



5th June 2025

Addendum Heritage Statement – St Gabriel’s – Proposed addition of PV’s

1. Introduction

The following Addendum Heritage Statement has been prepared for McLaren Group by Heritage Architecture Ltd. in relation to the Site known St Gabriel’s, Oxford Place, Victoria Park, Manchester (**The Site - Figure 1**).

Heritage Architecture Ltd. produced a Heritage Statement (dated July 2022) assessing the heritage impact of the residential redevelopment of the Site that included the refurbishment and partial demolition of certain built elements of the Site, and the construction of new-build student residential elements, along with landscaping.



Figure 1: An aerial view looking north-east across the Site (outlined), as it appeared prior to the redevelopment in c2020. (Source: Google)

Planning consent was granted on the 25th October 2022 (Application Ref: 135278/FO/2022) and subsequently work is currently ongoing on site. However, following the approval of the current scheme, the need for the inclusion of a number of new PV panels upon the flat roofs of the new-build elements of the scheme is now required

The purpose of this Addendum Heritage Statement is, therefore, to assess the visual impact of the proposed new PV panels, and to confirm that the addition of these panels will not affect the conclusions of the July 2022 Heritage Statement, which concluded that the scheme would result in an overall neutral effect on the character, and appearance of the Victoria Park Conservation Area. Please refer to the Updated Heritage Impact Assessment in Section 7 below.

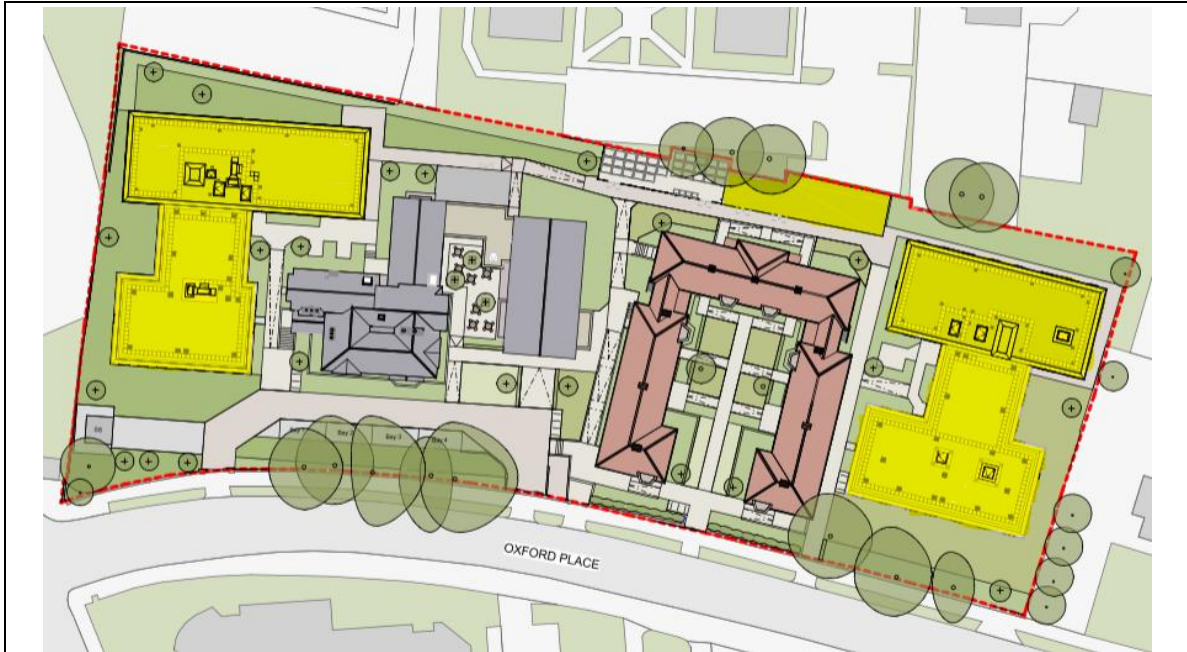


Figure 2: Current, consented block plan of the Site, showing the three buildings proposed to receive PV panels to their flat roofs shaded yellow. Building 3 is to the left, the bike store is to the top centre, Building 4 is to the right (Source: McLaren Group)

The visual impact of the minor proposals are considered as indirect changes resulting from the development which may be either *adverse*, *beneficial*, *negligible* or *neutral* in terms of the character and appearance of the Victoria Park Conservation Area.

