UoM Residences Fallowfield Campus

Prepared for:

John Graham Construction Ltd.

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Heritage Statement: Significance Appraisal and Impact Assessment

Reviewed by:	Kirsten McKnight	Date: 20/02/2025
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UoM Residences – Fallowfield Campus

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1. INTRODUCTION

1.1 Purpose of this Report

i) This Heritage Statement has been prepared by Stephen Levrant Heritage Architecture Ltd. ('SLHA'), a practice of conservation architects, surveyor, planners, and heritage consultants which specialise in the built historic environment. It has been prepared on behalf of John Graham Construction Ltd. (the 'Applicant').

ii) This Heritage Statement has been prepared in support of a Reserved Matters Application ('RMA') for the proposed redevelopment of Fallowfield Campus, Manchester (the 'Site').

iii) The proposals (hereafter the 'Proposed Development') comprises the detailed design of for a scheme that is subject to a consented Outline Planning Application (application reference: 138126/OO/2023), granted by Manchester City Council ('MCC', the Local Planning Authority) in January 2024.

iv) This report assesses the potential impact of the Proposed Development on the significance and setting of heritage in the locality of the Site, as defined within **Section 1.4** of this report.

1.2 Summary of the Proposed Development

i) The Proposed Development is summarised in the following terms:

> *Reserved Matters Application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission Ref. 138126/OO/2023 for the redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation*

v) The Proposed Development is presented in the Application Drawings and Design and Access Statement ('DAS') prepared by Sheppard Robson, the project architect. This Heritage Statement should be read in conjunction with this material. The RMA has been informed by the consented outline scheme which comprises a set of Parameter Plans and a Design Guide which are intended to provide a robust framework for the Site and to secure the quality of future detailed applications. The Parameter Plans and Design Guide provide a set control through which MCC can determine subsequent RMAs (i.e. the application which is the subject of this report).

1.3 Overview of the Site

i) The Site comprises the existing UoM Fallowfield residential campus. The Site boundary is illustrated on the plan at **Figure 1**, which also shows the wider campus area. An aerial photograph of the Site is provided at **Figure 2.**

ii) The Site is located to the south of Manchester city centre, lying on the east side of Wilmslow Road and north side of Moseley Road. To the north and east of the Site are further sites of UoM residential accommodation, comprising Ashburne Hall and Sheavyn House to the north, and Richmond Park and Uttley House to the east. Beyond these residential halls to the east is further UoM land comprising the recently completed residential accommodation at Unsworth Park and sports and leisure facilities at the Armitage Centre.

iii) The Site previously comprised four groups of buildings: Owen's Park, Oak House, Woolton Hall, and the Limes Building. The first three provided student residential accommodation whilst the Limes Building performed an ancillary function to the campus. In addition to accommodation, there were other ancillary and supporting uses within the Site including a bar, doctor's surgery, laundry facilities, reception, and study areas.

iv) The buildings across the campus were set out in courtyard arrangements, the general scale of built form varying in height. The Site is currently undergoing demolition works consented as part of the Outline Application, including the former 18 storeys Owen's Park tower, which previously provided a visual landmark within the Site and the surrounding townscape.

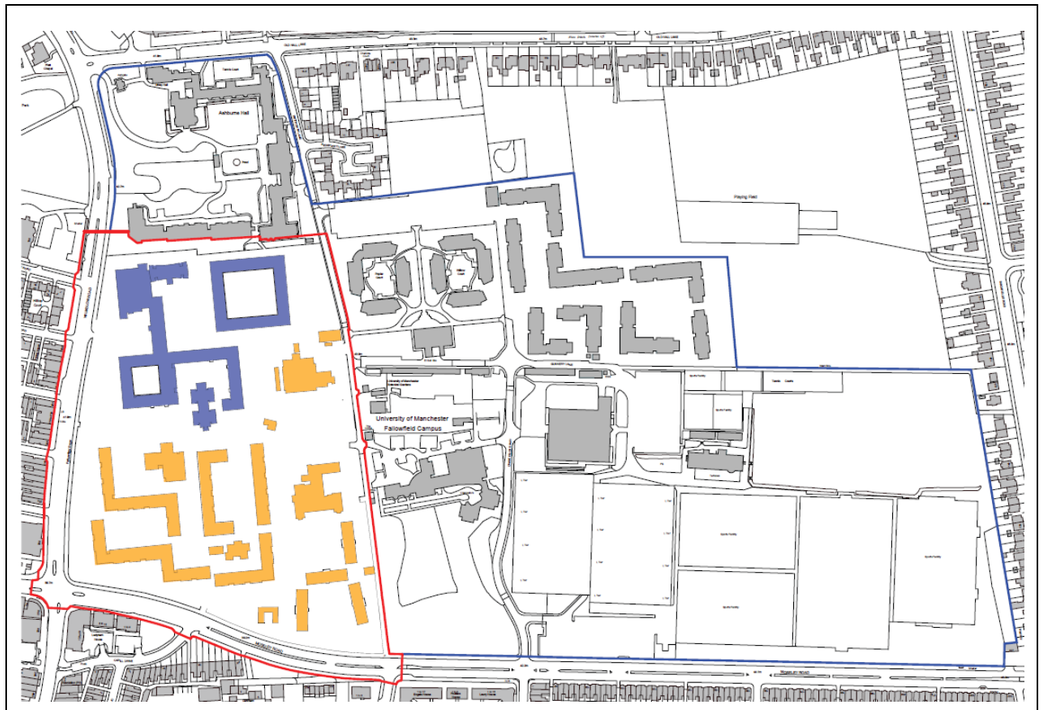


Figure 1: Site plan, illustrating application boundary in red, and wider site ownership of the University of Manchester ('UoM') in Blue. The plan illustrates the buildings which have been/are in the process of being demolished by the UoM (shaded blue) and those which are due to be demolished by the Applicant (John Graham Construction Ltd.) in due course (shaded yellow).



Figure 2: Aerial image showing former arrangement of built form and landscaping within indicative Site boundary outlined in red. Source: Google Maps.

v) The Site has historically characterised by the setting of built form amongst greenery, comprising areas of open lawn between the buildings and mature trees within the campus, particularly along the edges of the Site boundary which filter views in and out. The Site was formerly intersected by pedestrianised routes and a limited number of vehicle routes. Back-of-house areas provided access for servicing and plant.

1.4 Heritage Context

i) There are no designated heritage assets within the Site boundary. There are, however, a number of designated heritage assets in the setting of the Site, including listed buildings and a Scheduled Monument. The following 11 heritage assets are situated within 250m of the Site:

- Lodge of the First, with Attached Gateway (Grade II);
- The Firs and Attached Annex (Grade II);
- Queen of Hearts Public House (Grade II);
- Church of the Holy Innocents and St James (Grade II);
- Fallowfield War Memorial (Grade II);
- Ashburner Hall (Lees, Mary Worthington, Ward and Central bloc), including the Alice Barlow memorial gates and Ashburne Hall Lodge (Grade II);
- Behrens Hall (Grade II);
- Unitarian Chapel (Grade II);
- Hollings Building at Manchester Metropolitan University (Grade II);
- Synagogue (Grade II); and
- Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields, 48m SSE of Platt Hall.

ii) The Site is not located in a Conservation Area and there are no such designations within the defined area of analysis (c250m radius).

iii) MCC has not prepared a 'Local List' which identifies non-designated heritage assets ('NDHAs') considered to be of local architectural or historical interest. There are no non-designated heritage assets identified in this Heritage Statement.

1.5 General Methodology

i) This Heritage Statement is the result of a process which synthesises literature and documentary research, and which relies on professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs, and any other supporting documentation.

ii) A survey of the Site and its grounds was conducted in June 2023 by visual inspection in order to gain an understanding of the principal heritage considerations, to analyse the setting and interrelationships of identified heritage assets, and to consider the potential impact of the Proposed Development on relevant heritage sensitivities.

iii) The assessment is based on the definition of "heritage assets" set out in the National Planning Policy Guidance and NPPF (Dec, 2024). Therefore, 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 interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*".

iv) It is important to distinguish '***designated heritage assets'*** from '***non-designated heritage assets***' as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined as:

> *"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".*

iv) Non-designated heritage assets (or Locally Listed buildings) are defined within the NPPF (2023) 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 interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)".*

v) The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.6 Research Sources

i) Documentary research which has informed the content of this Heritage Statement relied upon primary and secondary sources, including maps, drawings, and reports, as well as local archive material.

ii) The following sources have been consulted:

- Greater Manchester Historic Environment Record (HER).
- Historic mapping (Ordnance Survey where appropriate).
- Various online resources (including the National Heritage List for England (NHLE) and Britain From Above).

1.7 Authorship

i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd.

ii) Authors:

- Anna Manley [BA (Hons), MA] – Senior Heritage and Townscape Consultant
- Kirsten McKnight [BA (Hons), MA, MSc, IHBC – Associate Director

2. POLICY CONTEXT: LEGISLATION, NATIONAL AND LOCAL PLANNING POLICY, AND GUIDANCE

2.1 Planning (Listed Building and Conservation Areas) Act 1990

i) The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the legislative framework which governs the specific protection for buildings and areas of special architectural or historical interest, over and above that provided by development management policies at a local level.

ii) As the Site is within the setting of a number of additional listed buildings and structures, **Section 66(1)** of the Act is applicable. This provision stipulates that the decision-maker should have *"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.

2.2 National Planning Policy Framework ('NPPF') (2024)

i) The revised NPPF was published in December 2024. The NPPF constitutes the Government's view of what sustainable development in England means in practice.

Design

ii) **Chapter 12 (Design)** of the NPPF establishes the Government's framework and approach towards design. The NPPF states at **Paragraph 131** that "*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".*

iii) At **Paragraph 135**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.

iv) **Paragraph 139** states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that "*significant weight"* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *"innovative designs which promote high levels of sustainability".*

v) Read together, **Paragraphs 134** and **139** demonstrate the Government's encouragement of Local Authorities to support schemes which embody high quality sustainable design.

Heritage

vi) The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).

vii) Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government's detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.

viii) The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 210, point a**).

ix) **Paragraph 207** stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance".* This report fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.

x) **Paragraphs 212-218** of the NPPF should be read together. In **Paragraph 212**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*

xi) **Paragraph 213** determines that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*.

xii) **Paragraph 214** establishes that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm".*

xiii) **Paragraph 215** states that: "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".*

xiv) The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 214** and **215**) provides the clear and convincing justification for harm that is required by **Paragraph 212**.

xv) **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".*

2.3 Planning Practice Guidance ('PPG') (2014 and as subsequently amended)

i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The most recent amendment to the online guidance was published in July 2019. The section 'Conserving and Enhancing the Historic Environment' of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

2.4 Manchester City Council Core Strategy, 2012

i) Local planning policy maintains the same focus as the NPPF.

ii) The City Council's design and heritage related policies focus on the fundamental importance of "*preserving or, where possible, enhancing the historic environment".* The following policies from Manchester's Core Strategy are of relevance.

iii) **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 monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

iv) **Policy EN1 (Design Principles and Strategic Character Areas)** states that new development will be expected to follow the key principles of urban design (character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability, and diversity) and to contribute to the quality of the local and wider area.

v) **Policy EN2 (Tall Buildings)** states that Manchester City Council will encourage proposals which include tall buildings where it can be demonstrated that they:

- Are of excellent design quality,
- Are appropriately located,
- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.

vi) **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed 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.

vii) **Policy H12 (Purpose Built Student Accommodation)** stipulates that consideration should be given to the design and layout of new student accommodation with regard to safety and security, the mix of uses proposed, and the impact on the streetscene and local environment. The policy emphasises that developments will only be supported where it can be demonstrated that they will deliver a "*positive regeneration impact".*

2.5 Manchester City Council, Places For Everyone ('PfE') (2024)

i) PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

ii) **Objective 4** of the PfE seeks to: *"Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations."*

iii) **Policy JP-P 2** addressing 'Heritage', states:

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

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

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

ii) Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

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

2.6 Unitary Development Plan for the City of Manchester, 1995

i) The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UPD, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

ii) **Development Control Policies 18.1** and **19.1** are saved from the UPD and address conservation areas and listed buildings respectively. The policies stipulate the careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

2.7 Historic England Guidance

i) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') have both been utilised in the preparation of this Heritage Statement in order to gain a full understanding of the relevant issues.

ii) In particular, this report takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building or other heritage asset. Furthermore, this Heritage Statement relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.

iii) In terms of assessing the impacts of development proposals, this Statement takes account of the advice in GPA3 which states that *"setting and views are matters of qualitative and expert judgement […] technical analyses* [and] *should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken in this report.

iv) This Heritage Statement also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2017).

v) Additional Historic England advice notes utilised within this report include Tall Buildings, Advice Note 4 (March, 2022). **Historic England Advice Note 4: Tall Buildings ('HEAN 4').** The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.

vi) The purpose of the guidance is *'to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'.*

vii) The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of 'design parameters' with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.

viii) HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

ix) The note demonstrates HE's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality proposals can embody in terms of place-making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

3. ASSESSMENT METHODOLOGY

3.1 Introduction

i) This section explains the methodologies employed for both assessment of the baseline conditions and the effects of the Proposed Development on heritage assets. This assessment has been carried out using desk-based data gathering and fieldwork.

ii) This Heritage Statement utilises a series of views and Accurate Visual Representations ('AVRs') to understand the potential impact of the Proposed Development on the setting of heritage assets in the locality of the Site. The Guidance for Landscape and Visual Impact Assessments ('GLVIA') IEMA/LI (GLVIA 3rd Edition 2013) states that the visual impact assessment guidance with specific respect to Heritage Assets, should be "*assessed through Heritage Impact Assessment (HIA), principally set out in 'Seeing the History in the View' (Historic England)[1] although 'The Setting of Heritage Assets, 2nd Edition GPA3 is also relevant*".

iii) When published in 2015, '*The Setting of Heritage Assets*' ('HEAN3') superseded '*Seeing the History in the View*'. As such, using the latter document as the primary methodology for assessment would not be in accordance with up-to-date guidance. The methodology utilised in this document combines GLVIA principles with those set out in '*The Setting of Heritage Assets*' and incorporating other principles from Historic England HEANs and '*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment'*, April 2008. This combined approach is followed due to the recognition of how there are other factors necessary to consider when assessing impact, as set out in HEAN 3 (page 1):

> *"Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations."*

ii) The methods used in order to undertake the study were the following:

Desktop Research Review

iii) Initial desktop studies were undertaken to establish the physical components of the Site and its surroundings and to identify built heritage assets and potential viewpoint locations. Heritage assets were identified using Historic England's National Heritage List for England ('NHLE'). MCC's Interactive Planning Map was reviewed to determine if any conservation areas were located in the setting of the Site. Viewpoints were identified through a review of OS maps, aerial and street view photography, policy and guidance documents and a consideration for the location of heritage assets relative to the Site. Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.

iv) The documentary research was based upon secondary sources of local history and architecture, including maps, drawings and reports. This Heritage Statement has also drawn on the research findings resulting from desktop research including online articles and resources.

