



HERITAGE STATEMENT

APPLICATION REF

PP-13409051

Site:

60A Wood Road, Whalley Range, Manchester. M16 8BL

1 Introduction:

This statement has been provided to accompany an application to demolish the existing building and erect 4 number detached dwellings on the site.

A Heritage Statement is required to support planning applications located within or adjacent to a Conservation Area, with this proposal within the Whalley Range Conservation Area.

Typically statements are the identify the following where appropriate -

- An analysis of the significance of archaeology, history, and character of the building/structure.
- The principles of and justification for the proposed works and their impact on the special character of the Conservation Area

In accordance with the above guidance and relevant national and local policy, the scope of this statement is set out as follows:

- Proposed development.
- Planning policy context.
- Significance of designated heritage assets.
- Heritage assessment; and
- Summary and conclusions.

This statement should be read in conjunction with the documentation submitted in support of the application.

2 PROPOSED DEVELOPMENT

2.1 The application seeks full planning permission for the demolition of the existing building (currently an HMO) that occupies the site of 60a Wood Road, Whalley Range, M16 8BL, and replaced with the erection of 4 individual detached four bedroom detached family homes.

2.2 The proposed design of the new dwellings, and the location within a private gated estate, are sympathetic with the surrounding residential properties, and will therefore not impact upon the significance of the surrounding Whalley Range conservation area.

3 PLANNING POLICY CONTEXT

3.1 This section sets out the relevant planning policies applicable to the Heritage Assessment.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2019)

3.2 The national tier of planning policy is set out within the National Planning Policy Framework (2019) (NPPF) which is supplemented by the National Planning Practice Guidance (2014) (PPG).

3.3 The NPPF sets out the government's planning policies for England and explains how these should be applied through both plan-making and planning decisions. At the heart of the

NPPF is a presumption in favour of sustainable development, which has three overarching objectives:

economic, social, and environmental. To achieve sustainable development with respect to the historic environment, the social objective seeks to ensure that the planning system fosters a well designed

and safe built environment that, inter alia, supports communities' health, social and cultural wellbeing. In terms of environmental objectives, planning should contribute to protecting and enhancing the natural, built and historic environment and make effective use of land.

3.4 Paragraph 11 of the NPPF confirms that planning decisions should apply a presumption in favour of sustainable development.

3.5 Paragraph 189 of the NPPF advises that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

3.6 Paragraph 192 advises that, in determining planning applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contributions that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

3.7 Paragraph 193 advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.8 Paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

3.9 At Annex 2, the NPPF provides the following definition of the term "significance": 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be

archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

3.10 The PPG provides additional guidance on the importance of 'significance' in decision taking. It is explained that heritage assets may be affected by direct physical change or by change in their setting.

Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

LOCAL PLANNING POLICY

3.11 In accordance with paragraph 213 of the NPPF, existing local plans should not be considered out of date where they pre-date the NPPF. Rather, due weight should be given to existing local plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

3.12 Policy R1: Historic Environment: Confirms that all new development must take account of surrounding building styles, landscapes, and historic distinctiveness. Heritage assets are expected to be accounted for, with developers required, where appropriate, to develop, protect, preserve and/or enhance heritage assets. The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site-by-site basis.

3.13 Any degree of harm and benefit arising from development proposals will be assessed against the significance of any affected heritage assets including Conservation Areas.

4 SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS

4.1 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected by development proposals, including any contributions made by their setting. Accordingly, this section identifies the designated heritage assets that are relevant to the proposed development and provides an assessment of their significance.

4.2 Designated heritage assets include Conservation Areas and listed buildings. In accordance with national and local policy guidance, the Historic Environment Record for Greater Manchester was consulted in identifying relevant heritage assets, along with the Heritage List for England.

4.3 As set out above, the proposed development comprises the demolition of an existing large HMO, currently occupying the site, with the development of seven detached family homes within a gated estate.

4.4 A total of 10 designated heritage assets are included within a 0.9 mile radius around the application site centre. Paragraph 138 of the NPPF confirms that not all elements of a Conservation Area will necessarily contribute to its significance. In this instance, the proposed development is considered to have a neutral contribution to the conservation area.

4.5 The heritage assets affected by the proposed development are considered to include:

- Whalley Range conservation area
- Listed buildings within the vicinity of the site

NEARBY LISTED BUILDINGS

60A Wood Road is located within the Whalley Range Conservation Area and has a number of listed buildings located within 0.9 miles of its vicinity.

