan

Figure 8 – Existing Front and Left Elevation

Figure 9 – Proposed Front and Left Elevation

Figure 10 – Existing Rear and Right Elevation

Figure 11 – Proposed Rear and Right Elevation

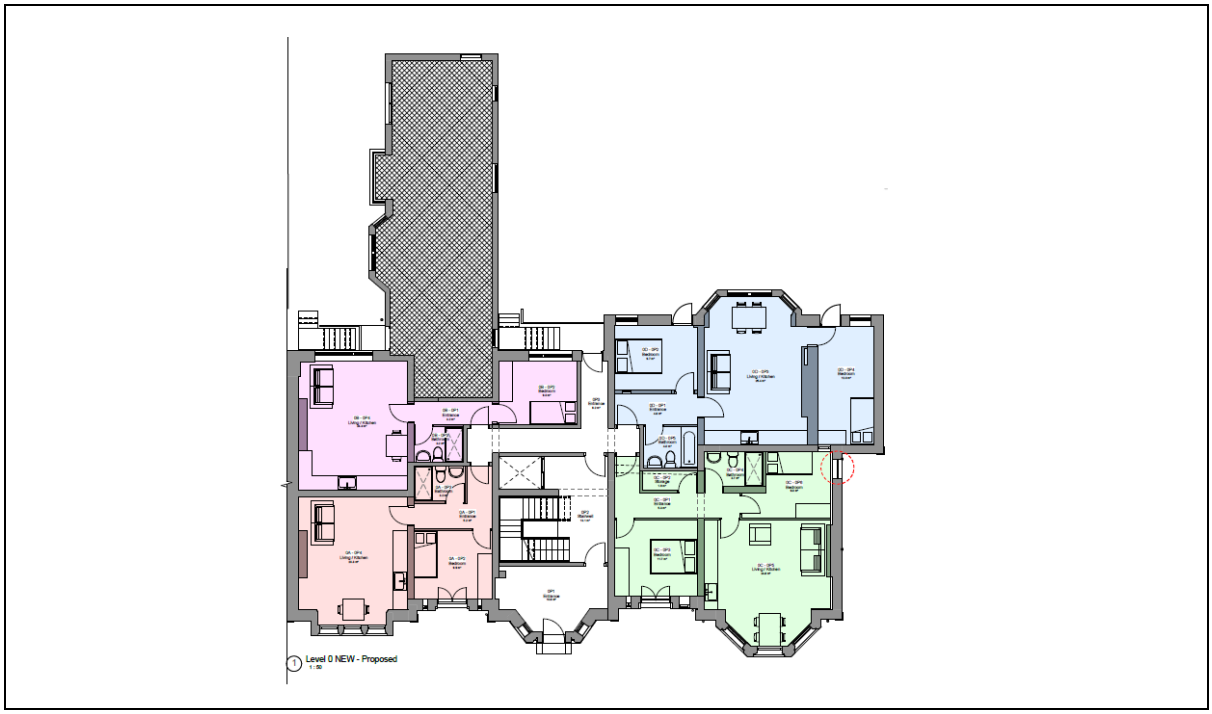

Figure 12 – Proposed Ground Floor

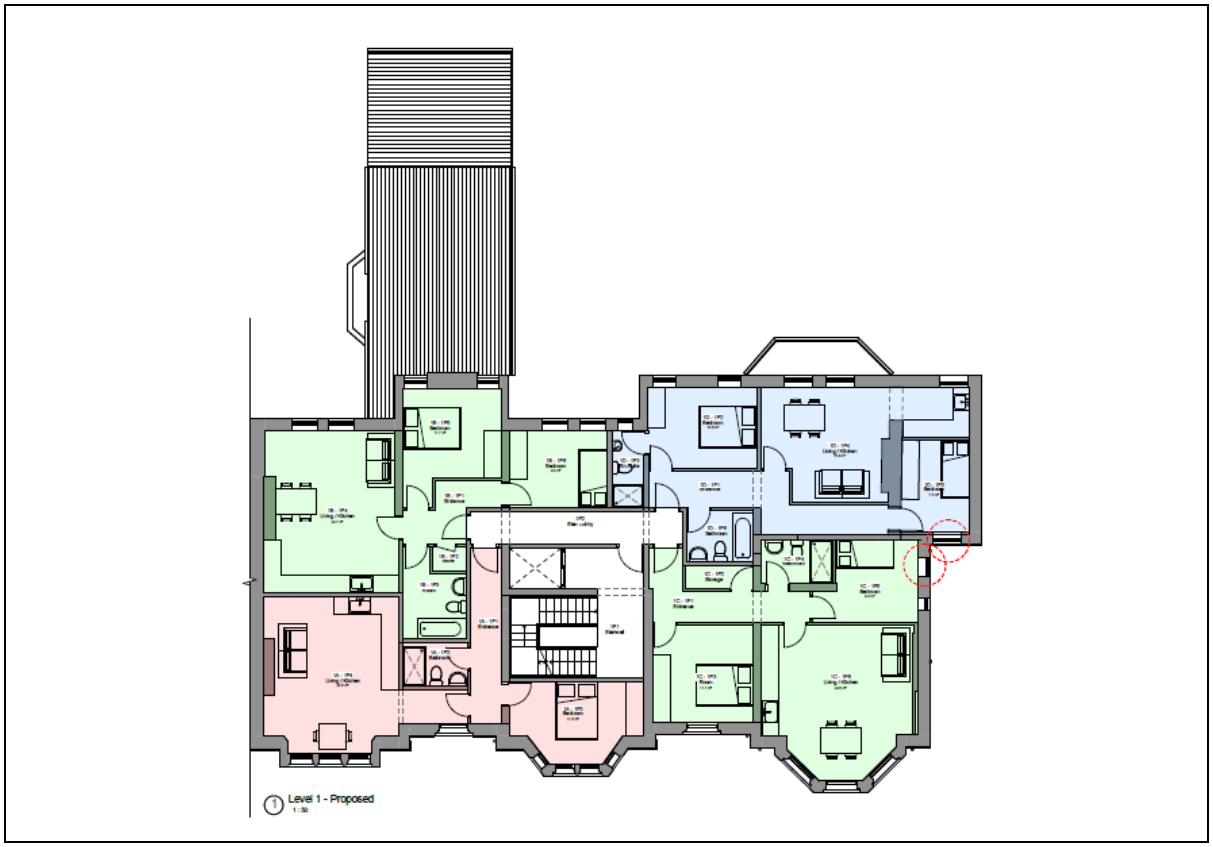

Figure 13 – Proposed 1st Floor

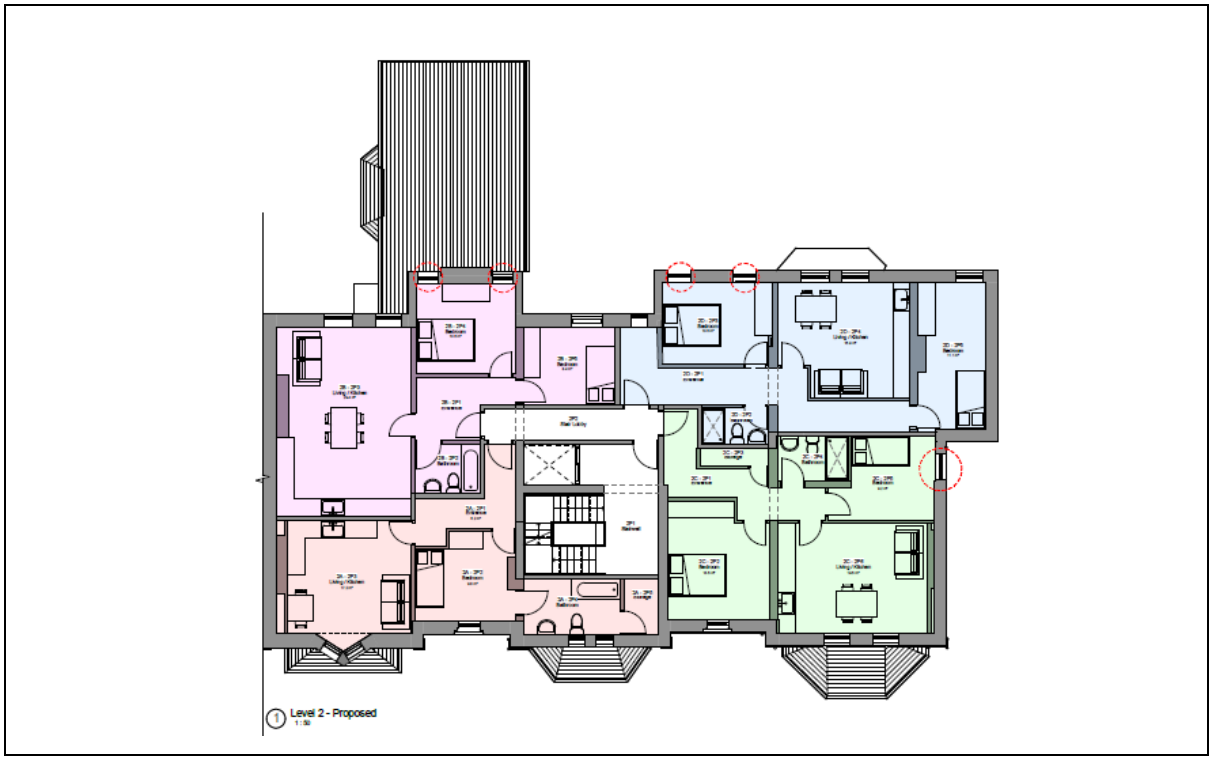

Figure 14 – Proposed 2nd Floor

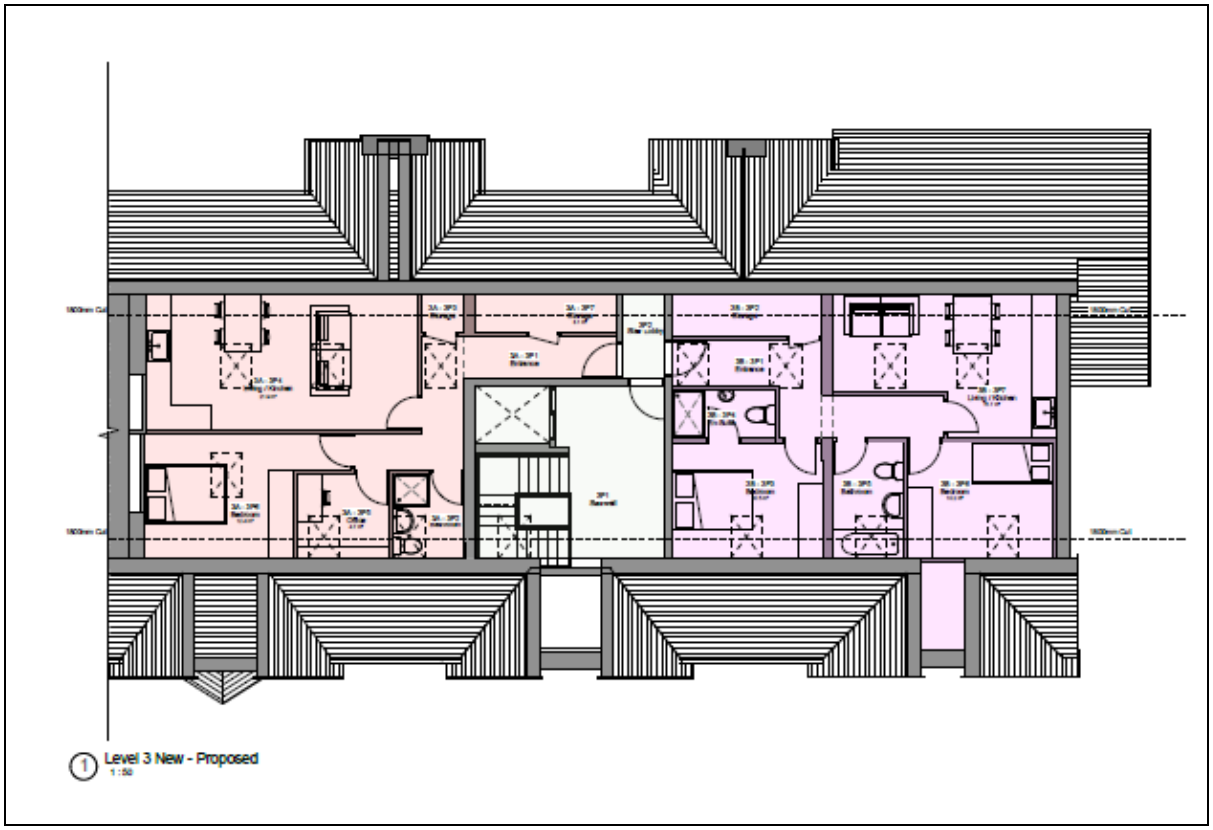

Figure 15 – Proposed 3rd Floor

Analysis of the Proposals: National Planning Policy Framework

4.4 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2024) considers heritage planning and in essence unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role and identifies the following key drivers in the decision making process:-

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and;*

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.5 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

4.6 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – The significances of the related designated heritage assets have been assessed earlier in this heritage statement, (section 3). This process has established the basic premise that the conservation area contains some moderate to high significance, tempered by various modern developments that impact upon this.

4.7 The hotel makes a contribution to the conservation area in terms of its evidential, historic and architectural values, much of this contribution deriving from the grandeur and size and scale of the building, which relate to all of these values.

4.8 The proposed works will not unduly impact upon significance. The works will conserve evidential value as legible, modern additions, whilst the historic value of the building and its contribution to the conservation area's significance will be maintained as the building will still be interpreted as a historic building from the late 19th Century, especially the front elevation. A small window is to be converted into a door on the rear elevation, and given the arched lintels to the other doors, this proposal will retain legibility, without unduly affecting architectural value.