Area Surveying

v) A survey of the surrounding areas was conducted by visual inspection to analyse the Site and identify the relevant areas of the local area that would be most affected by the proposed works.

vi) The scoping exercise was informed by on-site surveys and professional judgement. A 250m radius is considered to be proportionate and robust for the purposes of the current planning application.

vii) Within the study area of 250m, all designated and NDHAs which have the potential to be affected by the Proposed Development have been identified. Within an approximate 250m radius of the Site there are a number of built heritage assets.

3.2 Built Heritage Appraisal: Methodology

i) The baseline conditions have been established through an initial desktop survey to identify the relevant heritage assets in proximity to the Site and included a search of Historic England's National Heritage List for England ('NHLE') to identify statutory listed buildings and scheduled monuments (Registered Parks and Gardens are not relevant in this case), and a review of MCC's website to identify Conservation Areas. MCC does not have a formal local list which identifies non-designated heritage assets however professional judgement has been used to identify these where they are relevant to a consideration of heritage impact, utilising Historic England's Guidance on Local Listing (January 2021). The heritage significance appraisal is presented at **Section 5** of this report.

ii) Desktop surveys were supplemented by a site survey to enable a robust assessment of the heritage significance of the identified heritage assets, including any contribution of their settings to an appreciation of their significance. The survey also enabled a better understanding of the current relationship between the Site and the surrounding heritage assets and the likely potential effects of the Proposed Development on their settings.

iii) This understanding of heritage significance is framed by the policies outlined **Section 2** above. In line with Historic England's guidance, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

- **Archaeological Interest:** 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.
- **Architectural and Artistic Interest:** 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.
- **Historic Interest:** 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.

viii) There is no one set of criteria provided in Historic England documentation which provides guidance for the different grading of heritage assets in significance assessments. One set of guidance which is widely adopted

[1] Superseded English Heritage publication from 2011.

for assessing heritage impact is the guidance provided by the International Council on Sites and Monuments ('ICOMOS') in Appendix 3A of, *'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'*.

ix) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 1** for full definitions of heritage significance as defined in this present report).

x) Once the heritage significance of the built heritage asset (receptor) has been assessed, including any contribution of its setting, the likely potential impact of the Proposed Development upon its heritage significance is then assessed. Potential impacts are defined as a change resulting from the Proposed Development that affects the heritage asset, including its setting.

xi) There is no standard methodology for the appraisal of physical (or 'direct') or visual (or 'indirect') impact on listed buildings, therefore, the method used below is a synthesis of the Historic England's guidance on *'Conservation Principles*' (2008) and the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable', thus securing the protection or enhancement of the historic environment.

xii) The impact of the Proposed Development upon the heritage asset's heritage significance may be described as **beneficial, harmful,** or **neutral.** If the Proposed Development will enhance heritage values or the ability to appreciate them, as expressed in the first stage of the assessment ('Significance Assessment'), then the impact on heritage significance will be deemed to be beneficial; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed to be harmful. A neutral impact is identified where it is considered that the proposal will not change or impact an appreciation of the heritage asset's significance. The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the criteria in **Tables 2 and 3** below.

xiii) This impact of the proposals on heritage assets has been based on the understanding of their significance and setting, the nature of the proposals themselves, as well as the understanding gained from the assessment of views (**Section 8**). The respective impacts on each heritage asset can be found in **Section 8**).

Table 1: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage Status / Hierarchy	Description
Very High / Exceptional heritage significance International architectural and historic interest and importance.	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance National architectural and historic importance and interest.	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance Regional architectural and historic importance and interest.	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance Local architectural and historic heritage importance and interest.	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), • Sites identified and recorded as being of heritage interest on the Historic Environment Record (non-designated heritage assets), which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential Buildings/sites where the potential importance interest requires determination	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of Magnitude and Nature of Heritage Impact.	Direct Heritage Impacts (physical alteration or change to character)	Indirect Heritage Impact (visual change to the experience or setting of the building and its context).
Major Adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. *Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact will need to be balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric,* their settings or significance to any appreciable degree.	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible Beneficial Impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asse*t.	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the overarching character of a designated heritage asset or its setting, resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

xiv) The table below uses a matrix to combine the value of heritage assets with the magnitude of impact. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

xv) Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	**Negligible change**	**Minor change**	**Moderate change**	**Major change**
For WH Properties Very High – Attributes which Convey OUV	**Significance of Effect or Overall Impact (Either Adverse or Beneficial)**				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

xvi) **Limitations and assumption**: In considering the effects of the Proposed Development upon built heritage assets, the assessment is based on the material that accompanies the planning application, including the AVRs prepared by Our Studio and the Application Drawings and DAS prepared by Sheppard Robson.

xvii) The visual analysis is based on views from external spaces within the public domain and not from inside buildings or private spaces. The GLVIA3 outlines that public views are generally attributed greater value than views from private property due to the number of visual receptors being greater.

xviii) The experience of the Site and the scheme can only be demonstrated in the Heritage Statement through the use of photographs, AVRs, plans and maps. The AVRs do not cover every possible view of the Proposed Development but are a selection of representative viewpoints from publicly accessible places where there are particular heritage sensitivities. The AVRs form an indication of the true three-dimensional visual experience. They do not capture transient significant effects arising from noise or traffic or other sensory effects. A visit to the viewpoint locations is encouraged to better appreciate and understand the potential visual impact.

xix) This Heritage Statement addresses the potential impact of the Proposed Development on above-ground heritage assets only. Below-ground heritage assets (sites of archaeological interest) are not a consideration of this report.

4. HISTORICAL DEVELOPMENT

4.1 Introduction

i) In order to understand the relative significance of the Site and its contribution to its surrounding townscape context, it is first necessary to understand its historical development and that of its locality.

ii) This section of the Heritage Statement analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of the Fallowfield area and the wider development of Manchester.

4.2 History and Development of the Area

i) Up until the early 19th century, the area of Fallowfield was characterised by its rural qualities. The etymology of 'Fallowfield' reflects the historical practice of leaving fields to lie fallow in a crop-rotation process in order for them to regain their nutrients. The name itself reflects the historic agricultural, pastoral character of Fallowfield prior to its steady suburbanisation throughout the 19th century.

ii) Bradshaw's map of 1830 at **Figure 3** provides some geographical context which enables an appreciation of the relationship of Fallowfield to the city of Manchester to the north. Fallowfield is not marked on Bradshaw's map, reflecting its relative insignificance at the time of survey. The map illustrates the urban core of the city to the north and the surrounding rural hinterland; Withington to the south and Platt Hall to the north provide an indication of the present location of the Site and the wider Fallowfield Campus.

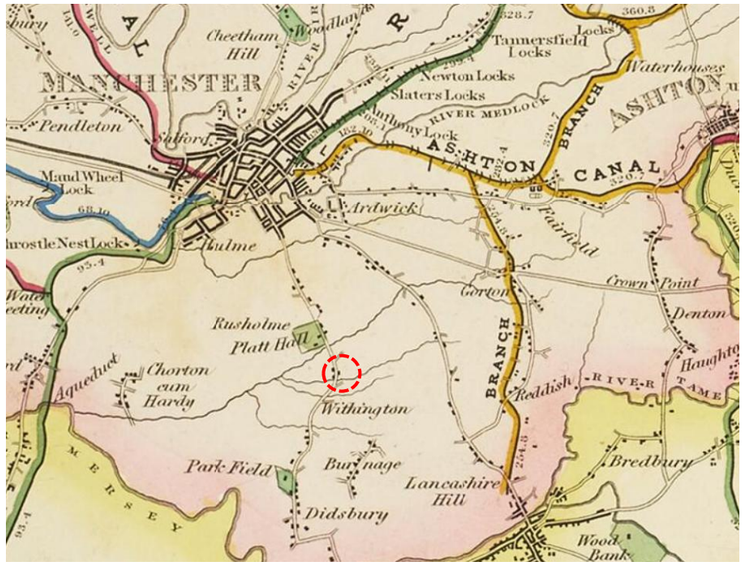


Figure 3: G. Bradshaw's Map of Canals, situated in the counties of Lancaster, York, Derby & Chester, 1830. The approximate location of the Site is identified in red. Source: University of Manchester Digital Collections.

iii) Fallowfield was set amongst various manorial and landed estates, including the aforementioned Platt estate, which centred on Platt Hall. The house was built in the 1760s to designs conceived by pre-eminent 18th century architect, John Carr of York, and later amended by Lancashire architect, Timothy Lightoler. The house was commissioned by Manchester textile merchant, John Lees, and his wife, Deborah Worsley; the surrounding parkland was landscaped by William Emes, a prolific England landscape gardener. The family would be one of the first in a long line of wealthy industrialists and merchants who would recognise the opportunity for escapism from the city's chaos and pollution in the rural pasture of Fallowfield.

iv) Throughout the subsequent century, this migration of wealthy, middle-class families into the countryside to the south of the city would shape the development of Fallowfield from an agricultural landscape into a fashionable and leafy suburb of Manchester. Wilmslow Road, which traverses through the townscape on a north-south axis, had been laid out by the mid-18th century. By the mid-19th century, it had been established as a major route into the city centre to the north, acting as a catalyst for the development of large houses along its extent. A number of notable Manchester figures commissioned these homes, a number of which are discussed in greater detail in the subsequent section. Large villas were built in spacious plots, set back from the road and set amongst attractive landscaped gardens. One such example was Grangethorpe, located in the plot now occupied by Manchester High School for Girls (**Figure 4**).

v) Up until 1894, the area had been incorporated within the administrative boundary of the Withington Local Board of Health, subsequently replaced by Withington District Council; in 1904, the entire urban district was absorbed into the city of Manchester, reflecting the pattern of urban expansion in the second half of the 19th century. The last decade of the 19th century and the first of the 20th century saw subsequent changes to infrastructure and the public realm that reflected Fallowfield's evolved identity as a suburb of a major city.

vi) The opening of Fallowfield Station (**Figure 5**) in 1891 on the Manchester, Sheffield and Lincolnshire Railway branch line was one such change, connecting the area with stations along the Chorlton-cum-Hardy line. This was followed by the arrival of Manchester Corporation tramways (**Figure 6**) along principal routes, Wilmslow Road and Moseley Road, which necessitated the widening of the roads in 1901-3 and provided considerably faster connections into and out of the city. The road widening programme came hand-in-hand with the creation of boulevard-type streetscapes (**Figure 7**) which echoed middle-class suburbs in metropolitan cities in Europe. Another significant contemporary event was the creation of a municipal park within the former estate of Platt Hall: Platt Fields Park (**Figure 8**), opened by the Council in 1910. The Rusholme Archive online resource[2] makes reference to an extract published in a souvenir booklet on the day that Platt Fields Park was opened to the public, detailing how the opening of the park and contemporary works along Wilmslow Road combined to improve the character of the area:

> *"Gloomy brick walls of the eighteenth century have been removed and light-iron railings substituted. A wide promenade now adorns the Wilmslow Road frontage, where the fine old trees have been carefully preserved and surrounded with seats. A view of the park is thus opened out to the thousands of citizens who daily pass along the Wilmslow Road."*

[2] Rusholme & Victoria Park Archive, Fallowfield Brow and Oak Drive: https://rusholmearchive.org/fallowfield-brow-and-oak-drive

vii) The construction of houses and evolving suburban identity of Fallowfield was accompanied towards the turn of the century with the development of other public and commercial buildings, including shopping parades (**Figure 8**), such as King's parade, which lies on the western side of Wilmslow Road, opposite the Site.



Figure 4: Large Victorian residence, 'Grangethorpe', constructed on Wilmslow Road, 1912. An example of the typical dwelling built along the thoroughfare in the mid-late 19th century.

Source: Greater Manchester Lives, Ref. m77565



Figure 5: Fallowfield Station, 1910.

Source: Greater Manchester Lives, Ref. m22337



Figure 6: Wilmslow Road, 1904. This post-dates the widening of the road to accommodate the tramways. The boulevard character of the street is appreciated in this photograph.

Source: Greater Manchester Lives, Ref. m22589



Figure 7: Moseley Road, boundary to The Firs, 1911. Street trees and lighting reflect municipal public realm enhancements at the start of the 20th century.

Source: Greater Manchester Lives, Ref. m.22596



Figure 8: Boating lake at Platt Fields Park, 1913.

Source: Greater Manchester Lives, Ref. m75485



Figure 9: Mabfield and Kings Parade, Wilmslow Road, 1900 postcard.

Source: Greater Manchester Lives, Ref. m47461

viii) The last remaining indication of Fallowfield's rural origins was the agricultural holding at 'Firs Farm' (to the north of The Firs, now Uttley House) (**Figure 10**), which survived as a functioning farm into the 1920s until it was incorporated into the university estate. This area to the east saw considerable change across the turn of the centuries more generally, changing from pastureland to a series of sports and leisure facilities. Fallowfield Stadium (later the Harris Stadium, **Figure 11**), including an athletics track and velodrome, was opened in this location in 1892; it was the home of the Manchester Athletics Club who had relocated from the Old Trafford cricket ground. The stadium is notable in sporting history for hosting the 1893 Football Association Cup Final.

ix) The areas to the west and south of the Site were similarly transforming; the increasing population and demand for housing saw the redevelopment of the former low density, detached villas along Wilmslow Road and the surrounding streets. In their place, tight, gridded rows of terraced housing were laid out (**Figures 12** and **13**), including Mabfield, Cawdor, Furness and Landcross Road to the west, and Braemar and Brailsford Road to the south, reflecting a shift in the wealth and position of Fallowfield's new residents.

x) The subsequent years saw the arrival of the university, catalysing another phase of change and redevelopment in Fallowfield. Of note in terms of the evolving nature of Fallowfield in the post-war period is the establishment of the Hollings Campus to the north of Old Hall Lane. The campus was developed from the 1950s for the Domestic Trades College, later Manchester Polytechnic, and finally the Metropolitan University of Manchester. The Hollings Building (**Figure 14**) was built in 1959 to the designs of L. C. Howitt. The unusual design of the building is thought to present a creative reference to its original function as a domestic college, the forms mirroring a toast rack and a fried egg, hence the affectionate nickname, the 'Toast Rack'.



Figure 10: Former Firs Farm buildings incorporated into the sports grounds within the university estate, 1975. The Owens Park tower is visible in the background.

Source: Greater Manchester Lives, Ref.m64050



Figure 11: Aerial view of the former athletics track at Fallowfield Stadium, later the Harris Stadium, 1955.