2. Location

The Site is located within the Victoria Park area of Manchester and is bounded by the backs of buildings located on Hathersage Road to the north, by Nos. 5 and 7 Oxford Place to the east, by No. 11 Rusholme Place to the west, and by Oxford Place to the south (**Figure 2**).

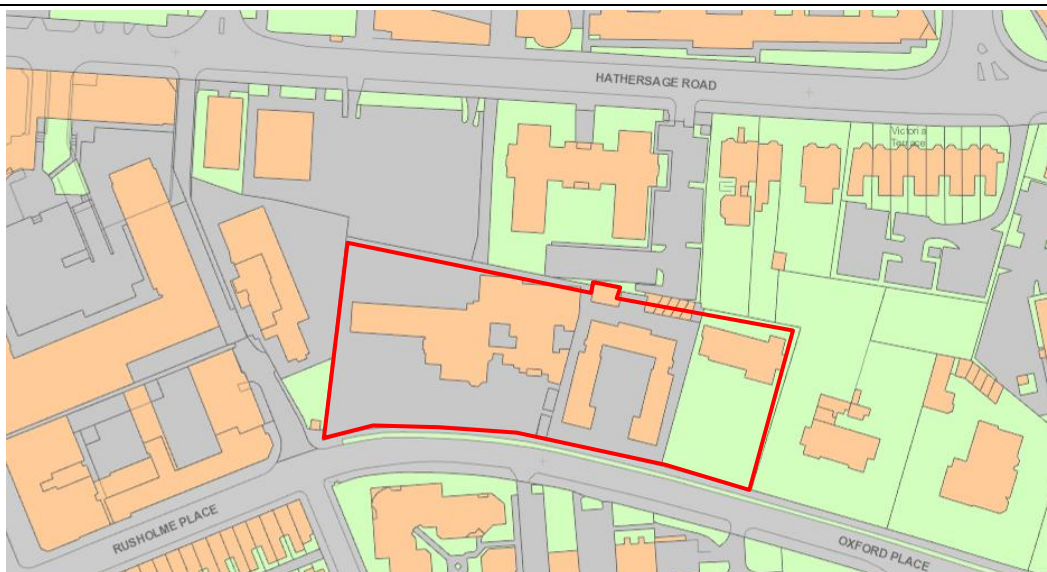


Figure 2: Site plan looking north (outlined red) (Source: Google).

3. Statutory Designations

Conservation Areas

The Site is located within the Victoria Park Conservation Area, which was designated in March 1972 (**Figure 3, below**). As the Site is within a conservation area, any proposed development upon the Site has the potential to impact its character and appearance.