60a Wood Road (Development site)

Entrance gateway and gates to Brifish Muslim Heritage Centre- Grade II listed. Entrance gateway and gates to former Lancashire Independent College. c.1840 (now The British Muslim Heritage Centre), by Irwin and Chester. Sandstone ashlar and cast-iron. Octagonal gate piers surmounted by

pinnacles with a gabled archway each side; elaborate cast-iron gates in the centre.

The British Muslim Heritage Centre- Grade II listed. 1840-43, by Irwin and Chester, wings re-built to 3 storeys and hall added in late 1870s; altered. Sandstone ashlar (brick at rear), slate roofs.

Elongated E-plan, the main range facing north, with rear wings, that in the centre containing the former chapel or hall. Gothic style.

Two storeys raised over a full basement storey, plus central tower, 1:9:3:9:1 windows, symmetrical, centre and ends breaking forwards. The central entrance block, forming an eye-catching feature, has set-back buttresses (finished as pinnacles), steps up to a moulded Tudor-arched doorway under a shield with angel supporters, a full-height oriel above with transomed windows of 3 and 2 stages separated by panelling with a clock-face, a pierced parapet and crocketed corner pinnacles, and an octagonal 2-stage lantern with open arcading, gargoyles and pinnacles. The 9-bay side ranges have Tudor-arched arcades to a cloister which runs through the whole and has 2-light mullioned windows to the basement, a string-course over this, large 6-light mullion-and-transom windows to the principal floor with a drip-band stepped over them, 2-light mullioned windows to the top floor, and an embattled parapet. The wings have oriel windows and crow-stepped gables with crocketed corner pinnacles. All windows have geometrical leaded glazing. The rear and rear wings, of brick, have similar transomed windows, those in the hall Tudor-arched and with cusped lights.

Church of St Margaret- Grade II listed Church. 1848-9, by J.Harrison. Coursed sandstone rubble, red tile roof with cockscomb ridge. Decorated style. Nave with north and south aisles, north porch, west steeple, chancel with north vestry and south chapel. The 3-stage tower has a plinth with moulded gritstone coping, angle-buttresses, a 2-centred arched west doorway with moulded surround and hoodmould with carved stops, a 2-light traceried west window with trefoil lights and hoodmould, a lancet to the 2nd stage, louvred belfry windows (like the first below but shorter), and broach spire which has large 2-light lucarnes at the base, with louvres and crocketed gablets, small lucarnes on 2 levels.

The 5-bay nave has 2-light clerestory windows with cusped traceried heads; the north aisle has buttresses and segmental-pointed windows of 3 trefoil lights, and a gabled porch to the 2nd bay, with diagonal buttresses, a moulded 2-centred arched doorway with hoodmould, and coped gable with apex cross; the south aisle has windows like those of the north aisle but with mouchette tracery, and a 2-centred arched doorway with figured stops to

the hoodmould. The chancel and chapel have 3-light east windows with elaborate mouchette tracery, and the chapel has 2-light windows also with mouchette tracery.

12 & 14 Withington Road- Grade II listed pair of villas. Mid C19, altered. Stucco on brick, slate roof. Double-depth plan, No.12 to the right double-fronted and No.14 single-fronted, with shallow back extensions. Italianate style. Two storeys with cellars and attics, 5 windows (divided 2+3), symmetrical, with gabled centre breaking forwards; plinth, vermiculated quoins, 1st-floor sillband,

string-course to frieze of raised panels, and paired brackets to projecting eaves. Round-headed doorways flanking the centre (up 3 steps), with fluted Corinthian pilasters, doors with 2 roundheaded

glazed panels, semi-circular fanlights and bracketed cornices; canted bay windows to left and right, otherwise all windows have moulded shouldered architraves, and all are sashed, those at ground floor without glazing bars and those at 1st floor 4-paned; round-headed attic window with pilastered surround. Ridge chimney and end-wall chimneys. Forms group with Nos 4 and 6 (which match) and Nos 8 and 10.

8 & 10 Withington Road- Grade II listed pair of villas. Mid C19, altered. Stucco on brick, slate roof. Double-depth plan, each house double-fronted, with small back extensions. Two storeys with cellars and attics, 3+3 windows, symmetrical, with gabled end bays breaking forwards. Each has a Tudor-arched doorway in the centre, with double-chamfered surround and hoodmould (altered doors), a shallow rectangular bay-window to the inner bay and a canted bay-window to the outer bay: No.10 has sashed windows without glazing bars at ground floor, 4-pane sashes at 1st floor with hoodmoulds and raked sills, and a 2-centred arched attic window in the gable with Y-tracery and

a hoodmould, and No.8 has corresponding openings but all with altered glazing (except in the canted bay). Chimney on front slope at junction, and side-wall chimneys. Forms group with Nos 4 and 6 to the right (q.v.) and Nos 12 and 14 to the left (q.v.).