Source: Greater Manchester Lives, Ref. m06920



Figure 12: Terraced housing on Brailsford Road, 1900.

Source: Greater Manchester Lives, Ref. m22339



Figure 13: Alleyway between terraced houses on Cawdor Road, 1973. The enclosed, tight knit grain of the townscape is evident.

Source: Greater Manchester Lives, Ref. m22404



Figure 14: Hollings Building, the 'Toast Rack', 1959.

Source: Greater Manchester Lives, Ref. m63957

4.3 Development of Fallowfield Campus

i) The University of Manchester was established in 2004 through the amalgamation of two historic institutional bodies: the University of Manchester Institute of Science and Technology ('UMIST') and the Victoria University of Manchester. The former had its roots in the Manchester Mechanics Institute (1824-1882), specialising in technical and scientific subjects it was recognised as a major institute for research. The latter was borne out of Owens College, founded in 1851 and funded by the legacy of wealthy industrialist, John Owens. Formerly based in the city centre, development started on a series of institutional buildings on Oxford Road in 1870 to accommodate the expanding college. In 1903 it was reconstituted as the Victoria University of Manchester.

ii) The first building project at the Fallowfield site was Ashburne Hall (**Figures 15** and **16**). Founded as a hall of residence for female students at Owens College (two male-only halls already having been developed), the hall was relocated from Victoria Park to the area just to the north of the Site in 1910. The pre-existing Behrens House (or Hall) (**Figures 17** and **18**) was located adjacent to the prospective Ashburne Hall site. Dating from 1835-8, the house, formerly known as 'The Oaks', was a large residential property set within landscaped grounds and accessed via a winding drive from Wilmslow Road. The Behrens family, whose wealth was derived in the textile industry, gifted the house to the university in 1906, whereby it too was established as a women's halls of residence.

iii) Pevsner's (*Lancashire: Manchester and the South East*, 2004) account of the first phase of the university's development to the east of Wilmslow Road is as follows:

> *"The building [Behrens Hall] was extended in 1910 and further accommodation erected by Percy Scott Worthington. Entrance lodge in a convincing Regency style dated 1926, by Worthington's half-brother*

Hubert Worthington, then the drive leads to the original house of c.1830. It is a smaller version of Chaseley, a demolished house in Pendleton, Salford, by Richard Tattersall, so probably his design too…The purpose-built accommodation [Ashburne Hall] is ranged around a grassed quadrangle. Brick, in Arts and Crafts style with Neo-Georgian and Tudor motifs. The composition is symmetrical but the subtle variation in the size of the gables, entrances recessed behind big arches and the treatment of the roofline mean that it does not read formally. Motifs are borrowed from women's colleges at other universities." p.475

iv) In 1932, the university acquired The Firs (now Uttley House) following the death of its previous owner, C. P. Scott, editor of the Manchester Guardian. The Firs had been the home of Scott since 1881, prior to which it was the notable residence of Sir Joseph Whitworth. The Firs was built for Whitworth in an Italianate style in 1851 by architect, Edward Walters. The original extent of The Firs estate was 52 acres, and included a shooting range, botanical gardens and a series of glass houses to the north, which were latterly used as part of the university's botany grounds and later became established as the Firs Environmental Research Station. From 1932, the house was used as the vice-chancellor's residence. The house has been subsequently extended (1995-7) and adapted to various uses, including a teaching and conference centre; in 2021 it was converted to provide further residential accommodation within the Fallowfield campus.

v) Pevsner (*Lancashire: Manchester and the South East*, 2004, p.90) identifies that there was a "*burst of college and university building in Manchester during the early-mid 1960s*". This is true of Fallowfield which, from the late 1950s and early 1960s onwards, saw the redevelopment of the land within the Site began in earnest, the details of which are discussed below.

vi) The sports grounds to the east of the campus were purchased by the university in the early 1960s, having played host to a number of notable sporting events such as the 1919 National Championships and the 1934 British Empire Games cycle events. The facilities were subsequently used for university sport. Fallowfield Stadium (later the Harris Stadium after British cyclist Reg Harris who bought the grounds in 1955) (**Figure 17**) was demolished in 1992, replaced by Richmond Park halls of residence (**Figure 18**) by Downs and Variava. Sheavyn House (**Figure 19**) followed in 1994, while the most recent halls is Unsworth Park, completed in 2019.



Figure 15: Aerial view of Ashburne Hall and Behrens Hall arranged around grass quadrangle, 1925.

To the south are three large houses which formerly occupied the Site: Oak House, New Home and Bank House.

Source: Greater Manchester Lives, Ref. m67704

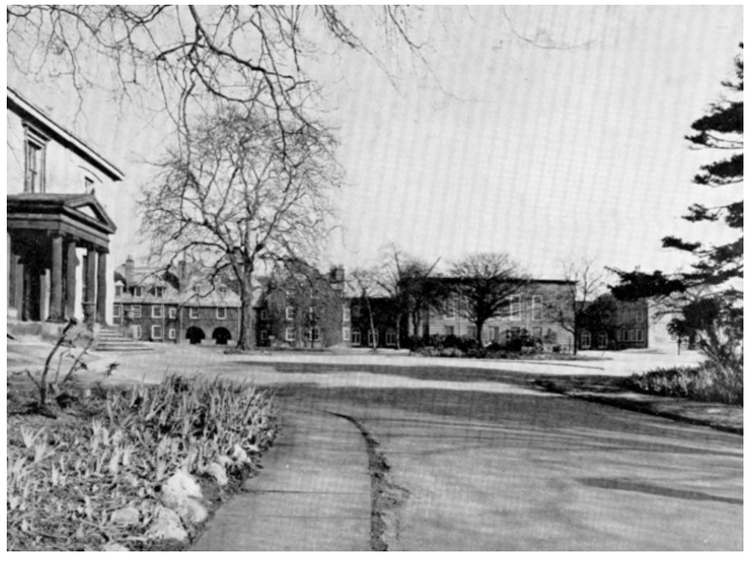


Figure 16: Approach from Wilmslow Road with Behrens Hall to the north and Ashburne Hall, including central library and dining block, to the east, 1950.

Source: Greater Manchester Lives, Ref. m63849



Figure 17: Former club house at Fallowfield Stadium, labelled here as 'Manchester University Athletic Ground' owing to its association with Owens College, 1930.

Source: Greater Manchester Lives, Ref. m63541



Figure 18: Richmond Park halls of residence viewed from Whitworth Lane.

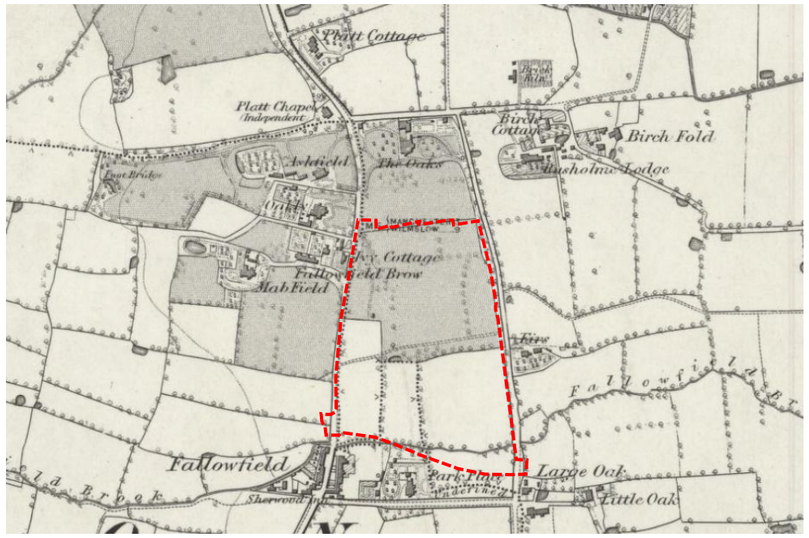
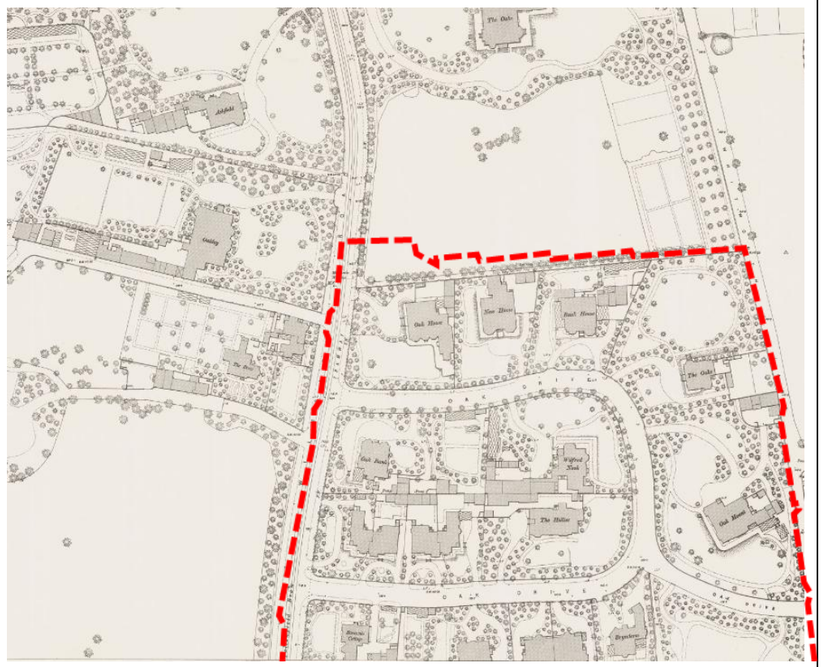
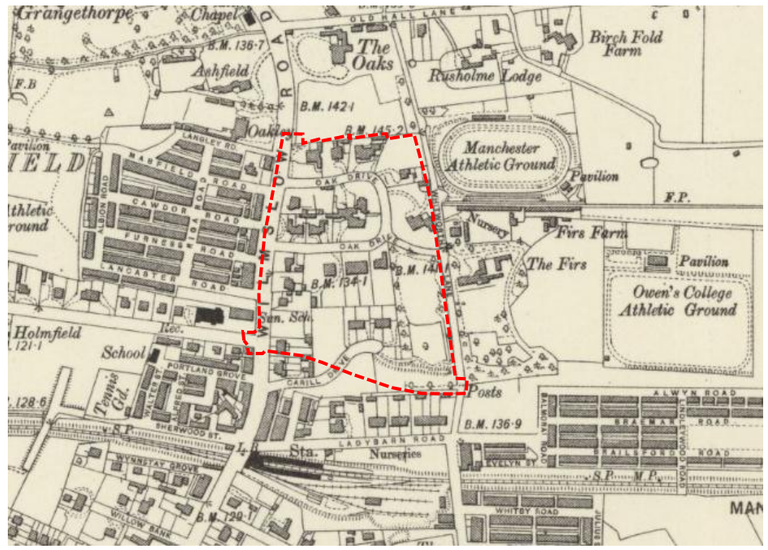


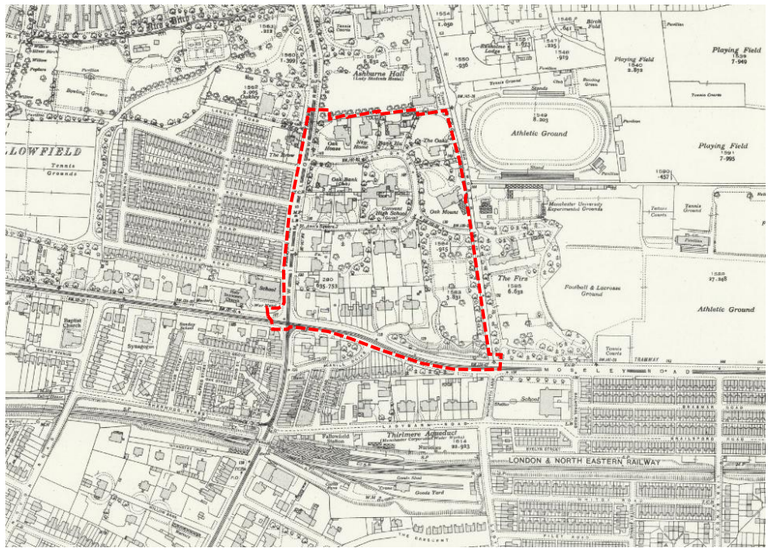
Figure 19: Sheavyn House with the Owens Park tower in the background.

4.4 Development of the Site

i) The subsequent map regression illustrates the development of the Site across the 19th and early 20th centuries. The Site boundary is indicated in red, dashed where the positioning is approximate.

Table 3: Historic Map Regression

Map with Indicative Site Boundary	Date and Description
	*1848 Ordnance Survey ('OS')* *The Site boundaries have not been fully defined by this point but Wilmslow Road is established to the east and there's a clear boundary with 'The Oaks' (now Behrens Hall) to the north. The land to the south of this boundary was subsequently sold off in smaller plots for the development of similar homes.* *The rural, low-density character of the Site and the surrounding landscape is evident, although there is a small collection of buildings accumulating to the south-west of the Site and large villas along the principal thoroughfares.* *The Firs is identified to the Site's eastern boundary.*
	*Extract from 1891 OS* *This map extract shows the northern half of the Site. 'Oak Drive' (**Figure 19**) has been laid out in a horseshoe arrangement and a number of substantial houses built.* *Notable residents besides wealthy industrialists and cotton magnates included Alfred Waterhouse, the pre-eminent Victorian architect responsible for the design of Manchester Town Hall amongst other prominent buildings. He designed and built Barcombe Cottage (**Figure 20**) in 1861, shown in the bottom left of the adjacent plan. Others identified include The Oaks (not that which lies to the north), Oak Bank, Wilfred Nook, Oak Mount, The Hollies, Oak House, New House and Bank House.*
	*1908 OS* *The 1908 OS shows a similar pattern of development in the southern half of the Site, including the arrangement of semi-detached villas along Carill Drive. The map illustrates the amalgamation of a number of properties on Oak Drive in 1900 by the Faithful Companions of Jesus, a Roman Catholic Order of Nuns, who established a convent and girls' school (**Figure 21**) within the connected properties.* *The development of the Site's environs is evident by this time, with the establishment of the athletics grounds to the east, terraced housing to the south and west, as well as the opening of Fallowfield Station and the railway line.*



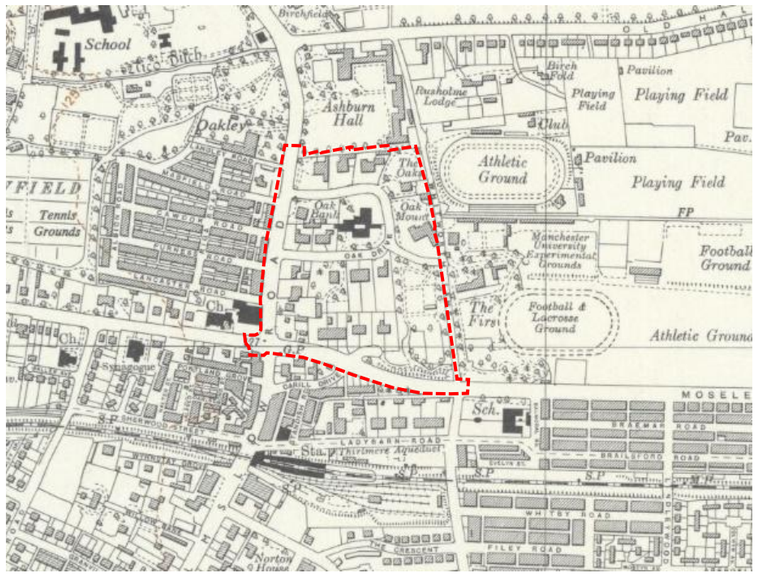
1935 OS

Little change is evident within the Site across the early 20th century with the exception of the construction of further properties on Carill Drive.