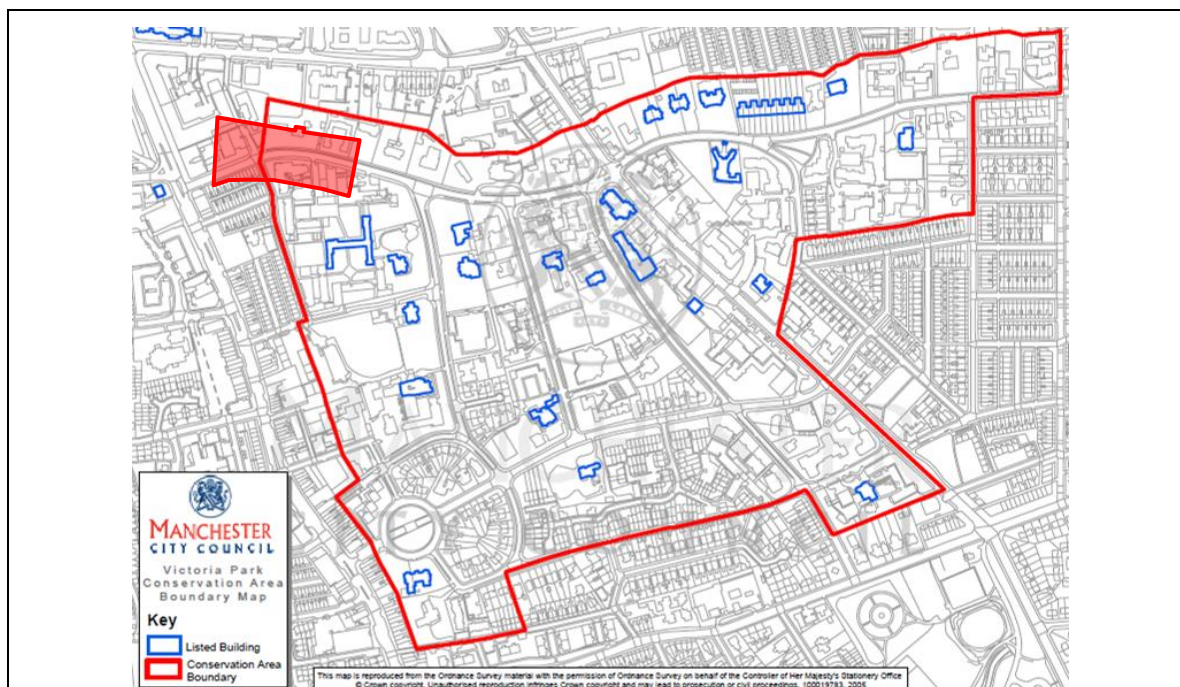


Figure 3: The Victoria Park Conservation Area, showing the location of the Site shaded red (Source: Manchester City Council)

Non-designated Heritage Assets

It is considered that a number of buildings across the Site could be considered by the LLP as being non-designated heritage assets. Local planning authorities may identify buildings, monuments, sites, places, areas or landscapes as “non-designated heritage assets” (NDHA). These sites are understood as having a degree of significance, which merits consideration in planning decisions, but which are not formally designated heritage assets (i.e. listed). In some areas local authorities identify non-designated heritage assets as ‘locally listed’.

Some non-designated heritage assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation (listing). Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that not all non-designated heritage assets will necessarily feature on a local list and may be identified at any time during the planning process.

Therefore, the following **paragraph 216** of the **National Planning Policy Framework 2024 (NPPF)** should be considered when progressing an appropriate level of development for the Site:

*“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**”.*

Also of relevance is Policy CC9 (Manchester City Council’s Core Strategy, 2012), which 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.”*

4. Visual Impact Assessment

As part of the July 2022 Visual Impact Assessment, two existing and proposed key heritage views were produced.

The selected views were scoped-in where; a) there is a baseline value to the view, in heritage terms, b) where the proposed development was visible, and c) sensitive / key viewpoints which test whether the proposed development would be visible. **Figure 4**, below, provides a baseline map illustrating the locations of the key heritage viewpoints that were assessed.