4.9 The works to the rear elevation where significance is more moderate as the subordinate elevation will not impact upon the architectural contribution to the conservation area, the front elevation being the key driver of significance. The recent approval for development to the rear of the building will provide a modern interface between the rear of the hotel

and the conservation area, and the building will sit within the confines of this new enclosure.

4.10 It is proposed to convert the central canted bay of the terrace frontage into a new entrance, which will retain the bay and therefore its contribution to evidential and historical interest, whilst architecturally will conserve the building's contribution to the conservation area. The current front doors are proposed to be windows, which have previously been approved to be full length windows. This element of the proposal will retain some elements of the building's legibility through retention of the arches, whilst aesthetically they will blend with the elevation without affecting the architectural value of the conservation area.

4.11 The current windows are a mix of style and materials, and the new windows will consolidate the styles across the building. The rooflights will be relatively small scale given the size of the building, and will be interpreted as a modern addition conserving legibility, whilst not particularly impacting upon architectural contribution. The proposal will conserve archaeological and historical value, the windows being interpreted as legible additions, replacing later iterations, and historic value being conserved by the extant elevations retaining the historic links. Architectural significance is derived by the size, scale and grandeur of the building, and this will not be unduly affected by the proposals, and as such, significance of the building, and more importantly the designated heritage asset, i.e. the conservation area will be conserved.

4.12 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – the Conservation area plays a part in sustaining the settlement by being maintained as a place to live, work and socialise. The proposal will provide the opportunity to enhance hotel and hospitality accommodation in a sustainable location within an existing building, conserving embodied energy whilst also offering an opportunity to contribute to the economic activity in the area.

4.13 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The report has demonstrated that the building makes a positive contribution to character in terms of its grandeur, size and scale. The proposed works will sit comfortably with the existing building and it will continue to contribute to character.

4.14 Paragraph 212 of the NPPF 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 of less than substantial harm to its significance."***

4.15 As acknowledged from the outset, the purpose of this heritage statement is to determine whether the proposal will have a harmful impact upon the significance of the Crumpsall Lane Conservation Area. Through the assessment of significance and subsequent analysis of the scheme's design the statement has revealed that there are relatively high levels of significance contained within the conservation area and the building makes a contribution to this. This is very much contained within the front elevation of the building, and derives from the dominance of the building.

4.16 The nature of the proposals will not impact on any of the key drivers of the conservation area's significance; the conservation area's evidential and historic value will be conserved as the building will still be interpreted as a late 19th Century development, and its historic links with the growth of the area will not be unduly impacted. As acknowledged throughout the report, the architectural contribution derives from the buildings prominence within the streetscene and its relative level of grandeur, which again will be conserved by the proposal.

Analysis of the Proposals: Local Planning Policy

4.17 Current Planning Policy is provided through Policy EN3 of the Local Plan and DC18.1 of the UDP. Policy EN3 states:-

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

4.18 The report has demonstrated that the proposal will not harm the conservation area. The proposal will ensure the continued use of the building, something which is key to ensuring it continues to contribute to the conservation area, and it is being used for hotel accommodation, not dissimilar to its original use. Policy EN3 is complied with.

4.18 Policy DC18.1 states:-

CONSERVATION AREAS

The Council will give particularly careful consideration to development proposals within Conservation Areas.

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

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

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

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

iv) the effect of signs and advertisements;

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

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

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

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

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

4.19 The report has demonstrated that the conservation area will not be harmed by the proposal, whilst the changes in the main are directed to the rear where significance is lower. That said, the proposal has been designed to harmonise with the building so as to not cause undue harm to the conservation area. As such the relevant parts of DC18.1 are satisfied.

5 Summary & Conclusions

5.1 This heritage statement has explored the potential impact of external works to facilitate the conversion of the Fuldas Hotel, Bury Old Road, Manchester to residential accommodation, upon the significance of the Crumpsall Lane Conservation Area. The initial findings of the statement are that the building makes a contribution to the conservation area in terms of its size, scale and grandeur, which contributes to the wider significance of the conservation area.

5.2 The historic and evidential significance of the conservation area will be conserved, as the building will still be legible as a late 19th Century building, and the historic links between buildings of this nature and the growth of the area will still remain and be evident. The architectural contribution made by the building, as a building of some stature in the area will again be maintained as the size, scale and form of the building will not unduly change.

5.3 The design satisfies Section 16 of the National Planning Policy Framework and the requirements of the 1990 Planning (Listed Buildings and Conservation Areas) Act which establishes the need to 'preserve or enhance' the special interest of Conservation Areas, and the proposal is wholly supportable.

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1 Clarke, K, *Informed Conservation,* Historic England 2003

2 Historic England, *Statements of Heritage Significance,* 2019