To the north of the Site, Ashburne Hall has been constructed.

In the wider townscape, the continued suburbanisation of the local area is evident in the development of further speculative terraced house as well as the municipalisation of Platt Fields Park.

The laying out of Moseley Road defined the southern boundary of the Site.



1955 OS

The OS map from 1955 shows little change in the immediate post-war period.

ii) The first phase of the cohesive redevelopment of the Site for university accommodation commenced in 1959 with the construction of Woolton Hall. Pevsner (*Lancashire: Manchester and the South East*, 2004, p.475) describes the halls in the following terms:

> *"By Hubert Worthington [the same architect as the Grade II listed lodge at Ashburne Hall]…It was opened in 1959 and looks 1929, and is as far as could be from the panache of Hollings College, which was going up at the same time. Pitched roofs, thin Neo-Georgian detailing."*

iii) The halls were originally male-only, and only began accommodating female students from 1991 onwards.

iv) Owens Park followed in 1964-6, the halls were designed by Building Design Partnership ('BDP'), with an eighteen-storey tower as the centrepiece. The tower was butterfly-shaped in plan, in buff bricks with a glazed circulation core and central lift core. Its podium level featured decorative fibre glass panels by American sculptor, Mitzi Cunliffe. Entitled *Cosmos I*; the panels were formerly visible from a landscaped courtyard near the entry to the campus from Wilmslow Road. The Owens Park halls comprised of four main blocks in addition to the tower: Tree Court, Green Court, Little Court and the Mall, the last of which was an entertainment block ancillary to the residential accommodation. The halls were notable at the time for providing mixed-sex accommodation, reflecting wider movements and discussion at the time surrounding about gender and social freedoms. The halls recently closed in 2021 and currently being demolished.

v) The development of Oak House followed shortly after that of Owens Park, opening in 1972. Pevsner crudely summarised the collection of buildings in a singular statement: "*bland late C20 brick boxes*". Oak House comprised of a similar collection of arboriculturally-themed blocks, including Chestnut Court, Holly Court, Maple Court, Sycamore Court and Beech Court. There are no exact dates for the construction of the ancillary Oak Lodge and The Limes although they were broadly contemporary with the residential blocks.

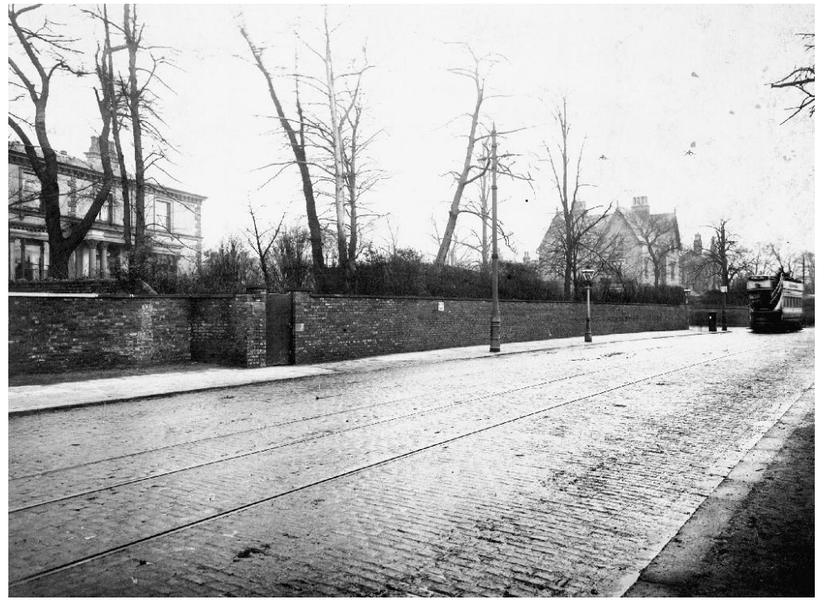


Figure 20: Oak Drive, wall between The Oaks and Oak Drive, 1908

Source: Greater Manchester Lives, Ref. m22628



Figure 21: Barcombe Cottage on Oak Drive, designed and occupied by Alfred Waterhouse, 1856.

Source: Architects of Greater Manchester 1800-1940, online archive[3].



Figure 22: The convent school on Oak Drive, 1959.

Source: Greater Manchester Lives, Ref. m65697



Figure 23: Accommodation block at Woolton Hall, 1975.

Source: Greater Manchester Lives, Ref. m63992



Figure 24: Owens Park tower, 1965

Source: Greater Manchester Lives, Ref. m63984

[3] https://manchestervictorianarchitects.org.uk/buildings/barcombe-cottage-oak-estate-wilmslow-road-fallowfield



Figure 25: View of Owens Park tower along Wilmslow Road, 1973.

Source: Greater Manchester Lives, Ref. m42406



Figure 26: Owens Park entrance on Wilmslow Road, 1973.

Source: Greater Manchester Lives, Ref. m4240



Figure 27: Two panels of Cosmos i, fibreglass sculptural panels by Mitzi Cunliffe.



Figure 28: Accommodation blocks at Oak House, 1975

Ref. 63999



Figure 29: Accommodation blocks at Oak House, 1975

Ref. 63997

5. HERITAGE BASELINE: APPRAISAL OF SIGNIFICANCE

5.1 Introduction

i) The purpose of this significance appraisal is to use recognised criteria to assess any potential heritage significance within the Site in addition to defining the significance of heritage assets in its setting which have the potential to be affected by the Proposed Development. In the analysis below, the nature and heritage value of each asset is defined, including the contribution its setting makes to an appreciation of this value. The Heritage Baseline: Appraisal of Significance is informed by the detailed methodology presented at **Section 3** of this report.

ii) The appraisal of significance informs the subsequent Heritage Impact Assessment ('HIA') at **Section 8** of this report which considers the impact of the Proposed Development on the significance, and the appreciation of this significance, on heritage assets in the study area. This in turns allows, in a planning policy context. the extent of any identified "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of the potential heritage impacts of the scheme has been informed by the AVRs presented at **Section 8** of this report.

iii) This appraisal first considers the significance of the Site and then addresses heritage sensitivities in the setting of the Site.

5.2 Statement of Significance of the Site

i) The Site does not contain any designated heritage assets and it is not located in a Conservation Area. Notwithstanding this, it is necessary to consider whether and to what degree the Site, in its existing condition, embodies elements of archaeological, architectural and artistic, and historical interest.

Archaeological Interest

- The Site has seen phases of redevelopment which have changed its character from low density residential villas to blocks of student accommodation and ancillary uses. The Site retains indications of these previous phases of its development, including the survival of mature trees planted in the gardens of former residences, and as such reflects some evidence of past human activity albeit relatively recent phases. There is potential for the Site to yield archaeological interest related to more distant phases of development, albeit this interest will likely be limited to any evidence related to the former rural, agricultural character of the Site. The overarching archaeological interest of the Site is judged to be **Negligible.**

Architectural and Artistic Interest

- Prior to demolition works on the Site, a limited degree of architectural interest was considered by SLHA to be derived in the design of the student accommodation by reason of its reflection of the forms and arrangements of the historic accommodation blocks at Ashburne Hall to the north, mirroring the quadrangle arrangements across the Site and creating an inward focus on shared green spaces. The use of similar arrangements across the Site and wider campus created a sense of architectural uniformity, notwithstanding differences in character and execution between the earlier and mid-20th century blocks. The ability to appreciate this former arrangement has been lost with the demolition of built form on the Site.

- The Owens Park complex formerly comprised a tower and surrounding lower blocks, set around courtyards. The tower had a townscape presence due to its form and relative height – set within a prevailing low-rise townscape, as such, it was experienced and recognised as a local landmark. Again, this element of the Site's significance has been removed via the demolition of the buildings on the Site.

- The fibreglass panels on the podium of the Owens Park tower were by American sculptor, Mitzi Cunliffe. Cunliffe worked as a sculptor from the 1940s onwards; she is most renowned for her designing the theatrical mask presented as a golden trophy at the British Academy of Film and Televisions Arts ('BAFTA'). They are of artistic interest for their association with the artist, in their reflection of contemporary art and its incorporation into architecture designs during this period. These panels are being incorporated into the scheme, with one section being positioned internally within the 'Central Hub' building, and the other incorporated into a wall forming part of the new landscaping scheme of the redeveloped campus.

- Early photographs of the Site (see **Section 4**) demonstrate that the accommodation blocks were arranged around existing mature trees; the Site's continued green and leafy character contributes to the artistic interest of the Site.

- A set of historic gates at the Whitworth Lane entry to Woolton Hall have been preserved and incorporated into the campus' access on its eastern boundary. It is possible these wrought iron gates were part of a former residence on the Site and they contribute to the architectural and historical interest of the Site. As SLHA understand, these gates are being retained in their existing position.

- Overall, notwithstanding the above strands of significance, the architectural interest of the Site is considered to be **Negligible - Low**. The artistic interest of the Site as a whole is considered to be **Negligible**.

Historic Interest

- The Site is of historic interest for the 19th century development as the southern part of the grounds associated with 'The Oaks', and for its association with the Behrens family who gifted the house to the university in 1906.

- The Site now largely reflects the post-war phase of UoM's development and expansion, reflecting a phase that followed on from the establishment of Ashburne Hall in the earlier part of the 20th century. The large-scale development of the student accommodation from the 1950s onwards reflects the wider expansion of the university, the increased demand for on-site accommodation, and the associated changes that have characterised the development of the wider area, such as the loss or considerable alteration of former Victorian villas which marked the first phase of the area's urbanisation.

- Owens Park is considered to be of a low degree of historical value for being one of the earliest examples of mixed-gender university halls in the country. The choice to develop mixed-gender halls reflects a wider cultural shift towards attitudes of gender and social movement.

- The historical interest of the Site as a whole is considered to be **Low**.

5.3 Scope of Heritage Assessment

i) Based on the urban character of the Site's surroundings and the scale of the Proposed Development, a study area of 250m has been determined to identity heritage assets that have the potential to be affected by the redevelopment of the Site.

ii) The review of the NHLE and relevant local policy and designations has highlighted a total of 11 designated heritage assets within a 250m radius of its boundary. These heritage assets are as follows:

- Fallowfield War Memorial (Grade II)
- Church of the Holy Innocents and St James (Grade II)
- Queen of Hearts Public House (Grade II)
- Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge (Grade II)
- Behrens Hall (Grade II)
- The Firs and Attached Annex (Grade II)
- Lodge of the Firs, with Attached Gateway (Grade II)
- Unitarian Chapel (Platt Chapel) (Grade II)
- Hollings Building at Manchester Metropolitan University (Grade II)
- Synagogue (Grade II)
- Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall (Scheduled Monument)

iii) A number of additional listed buildings, conservation areas and scheduled monuments lie within the wider setting of the site (i.e. beyond the 250m study area). Given the relative distance, intervening built development, mature vegetation which defines the Site's boundary and in the wider townscape, and the nature of the Proposed Development, it is unlikely that there will be any significant effects on the significance of these receptors and subsequently they have been scoped out of this assessment.

iv) Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identifies as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. MCC does not have such a local list at the present time.

v) The location of designated and non-designated heritage assets within the 250m study area is identified on the plan at **Figure 30** below[4]. The heritage assets, or receptors, scoped in for baseline appraisal and assessment (which follows in **Section 8**) are identified on the plan by a number which corresponds to the heritage baseline summary presented in **Table 4** below. No NDHAs have been identified within the 250m study area.

[4] An extract from the NHLE map search showing heritage assets within 250m of the Site boundary is presented at **Appendix I.**

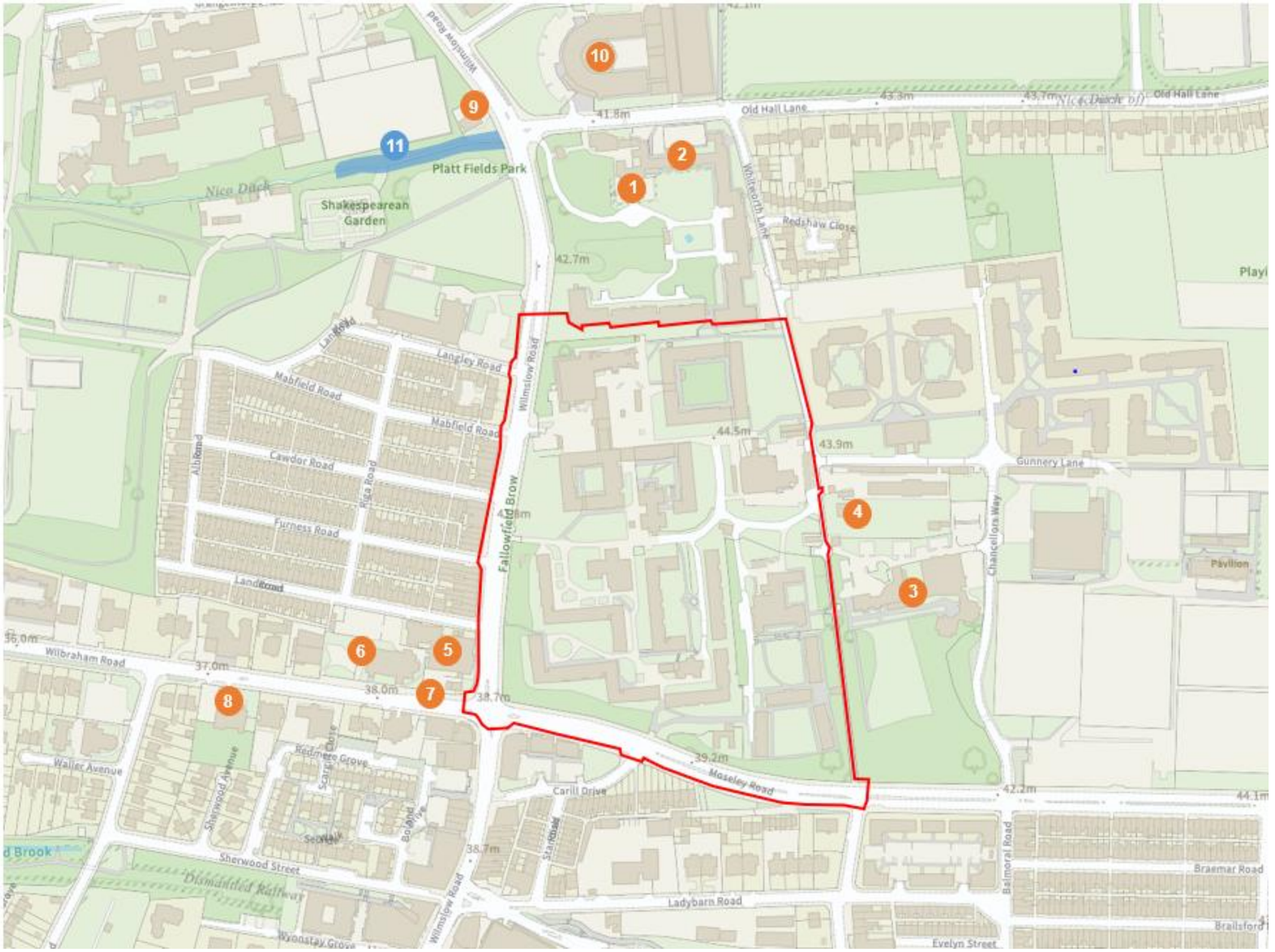


Figure 30: Heritage Asset Plan with 250m study area (base map sourced from NHLE).