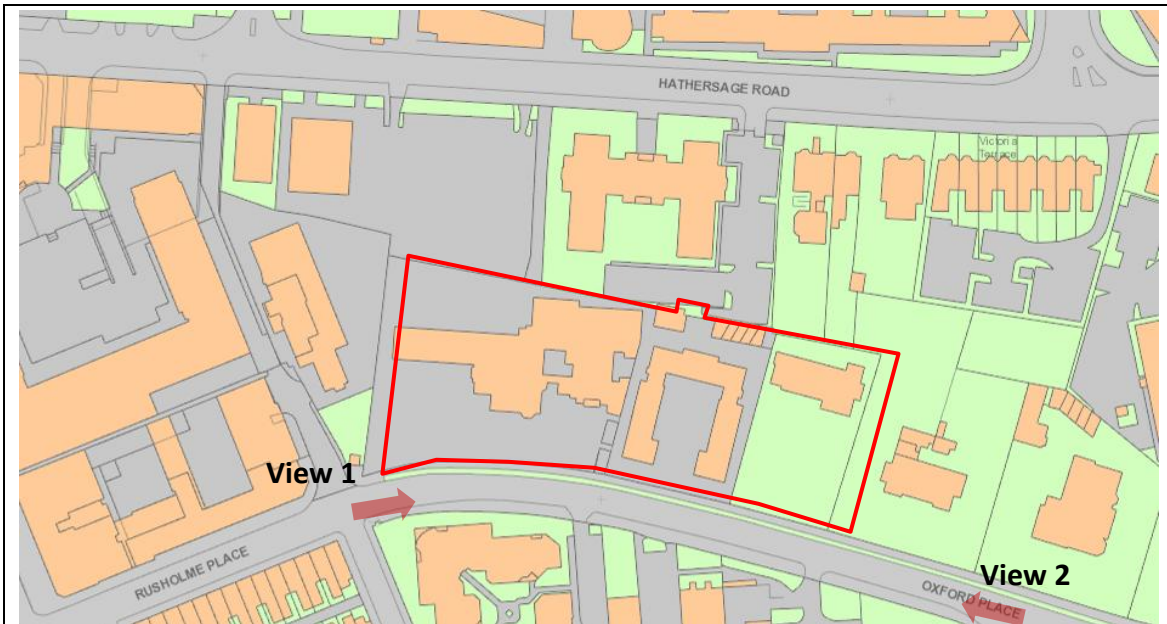


Figure 4 – Plan illustrating the locations of heritage viewpoints assessed.

View 1 - Existing (July 2022 assessment)

This view is experienced looking in an easterly direction along Oxford Place towards the Site (left).

The existing view illustrates some of the typical characteristics of the Victoria Park Conservation Area and wider Victoria Park area, with the generous width of the street, a continuous buff sandstone boundary wall to the left of the view, which forms the southern boundary of the Site, much mature planting and trees, and views of both 19th and mid-20th century buildings which can be glimpsed through the mature canopy of the trees along the perimeter of the Site, and can be seen to be in a state of neglect, with overgrown grounds and boarded-up windows.

The buildings that form the Site to the left can be seen to be of differing footprints, each with varying levels of articulation to their pitched roofs, which adds visual interest. The buildings to the foreground, which includes The Lodge, the 1922 extension and the 1960s chapel, all use buff coloured brick, whilst the buildings to the background, including Woodthorpe Hall and the St David's Church Hall, both use a dark, rough red brick.

There is a generally established height of buildings to the left (north) of Oxford Place, whilst the modern red brick buildings that form extensions to the Hulme Hall student campus to the right (south) of Oxford Place are taller, designed without any articulation to facades or roof level, and located closer to the pavement.

The existing view well represents the heritage interests of the heritage assets within the view and the character and appearance of the Victoria Park Conservation Area.

View 1 - Proposed (July 2022 assessment)

The proposed development will be partially visible to the immediate left and distant left of the view from this location. The development will be seen to introduce two modern, new build elements, which will form new student accommodation. This view illustrates the approach to the Site-wide design well, which can be seen to use historic and architectural cues from the historic buildings that currently form the site.

to the left (west),

The proposed building to the west takes its design cues from The Lodge, including the use of buff brickwork, raised brick patterns, and window screen design, and can be seen to replace the current, 1920s accommodation block, which is a neutral contributor to the conservation area, with a building of high quality design and materials.

To the far right of the view the new build student accommodation building can be seen to have been constructed partially on the site of the St David's church hall, and takes its design cues from the adjacent 1939 Woodthorpe Hall and former St David's Hall, using darker red brickwork. The detailing and colour palette will be better appreciated when traveling eastwards along Oxford Place towards the building.