Key:

- *Site Boundary*
- *Listed Buildings*
- *Scheduled Monument*

Table 5: Heritage Assets with Potential to be Impacted by the Proposed Development		
No. on Map	Name	Designation
Listed Buildings		
1	Behrens Hall	Grade II
2	Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge	Grade II
3	The Firs and Attached Annex	Grade II
4	Lodge of the Firs, with Attached Gateway	Grade II
5	Queen of Hearts Public House	Grade II
6	Church of the Holy Innocents and St James	Grade II
7	Fallowfield War Memorial	Grade II
8	Synagogue	Grade II
9	Unitarian Chapel (Platt Chapel)	Grade II
10	Hollings Building at Manchester Metropolitan University	Grade II
Scheduled Monuments		
11	Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall	Scheduled Monument

5.4 Appraisal of Heritage Assets in Study Area

i) The table on the following page (**Table 6**) summarises the form and nature of the scoped-in heritage assets, including a summary of their significance, and assessment of the degree to which their setting contributes to an appreciation of this, including the contribution made by the Site in its existing condition. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be **positive, neutral, or negative**, or a range depending on the asset and nature of its surroundings.

Table 6: Appraisal of Heritage Assets in Study Area				
Map Ref.	Name	Designation	Summary Description (extracted from Historic England's NHLE) and Significance	Contribution of Setting to Significance
Listed Buildings				
1	Behrens Hall	Grade II	Behrens Hall was Grade II listed in 1988. The list description for the building is as follows: *Formerly known as: The Oaks, Old Hall Lane, Fallowfield. Large house, now part of university hall of residence. 1835-8, for Robert Ogden, cotton spinner; altered. Scored stucco on brick, with sandstone ashlar dressings, hipped slate roof. Deep rectangular plan. Classical style. Two storeys over cellars, 3 bays, symmetrical; with stone plinth, broad pilasters to the outer bays forming segmental-headed blank arches. The ground floor has a large pedimented stone porch (up 7 steps) with 4 Ionic columns raised on a plinth, moulded frieze, and pediment with apex acroterion, protecting a wide square-headed doorway which has double doors, an overlight with fan-pattern tracery, and round-headed side windows with margin panes including roundels; and two windows sashed without glazing bars, with engraved sills. The 1st floor has three 12-pane sashed windows, that in the centre with a corniced architrave. Long return walls with various sashed windows, that to the right with a canted bay window to the ground floor front room. Interior: entrance lobby screen which has double doors and side windows all with round-headed glazing like the side windows to the door; pilastered entrance hall; fine imperial staircase with elaborately decorated cast-iron balusters and wreathed mahogany handrails, illuminated by a glazed dome; panelled mahogany doors and architraves; some moulded plaster friezes and original fireplaces. History: originally known as "The Oaks"; presented to the university, partly as gift, by Behrens family 1906-8.* Architectural interest is derived in the building's Classical appearance, which is particularly articulated in its main southern façade with pedimented stone plinth. Historical interest is derived in the building's origins as a domestic residence for a local industrialist and its subsequent transferral to UoM. The building has group value with the neighbouring Ashburne Hall and the two are experienced alongside one another in an attractive landscaped setting. Overall, the listed building is judged to be of **Medium** significance.	The listed building sits within the northern part of the Fallowfield Campus, to the north of the Site. The visual experience of the listed building is limited to its locality owing to the screening effect of mature trees which surround the plot. The former house is experienced in tandem with the early 20th century accommodation blocks at Ashburne Hall, and together they are set within an attractive landscaped setting designed around the buildings that reinforces an appreciation of their architectural and historical interest. The Hollings Building within MMU's campus also forms a visible part of the heritage assets and the two are experienced in views north from the green quadrangle. Dense pockets of mature trees to the south and west restrict the visibility of the listed building from the public realm. The Site is a visible element of the listed building's setting, particularly the Owens Park tower which rises above the 1990s accommodation block, Sheavyn House, to the south of Behrens Hall. The Site reflects a later period of development within the university campus and, notwithstanding its lack of any particular architectural quality or distinction, represents the evolution of the wider site as a university campus, though it makes no visual contribution to the building's setting. Overall, the setting of Behrens Hall is considered to make a **Positive** contribution to an appreciation of its heritage significance.
2	Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge	Grade II	The accommodation blocks at Ashburne Hall, in addition to the Alice Barlow memorial gates and Ashburne Hall Lodge, were Grade II listed in 2012. The NHLE entry for the collection of buildings is very detailed and so only relevant extracts are reproduced below. Ashburne Hall comprises a purpose-built, women's hall of residence designed by Sir Percy Scott Worthington and constructed between 1910 and 1933, including the Alice Barlow memorial	The group of buildings sits within the northern part of the Fallowfield Campus, to the north of the Site. Unlike the neighbouring Behrens Hall, the buildings of Ashburne Hall are more widely visible from the surrounding townscape and public realm due to the lack of a green boundary along the stretch of Whitworth Lane to the east. This means that the historic buildings are clearly visible from the surrounding streets to the east and north, where the architectural character of the buildings and their value as a group is appreciated.

			gates (1924), and Ashburne Hall Lodge (1926), both of which were designed by Sir John Hubert Worthington. The group of buildings form an approximate L-shaped ensemble around a grassed quadrangle. The NHLE entry describes the architectural character of the exterior of the buildings: *The accommodation blocks are of two storeys plus attic, in the Arts and Crafts style with Georgian and Tudor motifs. The composition is roughly symmetrical to the east side, with the Ward wing constructed to mirror the Mary Worthington wing either side of the symmetrical Central block. The Lees wing and the southernmost section of Ward wing break the symmetry, although the east section of Lees is similar in style to that of the corresponding section of Ward wing. A subtle variation in the size of gables, chimneys and rooflines means the arrangement is not formal. Thin bricks have been used to face the buildings throughout, and the use of brick string courses and tile detailing has been used to all wings in differing effects. Almost all windows are original multi-paned sashes, and almost all half-glazed multi-paned external doors remain in-situ. All flat-headed openings have brick wedge-lintels.* *The library and dining hall form the central section of the Central block; this has a double-height second storey with tall windows. The ground floor has rusticated brick bands and rusticated brick wedge lintels to the windows; these details continue to the returns. The central five bays project slightly. Brick quoins have been used to these and the peripheral corners. The roof is hipped and flat in parts, with a projecting hipped roof to the central section. This section is flanked by two recessed wings with flat roofs and parapets. The ground floors are pierced by three round-headed entrances with multi-paned double doors and fanlights. The second floors are set back to provide a balcony; these house flat-headed windows (one to the south is blind) and decorative brick roundels. The rear elevation has a curved, full-height entrance bay with parapet to the centre, incorporating a tall round-headed recess with a multi-paned door, tall 16-over-16 window and a date stone reading 'AD 1924' above. Flanking wings have numerous flat-headed windows. Access to the cellar is via stone steps with an attached hoist.* *Alice Barlow Memorial Gates: These are elaborate gates which sit to the centre of the boundary wall along Wilmslow Road, aligned to face the Central block. They have rubbed brick curved piers with ornamental stone urns. The gates are of wrought iron, with the insignia of the University (a snake) and the date 1924 in gold. A slate plaque with inscription is situated on the side of the southern pier.* *Ashburne Hall Lodge: This is Regency in style, of stuccoed brick with a hipped slate roof with central stack. The main elevation is to the west, of two storeys with a central entrance under a porch with chamfered columns. Windows are six-over-six pane sashes and the front door is six-*	The significance of the buildings is, however, best appreciated from within the campus where the accommodation blocks, library, memorial gates and ancillary structures are appreciated together in tandem with the neighbouring Behrens Hall and amongst the attractive landscape setting around which the built form is arranged. The visual experience of the listed building is limited to its locality owing to the screening effect of mature trees which surround the plot. The former house is experienced in tandem with the early 20th century accommodation blocks at Ashburne Hall, and together they are set within an attractive landscaped setting designed around the buildings that reinforces an appreciation of their architectural and historical interest. The group of buildings are experienced alongside later 20th century buildings in their local setting, including the Grade II listed Hollings Building to the north which breaks the ridgeline of the northern Lees wing in views from the landscaped grounds. To the south, the Owens Park tower within the south and adjacent accommodation blocks at Tree Court are a visible feature of the group's setting; there are also views which take in the Site alongside Ashburne Hall from Whitworth Lane (see **View 8** in **Section 8**). The Site reflects a later period of development within the university campus and, notwithstanding its lack of any particular architectural quality or distinction, provides a setting relationship that enables an understanding of the halls' historical significance. Overall, the setting of Ashburne Hall is considered to make a **Positive** contribution to an appreciation of its heritage significance.

			panelled. It has been modernised internally, with a kitchen inserted to the ground floor. One internal door survives, although all fireplaces have been removed. The NHLE entry for Ashburn Hall defines the following as the reasons for designation: • *Historic interest: as an early example of a purpose-built Hall of Residence and one of the first women's halls of residence in England, it also has interest in the history of women's higher education;* • *Architectural interest: as high quality examples of the work of both Sir Percy Scott Worthington and Sir John Hubert Worthington, two of the most successful architects of this prolific and renowned architectural dynasty;* • *Group value: the halls, gates and lodge form a functional group, the separate parts of which have been designed to complement each other, as well as the pre-existing Behren's House (c.1830, Grade II);* • *Historic association: the hall has connections with historic figures of note including Viscount Morley of Blackburn, whose collection of books is housed in the library, and celebrated children's author Alice Uttley.* Overall, the group of buildings is judged to be of **Medium** significance.	
3	The Firs and Attached Annex	Grade II	The Firs and Attached Annex was Grade II listed in 1974. The list description for the building is as follows: *Large house. 1851, by Edward Walters for Sir Joseph Whitworth; altered. Stucco on brick, slate roofs. Irregular linear plan on east-west axis. Two and 3 storeys over cellars. The entrance front to the north, which is asymmetrical, with 4:2:1 windows at 1st floor, the 2-window portion projected and the one-window portion to the right with a projected ground floor, has a diamond-patterned string-course, modillioned eaves, and 12-pane sashed windows with moulded architraves. The 2-window projection, which contains the porch to the left and the staircase to the right (and formerly had a turret over the left bay), has a round-headed doorway with moulded head and volute keystone, side-windows, panelled and glazed door, fanlight with radiating glazing bars, and inner door with 2 round-headed glazed panels which have gold ornament; banded pilasters at 1st floor of the left bay; and to the right at ground floor a glazed false window. The 4-window range to the left has a curved single-storey link to the Annex (former coach-house and office); and set back at the left end is a 3-storey service wing. The south front (to the garden), 3:3:2 windows, the centre projecting and the right-hand end (the service wing) set back and 3-storeyed, has windows with moulded architraves (those at ground floor shouldered) including single-storey canted bays to the projection and in the centre of the left range (with French windows), 4-pane sashes at ground floor and windows with altered glazing at 1st floor; and the 2nd floor of the service wing has low tripartite windows with console-shaped*	Uttley House, formerly used as a hotel and conference centre, was converted to provide UoM accommodation in 2021. The building is located to the east of the Site, set between Whitworth Lane and Chancellors Way. The former residence has an open landscaped setting to the south, the edges of which are defined by attractive, mature trees. This enclosed green space provides an attractive immediate environment in which to appreciate the architectural character of the building's southern façade. To the north, the legibility of historic gardens and the former entry and approach the building has been lost and redeveloped with a hardstanding area for car parking. Uttley House maintains a visual relationship with the Grade II listed lodge to the north, which formerly served the main house, and which subsequently contributes positively to an appreciation and understanding of the villas historical interest. The interaction of the building with its wider setting is limited by reason of screening and enclosing vegetation which prevents views out from and towards the former residence. The Site is located to the west of the villa, on the western side of Whitworth Lane. There is limited intervisibility between the two and views are heavily filtered by mature trees. The greenery within the Site contributes positively to the local setting of the building, and its incorporation into the university estate means there is an ancillary relationship between the two.

			mullions. Main range has gable chimneys and 2 ridge chimneys; service wing has hipped roof with 2 chimneys (one very large). Interior: fine generously-proportioned open-well staircase with ornamented cast-iron balusters. Architectural interest is derived in the fine external appearance of the listed building, which has employs a Classical aesthetic that reflects contemporary design trends. It is not confirmed to what extent the interior of the property survives in as described in the list description which was last amended in 1994. Historical interest is derived in the former house's association with Joseph Whitworth, an English engineer, entrepreneur and philanthropist. Whitworth is a figure of city-wide historical significance with a number of pieces of infrastructure memorialising him (Whitworth Hall, Whitworth Street, and the Whitworth Art Gallery). The architectural and historical interest of the former residence is reinforced by the survival of the adjacent lodge, which served an ancillary function to the house. The former residence has been extended to the east with a large modern range; this is of no architectural or historical significance and detracts from the legibility of the historic building. Overall, the listed building is judged to be of **Medium** significance.	Overall, the setting of the building is considered to range from **Neutral-Positive**, owing to the balance of positive elements such as the surrounding greenery and maintained relationship with its former lodge, and the negative contribution made by the hardstanding of the surrounding car park.
4	Lodge of the Firs, with Attached Gateway	Grade II	The Lodge of the Firs was Grade II listed in 1974. The list description for the building is as follows: *Gate lodge with attached gateway. 1851, by Edward Walters. Lodge of stucco on brick, with slate roof; stone gate piers with wrought-iron gates and side walls of red brick in Flemish bond. The lodge is square in plan, 2 storeys facing the drive, with a rectangular 2-storey gabled bay to the right and a doorway with shouldered architrave to the left. The bay, which is flanked by round-headed lancets at ground floor, has wooden mullion-and-transom windows to both floors, and barge-boards pierced by quatrefoils; and to the left at 1st floor is a small oriel window. The left return wall has (inter alia) a wooden canted oriel at 1st floor. The gateway has square gate piers with pyramidal caps and elaborate wrought-iron gates, and is flanked by convex quadrantal side walls of brick, that to the left linked to the lodge.* The significance of the building is primarily derived in its historic, ancillary function and relationship with the adjacent villa, The Firs, which it was designed and built alongside according to plans by Edward Walters. Overall, the listed building is judged to be of **Medium** significance.	The lodge is located on the east side of Whitworth Lane, to the north-west of what is now Uttley House, but which was formerly, 'The Firs'. The lodge marks the point of the original entry into the grounds associated with the Firs; the survival of both structures is important and enables an understanding an appreciation of the historical functional relationship between the two listed buildings. The lodge's localised setting is largely enclosed by mature trees, limiting its wider visibility, and restricting an appreciation of the structure to close up views. The car park associated with Uttley House to the south-west is a low-quality townscape element and detracts from the immediate setting of the listed building. The Site is located immediately to the west of the lodge, on the western side of Whitworth Lane. There is intervisibility between the two albeit existing views are filtered by mature trees. The greenery within the Site contributes positively to the local setting of the lodge, and its incorporation into the university estate means there is an ancillary relationship between the two. Overall, the setting of the lodge is considered to range from **Neutral-Positive**, owing to the balance of positive elements such as the surrounding greenery and maintained relationship with Uttley House, and the negative contribution made by the hardstanding of the surrounding car park.
5	Queen of Hearts Public House	Grade II	The former Queen of Hearts Public House was Grade II listed in 1994. The list description for the building is as follows:	The former school building sits on a corner plot at the junction of Wilbraham Road and Wilmslow Road. The former school has an important and historic setting relationship with the church to the east, which is

			School to Church of the Holy Innocents, now public house. 1870-2, by Price and Linklater; altered. Coursed yellow sandstone rubble, with red sandstone dressings and steeply-pitched slate roof. Rectangular plan on east-west axis with north-east wing. Gothic style. A high single-storey 5-bay hall with lower gabled wings at both ends; the buttressed hall range has low eaves and tall transomed windows rising into gabled half-dormers; the gables of the wings have coupled cross-windows. The east front of the east wing (to Wilmslow Road) has (inter alia) a gabled porch with 2-centred arched doorway moulded in 4 orders, and a small 2-light window above, flanked by octagonal pilasters; and to the right of this, including a 3-bay set-back wing, mullioned windows of 4, 2, 3, 3 and 3 trefoil-headed lights. Interior altered. Forms group with Church of the Holy Innocents and St James (q.v.), which it matches in style and materials. The listed building has changed hands since being listed, albeit it continues to function as a public house. Architectural interest is derived in the former school's ecclesiastical, Gothic aesthetic, which reinforces an appreciation of the group value it shares with the adjacent Church of the Holy Innocents and St James on Wilbraham Road. This relationship is also of historical interest and reflects the former role religion used to play in communities and the education of local residents. Overall, the listed building is judged to be of **Medium** significance.	also a Grade II listed building. The survival of both structures and the ability to appreciate them together in their local setting contributes positively to an appreciation and understanding of the heritage significance and historic function and interrelationship of both buildings. To the north, the building's setting is defined by gridded streets of terraced housing, whilst to the east, beyond Wilmslow Road, is the Site, which is largely filtered by a mature belt of trees along its western boundary. The intersection of the two busy roads creates a local environment characterised by traffic, movement, and associated noise. This infrastructure is a negative feature of the listed building's setting and limits opportunities to pause and appreciate the architectural quality of the former school and its historical and functional relationship with the neighbouring church. The Site to the east is largely peripheral to an experience of the listed building and makes no contribution to an appreciation of its significance. On balance, taking into account the positive and negative elements of the listed building's local environs, it is considered that its setting makes a **Neutral-Adverse** contribution to an appreciation of its significance.
6	Church of the Holy Innocents and St James	Grade II	The Church of the Holy Innocents and St James was Grade II listed in 1974. The list description for the structure is as follows: *Church. 1870-2, by Price and Linklater. Coursed yellow sandstone rubble with red sandstone dressings, steeply-pitched slate roof with diaper pattern of green slates. Gothic style of c.1200, all openings 2-centred arched with cusped heads. Nave with north and south aisles, south-west porch, south-east steeple, apsidal-ended chancel with south chapel and north vestry. The free-standing square 4-stage tower, with angle buttresses, corner pinnacles and octagonal spire with lucarnes, has a south doorway with set-in shafts and moulded head with ball-flower ornament, a 2-light window to the 2nd stage, circular clockfaces to the 3rd stage, and coupled 2-light belfry windows and corbel-tables to the top stage. The 5-bay aisles have buttresses and 2-light windows with quatrefoils in the heads, and the gabled porch to the south aisle has a doorway with double-chamfered surround and set-in shafts; the nave has a clerestory of 2 single-light windows to each bay, and a tripartite west window set in a blank arch, with a transomed 3-stage 2-light centre and 2-stage side lights. The 3-bay chancel with buttressed apse has 2-light windows with multifoils in the heads, under linked crocketed gablets. Parallel 2-bay south chapel in similar style. Interior not inspected. Forms group with former school to east.*	The listed church sits on the north side of Wilbraham Road, lying on an east-west axis along the street frontage. The church has an important and historic setting relationship with the adjacent building to the east, a former school, which is also Grade II listed building. The survival of both structures and the ability to appreciate them together in their local setting contributes positively to an appreciation and understanding of the heritage significance and historic function and interrelationship of both buildings. The townscape which surrounds the church is varied, comprising different phases of buildings and some which are of poor to middling quality. The Grade II listed Synagogue to the south-west provides another high-quality example of a religious building in the local townscape and reflects the changing architectural styles in architecture between the 1870s and the 1910s. The Synagogue is identified as a positive feature of the building's setting. The busy nature of Wilbraham Road limits the opportunity to appreciate the architectural quality and presence of the church from the pedestrian realm and contributes negatively to the local environment in terms of traffic and noise. The Site lies to the east of the listed building, albeit largely obscured owing to its green boundary. It makes no contribution to an appreciation of the church's significance.

			Architectural interest is derived in the building's high quality, Gothic architectural appearance, and particularly in its highly detailed and articulated external envelope. The church's free-standing tower is a prominent feature of localised views and provides the building with a local landmark quality that contributes to its architectural interest. Group value and historical interest is derived in the church's relationship with the neighbouring building, a former school (now public house) which is contemporary to the building and designed in a complementary style. Overall, the listed building is judged to be of **Medium** significance.	On balance, taking into consideration the positive and negative features of the church's local environs, its setting is considered to make a **Neutral** contribution to an appreciation of its significance.
7	Fallowfield War Memorial	Grade II	The Fallowfield War Memorial was Grade II listed in 2016. The list description for the structure is as follows: *This Cross memorial is prominently sited within the churchyard of the Holy Innocents Church on the corner of Wilbraham Road and Wilmslow Road.* *The memorial is made out of stone. The base is a large, rectangular plinth, and above is a smaller sloping plinth. The long, tapered shaft which is situated above the plinth is of Celtic design with each side engraved in great detail. A Celtic-style wheel-cross is positioned at the very top of the memorial which is equally as detailed as the shaft.* *The plinth is inscribed with 16 names of the fallen on the sides with the south face inscribed: IN MEMORY OF THOSE/ WHO GAVE THEIR LIVES/ IN THE TWO WORLD WARS/ 1914-1918 1939-1945.* *A stone tablet is situated in front of the memorial on the south side which has an integral bronze plaque inscribed with 72 names of those who died during the First World War. Along with the names, the inscription reads: IN GRATEFUL MEMORY OF THE MEN FROM FALLOWFIELD/ WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919.* The NHLE entry for the war memorial defines the following as reasons for its designation: • *Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it has made in the conflicts of the C20;* • *Design: as a well-executed wheel-head cross with decorative Celtic-style carving;* • *Group value: with the Grade II listed Church of the Holy Innocents.* Overall, the listed structure is judged to be of **Low-Medium** significance.	The war memorial is set within the churchyard of the Church of the Holy Innocents and St James, adjacent to Wilmslow Road. Owing to the nature of the heritage asset, its wider setting makes a limited contribution to an appreciation of its special interest. The historical associative relationship with the church and its proximity to this listed building and the neighbouring church provides context for the memorial and contributes positively to an appreciation and understanding of its heritage value. The Site makes no contribution to an appreciation of its significance. Overall, the memorial's setting is considered to make a **Positive** contribution to an appreciation of its heritage significance.
8	Synagogue	Grade II	The Synagogue on Wilbraham Road was Grade II listed in 1974. The list description for the building is as follows:	The synagogue sits on the south side of Wilbraham Road. It is set back from the road frontage within a landscaped garden and beyond a fenced boundary. Like the Grade II listed church to the north-east, the building's local setting is mixed and comprises an array of building ages, style, and quality.

			Synagogue. 1912-13, by Joseph Sunlight. Sandstone ashlar facade to stock-brick carcase, slate roof with copper-clad dome. Main vessel parallel to road and centred on a dome, with projected gable, tower and staircase forming the main features. Square tower with entrance in base, wide gable to left, square flat-roofed staircase block to right. The tower has corner pilasters, a moulded round-headed doorway in a rectangular surround, with an arched band of Hebrew lettering round the head and a recessed door; a small rectangular window over the doorway and one very narrow square-headed lancet in each side above; and an open-arcaded cupola or tabernacle with domed roof. The wide gable to the left has a very large segmental-headed 3-light window at 1st floor with zig-zag enrichment round the head, 3 pairs of square-headed mullioned windows at ground floor; and parapeted kneelers to the gable. The staircase to the right, to half the height of the tower, has one segmental-headed window in each side, with sills at different levels. In each side the gable end of the main vessel (which is of brick) has a segmental-headed 3-light window similar to that at the front but higher and smaller. Rear and interior not inspected. Architectural interest is derived in the Romanesque aesthetic of the listed building, and its subsequent reflection of contemporary architectural trends. The building's association with the architect, Joseph Sunlight, is of interest locally. Sunlight was a prominent architect in the city, most renowned for Sunlight House on Quay Street in the city centre. Overall, the listed building is judged to be of **Medium** significance.	Given its relatively enclosed local setting (contributed to by mature trees to the south), the synagogue is only readily appreciated in close up views. The busy nature of Wilbraham Road limits the opportunity to appreciate the architectural quality of the synagogue from the pedestrian realm and contributes negatively to the local environment in terms of traffic and noise. The Site lies to the east of the listed building, albeit largely obscured owing to its green boundary. It makes no contribution to an appreciation of the church's significance. On balance, taking into consideration the positive and negative features of the synagogue's local environs, its setting is considered to make a **Neutral** contribution to an appreciation of its significance.
9	Unitarian Chapel (Platt Chapel)	Grade II	The Unitarian Chapel was listed in 1974. The list description for the building is as follows: *Unitarian chape. 1790, possibly by John Carr of York; altered 1874. Red brick in Flemish bond, slate roof with red tiled ridge pieces. Small rectangular plan with canted apse at north end, added wing and C20 additions to west side. Single storey, three bays of round-headed blank arches with stone imposts, a round-headed multi-paned window with radiating glazing bars in each bay; corbel table to eaves and coped gables (probably of 1874). Gabled entrance front at south end with gabled Romanesque-style doorway (of 1874) flanked by small round-headed windows, a large round-headed blank arch above containing a window of three stepped, tall round-headed lights and flanked by similar windows, all these windows with radiating glazing bars; and gabled apex bellcote. Interior not inspected*. The historical interest of the listed building is derived in the fact it survives in an intact form from the late 18th century. The chapel has an historical association with the neighbouring landscape which now comprises Platt Fields Park and the Grade II* listed Platt Hall to the north, with which it is largely contemporary. Architectural interest is also derived in the connection with Platt Hall by means of the architect John Carr of York, who is noted to have drawn up plans for the building in 1761. Its simple, Classically informed design reinforces its architectural interest.	The listed building sits on a conspicuous plot on the west side of Wilmslow Road. Separated by a boundary of mature trees, to the west are sports pitches and to the south a pocket of Platt Fields Park. The interaction of the chapel with its wider setting is restricted by the nature of the surrounding vegetation, which screens unfiltered views of the historic building from the park. The chapel is most prominent from the road, where it is experienced within a small, enclosed plot which was formerly the churchyard, and which contains a series of ground level gravestones. Whilst the survival of the former churchyard and burial monuments provides context and enables an appreciation and understanding of the historic function of the listed building, its setting is detracted from by the busy, hostile nature of the main road directly to the east, which distracts from an appreciation of its Classical form. Notwithstanding this, the survival of Platt Hall to the north means the historical relationship between the two is preserved, whilst the attractive parkland creates a positive local setting to the west. The chapel is experienced together in conjunction with the Site, and the Owens Park tower in particular, in long southward views along Wilmslow Road. The Site is not considered to contribute positively or