Although the proposals introduce a new build element in this location, the new building has been set back from the pavement to allow for an area of mature trees to help conceal the building, and maintain the current "villa in a garden" character of Oxford Place and the wider conservation area. The additional height of one storey taller than the adjacent roof level of Woodthorpe Hall, is visually lessened by the use of a darker palette, and will become visually lessened when you move closer towards the building along Oxford Place and appreciate the gap between the new build element and Woodthorpe Hall.

Although not obvious through the mature tree canopy in the proposed CGI view, the proposals include the restoration of the c1850s "The Lodge" villa (which can be glimpsed to the left-middle of the view), including the return of its original 19th century footprint following the demolition of the later, 1922 wing.

Also not visible within this view will be the proposed planting and landscaping scheme, which will tie all parts of the wider Site together, and will provide pleasant views into the Site from the public footpath. Another feature concealed within this view will be the inclusion of the outline footprint of the original 1830s gate lodge, which will be marked using hard landscaping to the south-west corner of the Site (behind the wall to the immediate left of view), which will allow for a better understanding and appreciation of the original conception and use of Victoria Park in the 19th century.

The proposed development will be seen and understood as being a part of the historic and multi-phased St Gabriel's student campus, and will improve the character and appearance of the Victoria Park Conservation Area by improving the settings of the non-designated heritage assets within the view, and replacing those that are of a neutral contribution, consequently it is considered there will be an overall minor beneficial impact on the heritage assets within the view.



View 1: Existing



View 1: Proposed

View 2 - Existing (July 2022 assessment)

This view is experienced looking in a westerly direction along Oxford Place from its junction with Lower Park Road towards the Site (right).

The existing view again illustrates some of the typical characteristics of the Victoria Park Conservation Area and wider Victoria Park area, principally being the generous street widths that form mature tree-lined boulevards, the use of 19th century buff sandstone boundary walls, which

partially forms the southern boundary of the Site to the right of the view, with areas of surviving perimeter wall to the left of the view, which originally contained a large 19th century villa which has since been demolished and replaced with the current Hulme Hall student campus.

This view illustrates the almost entirely concealed nature of the Site at times when the trees are in full leaf, which although almost hidden from view, reveal occasional, glimpsed views of the buildings that form the Site.

To the left of the view can be seen the c1960s additions to the Hulme Hall halls of residence site, illustrating the extent of a number of modern student accommodation buildings to the southern aspects Oxford Place.

The existing view represents the heritage interests of the character and appearance of the Victoria Park Conservation Area well, but due to the concealed nature of the Site does not represent the heritage interests of the identified positive contributors to the conservation area, which are better understood and appreciated when moving closer west towards the Site.

View 2 - Proposed (July 2022 assessment)

The proposed development will be partially glimpsed in isolated instances behind existing mature tree coverage to the immediate right of the view from this location.

The proposed student accommodation building to the right foreground, although cannot be appreciated/seen within this view due to the existence of mature trees, uses historic and architectural cues from the 1939 Woodthorpe Hall, including darker red brickwork echoing the original building and patterned screens derived from the historic roof structure.

Due to the mature tree canopy to the centre of the view, the proposals for the restoration of the c1850s “The Lodge” villa (which can be fleetingly glimpsed to the distant left of the view), the retention and restoration of the 1963 chapel (centre right) and the construction of a new accommodation building to the distant left, are all concealed from this viewing place.

As seen in the proposed View 1 above, also not visible within this view will be the proposed planting and landscaping scheme, which will tie all parts of the wider Site together and will provide pleasant views into the Site from the public footpath.

The proposed development will be imperceptible from this viewing location, and consequently, it is considered that the proposed development will have no impact on the character and appearance of the Victoria Park Conservation Area, and will result in an overall neutral impact on the heritage assets within the view.



View 2: Existing



View 2: Proposed

5. Visual Impact Assessment Summary (July 2022)

Non-designated Heritage Assets

As recommended in the revised Historic England guidance on the Settings of Historic Buildings, the perceived indirect (visual) impact upon the identified nearby non-designated heritage assets are tabulated below.

The impact assessment followed the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011), the values of which were established within **Table 1** below, which assessed the scale of impact and the perceived effect of change in regard to each of the heritage assets identified which could potentially be affected by the proposed development.