			Overall, the listed building is judged to be of **Medium** significance.	negatively to an experience of the listed building, and it is understood as a feature of the wider suburban townscape. On balance, the heritage asset's setting is considered to make a **Neutral** contribution to an appreciation of its significance.
10	Hollings Building at Manchester Metropolitan University	Grade II	The Hollings Building was Grade II listed in 1998. The list description for the building is as follows: *Hollings Building at Manchester Metropolitan University, Old Hall Lane. Educational building - formerly Hollings College. Built 1957-60. Designed by Leonard C. Howitt. Concrete frame with brick infill to tower and restaurant block and glass curtain walling to the workshop block. Flat roofs. Seven storey range of classrooms with expressed hyperbolic paraboloid frame; semi-circular restaurant block attached to the west and single storey workshop block abuts to the east. Classroom block decreases in width as it ascends, and the hyperbolic paraboloid frame is expressed on the walls and is open as it rises above the top storey (giving rise to the popular local name `The Toast-rack'). Ground floor partly open. Original slim white-painted window frames, single glazed. Brick spandrels below. To west the semi-circular restaurant block is externally two-storeyed with an expressed concrete frame of boomerang-shaped members which rise up the walls, thickening towards the top, and curve over the roof. Replacement UPVC windows; brick horizontal strip spandrels. The centre has a recent extra storey (under construction in 1995). Workshop block has deep horizontal band of windows with original vertical slim-sectioned white painted glazing bars; broad panelled upstand above and red brick plinth. The restaurant block was originally designed to serve meals made by the students at the college to the public while the curved space provided a cat-walk for the products of the tailoring workshop. A distinctive and memorable building which demonstrates this architect's love of structural gymnastics in a dramatic way. It epitomises the popular values of the Festival of Britain, as disseminated into regional architecture.* The list description goes some way to defining the significance of the listed building, namely that its value is primarily derived in its architectural character which reflects contemporary trends for striking and structural forms inspired by the artistic movement surrounding the Festival of Britain. Historical communal is derived in the building as a local landmark and one which was designed to serve a number od different uses and functions. Overall, the listed building is judged to be of **Medium** significance.	The listed building, which forms Manchester Metropolitan Universities 'Hollings Campus', is located to the east side of Moseley Road and set between Cromwell Range to the north and Old Hall Lane to the south. Beyond Old Hall Lane is the northern edge of UoM's Fallowfield Campus. The setting of the listed building is largely defined by surrounding student residential accommodation, as well as sports and leisure pitches associated with nearby educational institutions. The tallest element of the listed building is visible in glimpsed views across its local setting, albeit mature trees often filter views towards the building and subsequently it is primarily experienced in close up views. The listed building is visible in views out from Ashburne Hall to the south, although there is limited visibility from within the Site itself due to the enclosure of building form and interposing development. The Site embodies a development that is broadly contemporary with the construction of the 'Toast Rack', and so to a small extent it provides some historical context and a reflection of the different modes of architecture informing university/institutional-associated buildings were being developed at the time. Overall, the heritage asset's setting is considered to make a **Neutral** contribution to an appreciation of its significance.
Scheduled Monuments				
11	Section of an early medieval boundary ditch known as the	Scheduled Monument	This section of the Nico Ditch was scheduled in 1997. The relevant information from the list description for the Schedule Monument is as follows:	This section of the Nico Ditch stretches across the boundary of Platt Fields Park where it meets sports pitches associated with Manchester High School for Girls to the west. The ditch is largely obscured by dense foliage and is not readily discernible even at close proximity. The historic setting of the ditch has

	Nico Ditch in Platt Fields 480m SSE of Platt Hall		*The Nico Ditch is a linear boundary of the Anglo-Saxon period. The section of the linear earthwork in Platt Fields survives well and is one of very few sections of the Nico Ditch which remains identifiable. It has been destroyed by urban developments in all but a few locations elsewhere in Manchester. The original profile of the ditch is still evident and the bank is still proud of the surrounding ground surface. The original ground surface will survive beneath the bank.* Historical significance is derived in the monument's reflection of former frontier works marking territories up to the early Medieval period. Overall, the Scheduled Monument is judged to be of **Medium** significance.	been wholly redeveloped and therefore it is isolated from any historic context. There is no signage or interpretation information which aids the identification or understanding of the asset. The Site makes no contribution to an appreciation of its special interest. For the above reasons, the heritage asset's setting is considered to make an **Adverse** contribution to an appreciation of its significance.



Figure 31: Behrens Hall.



Figure 32: Accommodation block at Ashburne Hall.



Figure 33: Central block containing the library and dining hall at Ashburne Hall.



Figure 34: Uttley House, formerly 'The Firs'.



Figure 35: Former lodge to The Firs.



Figure 36: Former school, now public house, on the corner of Wilbraham Road and Moseley Road.



Figure 37: Church of the Holy Innocents and St James on Wilbraham Road.



Figure 38: Hollings Building.

6. VISUAL BASELINE

6.1 Summary of Viewpoints

i) In order to inform the assessment of the Proposed Development on the setting of heritage assets, a series of viewpoints have been identified in the local area which intend to illustrate how the proposals will appear in its local context. As part of the Outline Application, a total of nine views were identified for the purposes of the Heritage, Townscape and Visual Impact Assessment that was prepared by SLHA and submitted as part of the application package.

ii) For the purposes of this Heritage Statement and the RMA, a reduced set of five views have been selected from the former group of nine to consider the potential impact of the detailed scheme on heritage assets in the setting of the Site.

iii) The selected viewpoint locations are illustrated on the map at **Figure 39** and listed in **Table 7**. The views have been photographed by Our Studio and are presented in the subsequent assessment of the views at **Section 8** of this report. The views will be presented in the following format:

iv) The views are presented in the following format:

- **Existing** – existing scenario (including schemes currently under construction shown in wireline).
- **Proposed** – existing scenario plus the Proposed Development.



Figure 39: Viewpoint Location Plan. Indicative Site boundary in red. Source: Google Maps.

Table 7: Viewpoint Locations

Viewpoint Number	Description of Viewpoint Location
2	Looking north along Wilmslow Road from the junction with Mosely Road, located on the corner outside 258 Wilmslow Road. View should take in the collection of historic buildings on the north side of Mosely Road and the south-western corner of the site.
3	Looking south-west from the northern pavement of Old Hall Lane opposite its junction with Whitworth Lane. View should take in visible elements of the northern part of Ashburne Hall.
4	Looking north-east toward the site from the southern pavement of Mosely Road, adjacent to entrance of Manchester South Seventh-Day Adventist Church.
7	Looking west along Gunnery Lane toward the site from the junction with Chancellors Way.
8	Looking south-west from Whitworth Road into the Site, adjacent to south-eastern block of Ashburne Hall.

7. SUMMARY OF PROPOSED DEVELOPMENT

7.1 Proposed Development

i) The subsequent Heritage Impact Assessment at **Section 8** has been informed by the principles established by the consented Outline application and the detailed design information that has been prepared by Sheppard Robson in support of this RMA, including a DAS and Application Drawings, supporting landscaping material, and the AVRs prepared by Our Studio (reproduced in following section).

ii) The Proposed Development seeks to deliver 3,300 student bedrooms with associated facilities and ancillary accommodation of up to 55 beds across the Site. Thes uses will be accommodated within 23 purpose-built student accommodation blocks, five neighbourhood hubs, and one central hub, totalling 20 buildings. The proposals will also deliver new public realm comprising a series of green spaces and pedestrian routes and networks across the Site, including a large green space adjacent to the central hub building which will form the heart of the campus. Existing mature trees within the Site will be integrated into the landscaping scheme, maintaining the existing leafy, and insular nature of the campus.

iii) The Site has been subdivided into neighbourhood areas and individual but complementary design strategies developed for each.



Figure 40: Illustrative CGI of new buildings and pedestrian connections through the Site. Source: Our Studio.



Figure 41: Site Masterplan showing building layout, orientation and height (in blue), and connected network of green spaces. The central and neighbourhood hubs are also highlighted. Source: Sheppard Robson.



Figure 42: Illustrative CGI of interior of Site, with new buildings and landscaped area. Source: Our Studio.



Figure 43: Masterplan principles. Source: Sheppard Robson.

8. HERITAGE IMPACT ASSESSMENT

8.1 Introduction

i) The following discussion will focus primarily on the indirect impact of the Proposed Development upon the setting of heritage assets identified at **Section 5** of this report. This assessment principally takes account of any potential visual impact, but also takes into consideration the changed experience within the setting of the heritage assets, including traffic, noise, accessibility, permeability and patterns of movement, as outlined within Historic England's assessment checklist for assessing the impact on 'setting'[5].

ii) The Heritage Impact Assessment is informed by the appraisal of views identified in **Section 6** of this report, and which are intended to illustrate the relationship of heritage assets in the setting of the Site with the Proposed Development. The views have been photographed and AVRs produced by Our Studio and are reproduced below.

8.2 Direct Heritage Impacts

i) Although no NDHAs have been identified as part of this assessment, there are former aspects of the Site's built form which have previously been identified as contributing to the Site's architectural, artistic, and historical interest. These include the Mitzi Cunliffe sculptural fibreglass panels which were formerly located at the base of the Owen's Park tower and the historic set of gates which provided entry to Woolton Hall from Whitworth Lane. The incorporation of these features into the detailed design contributes to the character and quality of the development, aid an understanding and appreciation of the Site's historic interest, and contribute to the place-making identity of the scheme.

ii) The fibreglass panels on the podium of the Owens Park tower were designed by American sculptor, Mitzi Cunliffe. A summary of their special interest is provided at **Section 6** of this report. These panels are being incorporated into the scheme, with one section being positioned internally within the 'Central Hub' building, and the other incorporated into a wall forming part of the new landscaping scheme of the redeveloped campus. The retention and re-use of these panels is considered to be a positive aspect of the scheme and maintains a sense of connection to the former buildings – particularly Owen's Park tower – within the redeveloped campus

iii) A set of historic gates at the Whitworth Lane entry to Woolton Hall have been preserved and incorporated into the campus' access on its eastern boundary. It is possible these wrought iron gates were part of a former residence on the Site and they contribute to the architectural and historical interest of the Site. As SLHA understand, these gates are being retained in their existing position.

[5] Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).



Figure 44: Illustrative sketch of Mitzi Cunliffe panels being integrated into public spaces within the redeveloped campus. Source: Sheppard Robson.

8.3 Indirect Heritage Impacts

i) As recommended in the revised Historic England guidance on the settings of heritage assets referenced above, the perceived indirect impact upon nearby heritage assets (those within the defined 250m study area) in both Construction and Operational phases of the Proposed Development have been tabulated below. The impact assessment has been informed by the baseline significance appraisal at **Section 5** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

ii) The following section presents the AVRs that have informed the Heritage Impact Assessment. **Tables 8** and **9** assess the scale of impact and the perceived effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the Proposed Development. No non-designated heritage assets have been identified within the study area by MCC or through Heritage Architecture's appraisal of the Site and its surroundings.

8.4 Accurate Visual Representations

i) The location of viewpoints selected for the assessment of potential heritage impacts is identified at **Section 6** of this report. The set comprises a number of views which were tested for the purpose of the Outline Application. The positions and viewpoint selection have been discussed and agreed with MCC. The views and impact assessment follow.

8.5 View 2

Existing



Proposed



i) View 2 is located at the intersection of Wilmslow Road, Wilbraham Road and Moseley Road; the viewpoint is on the south-eastern corner of this road junction, looking north towards the Site.

ii) The view is primarily characterised by the road infrastructure in the fore and middle-ground, activated by moving traffic, cyclists and pedestrians. Beyond the immediate foreground, the mature trees along Wilmslow Road create a linear focus, drawing the eye along the road and the Site's green western boundary.

iii) The junction corners opposite the viewpoint are in turn made up of the Grade II listed (former) Queen of Hearts public house to the west side of Wilmslow Road and the dense trees in the south-west corner of the Site to the east side of the road. An appreciation of the listed building is achieved from this location, albeit the building's exterior is somewhat screened by interposing trees and street paraphernalia. A better appreciation of the listed building is appreciated in close up views and from Wilbraham Road.

iv) Receptors of the view include pedestrians waiting to cross Wilmslow Road or moving through the general area, including local residents and students living in the residential halls.

v) The susceptibility of the view to change is **Low**. Its sensitivity is considered to be **Low-Medium.**

vi) The view demonstrates that the Proposed Development will largely be screened by the existing mature greenery that bounds the edge of the campus in views from this location at the junction of Wilmslow Road, Wilbraham Road and Moseley Road. It is evident from the view that new buildings in the southern part of the Site will likely be the most visible component of the scheme within the setting of heritage assets as experienced from this location, namely the Grade II listed (former) Queen of Hearts public house.

vii) The Proposed Developed appears well contained within the Site boundary and it is not considered that it will change or affect an appreciation of the former public house in views from this location. Given that the existing use and nature of the Site is being maintained in the Proposed Development, it is not considered that there will be a notable change to the setting or experience of the listed building. A **Neutral** impact on the setting of the listed building as experienced within this view is identified overall (i.e. no harm).

8.6 View 3

Existing



Proposed



i) View 3 is located opposite the junction of Old Hall Lane and Whitworth Lane, looking south towards the Site.

ii) The view has an open quality created by the low density and low scale of the visible built form. To the east side of Whitworth Lane are a series of two storey residences, whilst the west is the historic ranges forming the Grade II listed Ashburne Hall. The Neo-Classical architectural character of the buildings is appreciated to some degree from this location, albeit the buildings are filtered by interposing trees. Together, the built form, including the wall to the west side of Whitworth Lane, is characterised by a red brick material palette, and an overarching residential appearance.

iii) Receptors of the view are primarily pedestrians and road users of Old Hall Lane, mainly residents and students who live in the residential accommodation at Fallowfield. The view may also be experienced by users of the amenity space to the north, albeit this aspect will be filtered by mature trees along the north side of Old Hall Lane.

iv) The susceptibility of the view to change is considered to be **Low-Medium** owing to the prevailing low scale of built form and the presence of Ashburne Hall. Its sensitivity is judged to be **Medium**.

v) The Proposed Development will appear as a background element in this view from the junction of Old Hall Lane and Whitworth Lane, appearing beyond the articulated roofscape of the Grade II listed Ashburne Hall and further obscured by the canopy of interposing mature trees. This obscuring effect will be more pronounced in the summer months when the trees are in leaf.

vi) From this location, the Proposed Development is neither easily perceived or particularly noticeable and will not considerably affect how the listed building on this northern edge of the campus is experienced by people moving through the area. It is likely that the layering of built forms will increase in views experienced from further south on Whitworth Lane, where the new tall buildings on the Site will be clearly distinguishable and experienced alongside Ashburne Hall.

vii) The layering of forms, particularly in the kinetic experience of the Site as one moves south on Whitworth Lane, has the potential to affect an appreciation of the listed building to a minor degree, particularly considering its highly articulated and distinctive roofscape with tall chimneystacks characteristic of its Neo-Classical design. The Proposed Development therefore has potential to give rise to a more adverse impact, whilst from this location the impact is judged to be **Neutral** (i.e. no harm).

8.7 View 4

Existing



Proposed



i) View 4 is located on the southern pavement of Wilbraham Road, outside the entrance to the Manchester South Seventh-Day Adventist Church, looking north-east towards the Site.

ii) The focal point of the view is the tall, slender tower of the Grade II listed Church of the Holy Innocents and St James, the spire of which is appreciated against an uninterrupted, clear sky background. Mature trees partially occlude the lower stages of the tower and the body of the church, although its architectural quality and townscape value as landmark and wayfinding aid is still appreciated in the view.

iii) The surrounding streetscape is visually cluttered by street furniture and activated by moving traffic. The Site is obscured by interposing buildings and greenery.

iv) The view is primarily experienced by pedestrians on Wilbraham Road, including local residents and the congregations of the aforementioned churches in addition to visitors to other communal and commercial premises along this stretch of Wilmslow Road.

v) The susceptibility to change is considered to be **Low-Medium**, and its sensitivity is considered to be **Medium** given the architectural and townscape value of the church.

vi) The Proposed Development is barely noticeable as a background element of the view as experienced from this location on Wilbraham Road. A small area of the upper storeys of a block in the southern part of the Site is just perceived between the tower and nave of the Grade II listed Church of the Holy Innocents.

vii) Whilst there is potential for the scheme to become more noticeable as one moves east on Wilbraham Road, it is not considered likely that the effect on the church will change or increase to any notable degree. The profile of the spire against a clear sky background and its prominence as a local, visual landmark and wayfinding element is unaffected by the Proposed Development and an appreciation of its special interest is maintained. A **Neutral** impact on the setting of the church is identified as experienced in this view (i.e. no harm).

8.8 View 7

Existing



Proposed



i) View 7 looks west towards the Site from the junction of Gunnery Lane and Chancellors Way. The existing buildings on the Site are obscured by mature trees.

ii) The view has an overtly suburban character contributed to by the presence of mature trees and the low scale of visible built form, which includes one of the historic buildings associated with the former Firs Farm to the north of Uttley Hall. The Firs (Grade II listed) itself is occluded by mature trees to the south of Gunnery Lane, although it is possible the former villa is appreciated through the tree canopy in winter months.

iii) Street signage communicates that the viewpoint is located within the campus footprint, and the sense of being of within a wider institutional area.

iv) Receptors of this view will primarily include road users, primarily pedestrians and resident students.

v) The susceptibility to change of the view is considered to be **Low-Medium**, its sensitivity is likewise considered to be **Low-Medium.**

vi) The Proposed Development will be wholly conspicuous in views from the west, with large scale buildings being visible to the north and south, as well as beyond the traditional roofscape of the building in the middle-ground, historically associated with the former Firs Farm. There is a relatively consistent scale to the visible elements of the proposals which is largely equal to the ridgeline of the visible building; sky gaps help to aid the visual separation between the proposed and existing structures.

vii) From this location and with this degree of leaf cover, the Proposed Development is not viewed in conjunction with The Firs (Grade II listed). In winter months, there is potential for the Proposed Development to appear as a background element in the setting of The Firs. It is considered that the impact on an appreciation of the listed building within views from this location will be limited, and therefore a **Neutra**l impact is identified overall (i.e. no harm).

8.9 View 8

Existing



Proposed



i) View 8 is located on Whitworth Lane looking across into the north-western corner of the Site, of which existing buildings Tree Court and the partially demolished form of Owen's Park tower are visible.

ii) The view illustrates the existing relationship between the northern edge of the Site (now devoid of built form due to recent demolition works) with the adjacent historic ranges of the Grade II listed Ashburne Hall. The former student residential tower block sits beyond the early 20th accommodation hall, albeit less visibly discernible now due to the demolition of its upper levels. Views into the Site in the background are filtered and partially occluded by mature trees and creates a leafy quality. The accommodation building in the middle-ground contributes to the overarching institutional character of the view and the local townscape.

iii) The view will primarily be experienced by students living in the campus and local residents, including pedestrians on Whitworth Lane.

iv) The susceptibility of the view to change is considered to be **Medium**, and the sensitivity likewise considered to be **Medium.**

v) The Proposed Development creates a new layer of built form within the view which is highly conspicuous beyond the Neo-Georgian form of the Grade II listed Ashburne Hall. The architectural composition of the scheme and the variety of built form breaks down the visual massing of the new buildings, whilst the material palette – complimentary yet contrasting with the historic building – is clearly distinguished from the listed building. Likewise, the contemporary roof form and fenestration pattern of the new additions provide a clear architectural distinction between the old and new structures.

vi) It is considered that the listed building loses a sense of its architectural primacy and hierarchy within the view due to the backdropping of the new buildings, and the focus of the view is changed from one single building to a collection and buildings at what appears to be a relatively high density. Notwithstanding the architectural quality of the Proposed Development, and for those reasons stated above, it is considered that the scheme will give rise to a **Minor Adverse** impact on Ashburne Hall as it is experienced within this view (low degree of less than substantial harm).

8.10 Summary of Potential Construction Effects

i) It is noted that the works will trigger various construction impacts which in turn may impact the nearby heritage assets through temporary impacts such as dust, noise and vibration. In particular, Behrens Hall, Ashburne Hall, Queen of Hearts Public House, The Firs, and Lodge of the Firs, have the potential to be adversely impacted during this phase of the Proposed Development.

ii) These heritage assets will need to be adequately protected during the demolition works to ensure no direct (physical) harm (i.e. loss of historic fabric) occurs and the indirect effect of dust, noise, vibration, and increased traffic levels on the setting of these asses are limited as far as possible. Comprehensive Demolition and Construction Method Statements by appointed contractors should therefore be submitted alongside the RMA to ensure no direct impacts are caused and to mitigate any indirect impacts.

iii) The potential indirect construction effects of the Proposed Development on identified heritage assets within the 250m study are summarised below in **Table 8**.

Table 8: Heritage Impact Assessment Summary – Construction Effects

Map Reference	Heritage Asset	Designation	Significance Value	Magnitude of Impact	Overall Effect	Nature of Effect
Listed Buildings						
1	Behrens Hall	Grade II	Medium	Minor-Moderate Adverse	**Minor-Moderate Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
2	Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge	Grade II	Medium	Minor-Moderate Adverse	**Minor-Moderate Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
3	The Firs and Attached Annex	Grade II	Medium	Minor-Moderate Adverse	**Minor-Moderate Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
4	Lodge of the Firs, with Attached Gateway	Grade II	Medium	Minor-Moderate Adverse	**Minor-Moderate Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
5	Queen of Hearts Public House	Grade II	Medium	Minor Adverse	**Minor Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
6	Church of the Holy Innocents and St James	Grade II	Medium	Negligible Adverse	**Negligible Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
7	Fallowfield War Memorial	Grade II	Low-Medium	Negligible Adverse	**Negligible Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.
8	Synagogue	Grade II	Medium	Neutral	**Neutral**	It is not considered that the construction activities will affect an appreciation of the heritage asset to any noticeable degree during this phase of the Proposed Development.
9	Unitarian Chapel (Platt Chapel)	Grade II	Medium	Neutral	**Neutral**	It is not considered that the construction activities will affect an appreciation of the heritage asset to any noticeable degree during this phase of the Proposed Development.
10	Hollings Building at Manchester Metropolitan University	Grade II	Medium	Negligible Adverse	**Negligible Adverse**	Potential impact on views and / or appreciation of the listed building due to construction activities in its localised setting.

Scheduled Monuments						
11	Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall	Scheduled Monument	Medium	Neutral	**Neutral**	It is not considered that the construction activities will affect an appreciation of the heritage asset to any noticeable degree during this phase of the Proposed Development.

8.11 Summary of Potential Operational Effects

i) The potential effects resulting from the Operational phase of the Proposed Development are limited to indirect effects. The assessment of operational effects is summarised in **Table 9** below.

Table 9: Heritage Impact Assessment Summary – Operational Effects

Map Ref	Heritage Asset	Designation	Significance Value	Magnitude of Impact	Overall Effect	Nature of Effect
Listed Buildings						
1	Behrens Hall	Grade II	Medium	Minor Beneficial	**Minor Beneficial**	The Proposed Development will form a visible element of the listed building's setting to the south, appearing above the roofline of the Grade II Ashburne Hall, with which Behrens Hall shares a visual and spatial relationship, and which have shared group value as the oldest buildings within the campus. The layering of modern built forms beyond the courtyard created by Behrens Hall and Ashburne Hall has the potential to distract from an appreciation of the architectural and historical interest of the buildings' individually and as a group. Notwithstanding this, the architectural quality of the built form and associated landscaping and pedestrian realm through the Site are considered to be positive additions to the building's localised setting. The enhancement of pedestrian routes and network of green spaces within the campus has the potential to create better connection between the historic and regenerated parts of the campus. It is considered that these improved links and opportunity for movement within the setting of the listed building will maximise opportunities for an appreciation of its architectural and historical interest, as well as its relationship with the neighbouring Ashburne Hall.
2	Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge	Grade II	Medium	Minor Adverse	**Minor Adverse**	The Proposed Development will form a visible element of the listed building's setting to the south, appearing above the roofline of the building in views from within the campus and from the public realm. The listed building shares a visual and spatial relationship with Behrens Hall, and the two have shared group value as the oldest buildings within the campus. The layering of modern built forms beyond the courtyard enclosed by Ashburne Hall to the south has the potential to distract from an appreciation of its architectural and historical interest. In views from the public realm (see Views 3 and 8), there is potential for the scheme to divert focus and attention from the historic building or obscure its distinctive roofline by backdropping it with modern forms. It is acknowledged in the views assessment above that the materiality, although similar, is of contrasting shades and the Proposed Development has a clear, contemporary architectural language which provides a clear distinction from the Neo-Georgian character of the listed building. This, as well as the broader architectural quality of the Proposed Development and its regenerative nature, goes some way to mitigating the setting impact identified.

3	The Firs and Attached Annex	Grade II	Medium	Negligible Adverse	**Negligible Adverse**	The setting of the listed building has undergone a considerable amount of change and is relatively tightly defined within the immediate environs of the building, with limited views toward the listed building or out from it. A Negligible Adverse impact is identified by reason of the intensification and increased density of built form in the setting of the listed building, particularly in that part of the Site which is closest to the listed building (i.e. the area which presently accommodates Woolton Hall), and particularly in views along Whitworth Lane which will likely encompass both the proposals and the listed building, albeit heavily filtered by the mature trees which define this axis. View 7 has demonstrated that views from the east have the potential to take in both the listed building and the Proposed Development in winter months, at which time it is considered that the clear, contemporary architectural character, expression and materiality of the scheme will provide a clear distinction from the listed building.
4	Lodge of the Firs, with Attached Gateway	Grade II	Medium	Negligible Adverse	**Negligible Adverse**	A Negligible Adverse impact is identified by reason of the intensification and increased density of built form in the setting of the listed building, particularly in that part of the Site which is closest to the listed building (i.e. the area which presently accommodates Woolton Hall), and particularly in views along Whitworth Lane which will likely encompass both the proposals and the listed building.
5	Queen of Hearts Public House	Grade II	Medium	Neutral	**Neutral**	The Proposed Development will be a noticeable increase in the density and activity levels in the setting of the listed building, notwithstanding the relatively limited visual connection between the new buildings and the heritage asset owing to the nature of the mature treeline which defines the Site (see View 2). It is not considered that the Proposed Development will adversely impact an appreciation of the architectural or historical interest of the listed building, and where intervisibility is achieved, the contemporary and high quality architecture of the Proposed Development will be noticeable.
6	Church of the Holy Innocents and St James	Grade II	Medium	Neutral	**Neutral**	View 4 has demonstrated that the visual impact on the listed building from the Proposed Development from Wilbraham Road will be minimal, with the architectural hierarchy and landmark status of this building maintained in key localised views. The Proposed Development will be a background element within the building's setting and will not adversely impact an appreciation of the architectural or historic interest of the listed building.
7	Fallowfield War Memorial	Grade II	Low-Medium	Neutral	**Neutral**	The Proposed Development will most likely be experienced as a background element within the structure's setting and will not adversely impact an appreciation of the architectural or historic interest of the listed building.
8	Synagogue	Grade II	Medium	Neutral	**Neutral**	The Proposed Development will most likely be experienced as a background element within the structure's setting and will not adversely impact an appreciation of the architectural or historic interest of the listed building.
9	Unitarian Chapel (Platt Chapel)	Grade II	Medium	Neutral	**Neutral**	The Proposed Development will most likely be experienced as a background element within the structure's setting and will not adversely impact an appreciation of the architectural or historic interest of the listed building.
10	Hollings Building at Manchester Metropolitan University	Grade II	Medium	Neutral	**Neutral**	The Proposed Development will most likely be experienced as a background element within the structure's setting and will not adversely impact an appreciation of the architectural or historic interest of the listed building.

Scheduled Monuments						
11	Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall	Scheduled Monument	Medium	Neutral	**Neutral**	Intervisibility between the Scheduled Monument and the Proposed Development will be wholly limited by reason of separating distance and interposing mature trees. The Proposed Development will not materially affect an appreciation of the designated heritage asset.

9. SUMMARY AND CONCLUSIONS

9.1 Summary of Potential Effects on Heritage Assets

i) The above assessment has demonstrated that the Proposed Development has the potential to give rise to both beneficial and (limited) adverse indirect impacts on designated heritage assets in the localised setting of the Site, although the appreciation of the special interest of most heritage assets considered as part of the assessment is not considered to be materially affected.

ii) The most notable adverse impact is identified with regard to the Grade II listed Ashburne Hall (minor adverse); whilst it is acknowledged that the detailed design and materiality choices proposed through this RMA mitigate the scale and massing of the proposals secured through the Outline consent and aid the visual distinction between the Proposed Development and the historic building from the public realm, it is still considered that a **Minor Adverse** impact will arise. In planning terms, it is considered that this impact equates to a low level of less than substantial harm.

iii) Conversely, a **Minor Beneficial** impact is identified with regard to the Grade II listed Behrens Hall, an effect which is borne out of the landscaping and public realm enhancements and associated improvements to connections across the campus that the Proposed Development will deliver. It is recognised that these works have the potential to mitigate the limited adverse impacts identified with regard to Ashburne Hall and The Firs and its associated lodge.

9.2 Policy Summary

i) The NPPF (2024) and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The Significance Appraisal at **Section 5** of this report satisfies this requirement and has informed the direct and indirect Heritage Impact Assessment at **Section 8.**

ii) The planning balance is the remit of the LPA and so this report directs the reader to the Planning Statement prepared by Deloitte which presents the necessary clear and convincing justification for this scheme, including any public benefits delivered by the scheme, as required by paragraph213 of the NPPF.

iii) The Proposed Development is considered to align with the relevant policies which make up MCC's Local Development Framework.

10. REFERENCES

i) The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2024).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles: Policies and Guidance (2008).
5. Historic England, Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
6. Historic England, Historic Environment Good Practice Advice in Planning 2 (Second Edition): The Setting of Heritage Assets (2017).
7. Historic England, Advice Note 12: Statements of Heritage Significance (2019).
8. Historic England Advice Note 4: Tall Buildings (March 2022).

APPENDIX I – EXTACT FROM HISTORIC ENGLAND NHLE

10.1 Extract from Historic England's NHLE – Heritage Assets within 250m Study Area