Table 1– Predicted impacts of proposed development upon significance of setting of Heritage Assets					
No. ref.	Heritage Asset and designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact	
1	The Lodge <i>Considered to be a NDHA</i>	Low	Moderate change	Moderate beneficial	
3	The Chapel <i>Considered to be a NDHA</i>	Low	Moderate change	Moderate beneficial	
4	Woodthorpe Hall <i>Considered to be a NDHA</i>	Low	Moderate change	Negligible adverse	

Victoria Park Conservation Area

The visual impact assessment above has demonstrated the clear heritage benefits of bringing a large, abandoned and semi-derelict site back into full and active long-term use. The visual impact assessment above has resulted in one moderate beneficial impact and one minor beneficial impact.

The retention and enhancement of the positive contributors across the Site, and the addition of good quality new build elements to replace neutral/detrimental contributors that respond to the materiality and colour palate of existing historic buildings, improves the character and apperence of this important, yet much altered historic entrance route through the area, and will result in an overall minor beneficial impact on the character and apperence of the wider conservation area.

6. Conclusions (July 2022)

The current Site contains a number of buildings and spaces that vary in their contribution to the character and apperence of the Victoria Park Conservation Area, with some elements of the site being of a neutral/detrimental contribution.

The condition of the buildings, their landscaping/grounds and settings at the time of writing of the July 2022 Heritage Statement adversely impact on the character and apperence of the Victoria Park Conservation Area and on the heritage interests and appreciation of the identified heritage assets across the Site and the Site as a whole.

The proposals actively sought to retain and restore the best examples of buildings across the Site, maintaining and continuing their long history of being student residences, whilst celebrating and enhancing their design and architectural features, which in turn would enhance the wider Site and its environs within the conservation area.

The proposals saw the two neutral components being replaced with two new build residential buildings of good quality and character, which will increase the number of resident students across the Site. The new build elements actively responded to the history and design of their immediate environs, with the western building echoing the buff brickwork and interesting brick pattern of the adjacent The Lodge villa, whilst the eastern building took its design cues from the dark red brickwork of Woodthorpe Hall.

The chosen location of the building to the east introduced a new built element to this previously undeveloped plot. Although it was concluded that there would be an element of increased height when viewed in conjunction with the adjacent Woodthorpe Hall, this was reduced by the new building being set back from the pavement and the retention of mature trees to the boundary with Oxford Place, and the carefully chosen brick type and colour, which along with the use of a darker colour palette to the top floor level and raised brick patterns, subtly broke-up the elevations.

Together, the clear differences, yet similarities used in both the two new build elements helped to define the character of the Site into two distinct parts, which was interconnected and interwoven with the proposed landscaping design, re-establishing a high quality and considered planting scheme throughout that greatly improved the character and setting of the historic buildings and encouraged pedestrian activity and enjoyment of the spaces across the Site and wider streetscape.

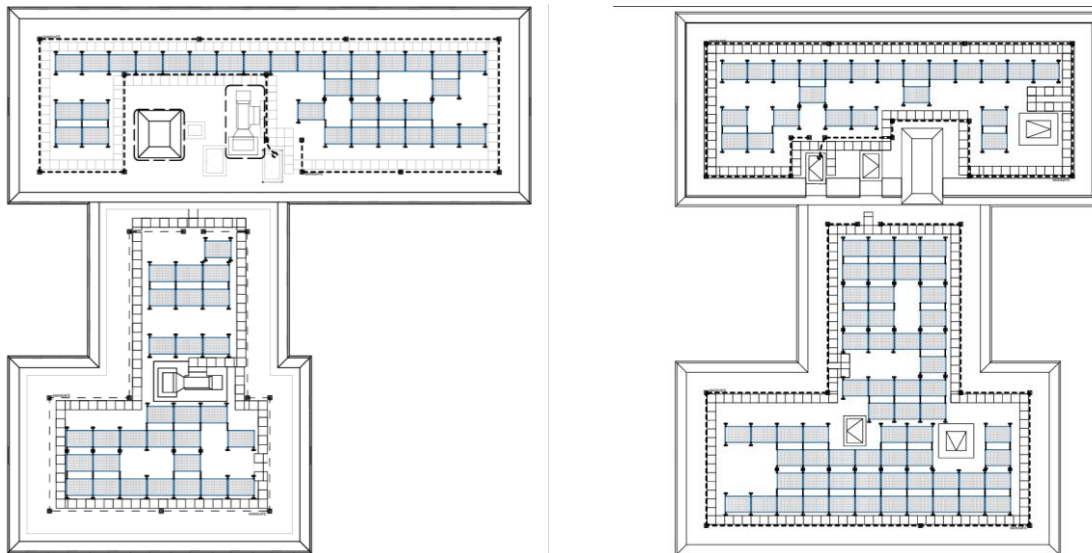
The proposed development sought to remove currently neutral and partially detrimental components across the site and replace them with high quality buildings that respond positively to their surroundings.

The July 2022 Heritage Statement found that the proposed development would facilitate and encourage pedestrian movement into Victoria Park and the wider conservation area, and through the Site itself. These changes would allow for the enjoyment and usability of Oxford Place, which is much altered to its western end, and currently presents a largely unkempt and abandoned character that forms an unpleasant and undesirable route for pedestrians, especially at night.

The July 2022 Heritage Statement concluded that the proposed development would result in a moderate beneficial impact on The Lodge (considered to be a NDHA), a moderate beneficial impact on The Chapel (considered to be a NDHA), a negligible adverse impact on Woodthorpe Hall (Considered to be a NDHA), and an overall minor beneficial impact on the character and appearance of the wider Victoria Park Conservation Area.

7. Updated Heritage Impact Assessment

The proposals comprise the addition of a PV system across the new Buildings 5 & 6, with 86 PV panels mounted on a penetrative system on the flat roof of Building 3, and 112 PV panels mounted on a penetrative system on the flat roof of Building 4 (See Figures 5 & 6 below)



Figures 5 & 6: An example of the PV panels planned across the flat roof levels of Building 3 (left) and Building 4 (Right).

Due to the height of the new buildings and that the flat roofs are unable to be seen from street level, the new PV units will not be seen from street level from within the conservation area.

The current site pics in Figures 7 & 8 below from May 2025, illustrate the heights of the new build elements of the site, demonstrating that the addition of PV panels to their flat roofs will not be able to be seen from street level.



Figures 7: Looking east from the western end of the Site on Oxford Place during construction in May 2025, illustrating the height of the new build element to the far left.



Figures 8: Looking east from the eastern end of the Site on Oxford Place during construction in May 2025, illustrating the height of the new build element to the far right.

8. Conclusions (June 2025)

As concluded within the July 2022 Heritage Statement, the proposed development would result in a moderate beneficial impact on The Lodge (considered to be a NDHA), a moderate beneficial impact on The Chapel (considered to be a NDHA), a negligible adverse impact on Woodthorpe Hall (Considered to be a NDHA), and an overall minor beneficial impact on the character and apperence of the wider Victoria Park Conservation Area.

The addition of a number of PV panels located on the flat roofs of the new build Buildings 3 & 4 will be concealed from view from street level due to the height of the new buildings and the nature of the PV panels being fixed to the flat roof structures, whilst the PV panels proposed for the flat roof level of the rear bike store structure will be largely screened from general view behind the Woodthorpe Hall building and adjacent new build infill elements and landscaping.

Consequently, it is considered that the proposed minor additions to the consented scheme will continue to result in an **overall neutral effect on the character and appearance of the Victoria Park Conservation Area, and on the settings of the non-designated heritage assets across the Site.**

The proposals are thus considered to have a neutral impact upon the settings of the identified heritage assets identified within this report. Thereby resulting in ‘no harm’ as defined within the NPPF (2024, paras.215-216). The proposals are thus considered to comply with relevant national and local planning policy.