4 & 6 Withington Road- Grade II listed pair of villas. Mid C19, altered. Stucco on brick, slate roof. Double-depth plan, No. 4 to the right single-fronted and No. 6 double-fronted, with back extensions. Italianate style. Two storeys with cellars and attics, five windows (divided 3+2), symmetrical, with gabled centre breaking forwards; plinth, vermiculated quoins, 1st-floor sill-band, stringcourse to frieze of raised panels, and paired brackets to projecting eaves. Round-headed doorways flanking the centre (up three steps), with fluted Corinthian pilasters, doors with two round-headed

glazed panels, semi-circular fanlights and bracketed cornices; canted bay windows to left and right, otherwise all windows have moulded shouldered architraves, and all are sashed, those at ground floor without glazing bars and those at first floor 4-paned; round-headed attic windows with pilastered surrounds. Ridge chimney and end-wall chimneys. Rear: large rear wing to No. 6; back extension to No. 4 containing round-headed stair-window with coloured margin panes. Forms group with Nos. 12 and 14

(which match) and Nos. 8 and 10.

Church of St Edmund- Grade II listed Church. 1881, by H.R.Price. Coursed squared sandstone rubble, slate roof. Geometrical style. Seven-bay nave with north and south aisles, polygonal apse, unfinished north-east tower. Nave has clerestory of paired 2-centred arched single-light windows with trefoil tracery, large 6-light west window with multifoil tracery; apse has gabled traceried lancets with shafts. North aisle has gabled porch at west end with moulded 2-centred arch including shafts. Square tower built to first 2 stages only, with angle-buttresses, foundation stone dated July 1881, and east doorway moulded in 4 orders, under gable.

St Bedes College- Grade II listed Roman Catholic college, now school. 1877, by Dunn and Hansom. Red brick with matching terracotta dressings (roof concealed). L-shaped plan (incomplete Tplan)

formed by main range parallel to road, with rear wing. Italian

Renaissance style. Four storeys and attic, 11 bays, the 2-bay south end breaking forwards and a single-storey 3-bay porch projecting at the north end; with moulded terracotta bands to all floors, frieze enriched with scrolls, prominent modillioned cornice, and pierced parapet punctuated by short

piers with segmental pediments. The windows have enriched terracotta architraves, those at ground floor with pediments containing busts (all different), and those at 1st and 2nd floors vertically linked, with decorated panels between the floors and pediments at 2nd floor; the 3rd floor has small square windows and the 2-bay south end has an attic. The single-storey porch has a 3-bay arcade of roundheaded

arches, the outer containing segmental-pedimented windows flanked by piers with coloured relief majolica panels, and that in the centre a doorway with elaborate enrichment including twisted columns of deep blue glazed filing, segmental pediment, and frieze lettered "VENITE FILII AUDITE ME Ps.33"; frieze over outer arches lettered "BONITATEM ET DISCIPLINAM" "ET SCIENTIAM DOCE ME

Ps.118"; balustraded parapet; shield with bees, and various free-range terracotta bees on other parts

of wall. Interior: entrance hall with 3-bay arcades of Corinthian columns (front) and pilasters (rear), the later glazed and opening onto a hall or former chapel which has 12-bay aisle arcades of very narrow round-headed arches; wide axial corridor.

Church of English Martyrs- Grade II listed Roman Catholic church. 1895-6, by F.H.Oldham.

Coursed sandstone rubble with some ashlar, slate roof. Early English style. Nave with north-west tower, north and south aisles (short confessional wing attached to north aisle), chancel with transeptal side chapels. The gabled 3-bay west facade has buttresses flanking a 2-centred arched doorway with a gable surmounted by a statue in a niche, blank arches in the outer bays containing coupled lancets, and above the doorway a giant blank arch containing a wheel window. The tower, to the left, has upper stages of ashlar, with clasping pilasters, tall coupled lancets with shafts and louvres, a corbel-table with corner gargoyles, weathered coping with corner pinnacles, and an unusual broach spire interrupted at mid height by an arcaded stage which has stout colonnettes, trefoil arches and crocketed gablets. The nave and aisles have lancet windows, those to the nave with trefoil tracery. Interior: 5-bay aisle arcades of stout cylindrical piers with moulded octagonal caps and double-chamfered arches; arch-braced collar truss roof.

Hartley Hall & Attached Railings & Gates- Grade II listed Former Methodist college, hall of residence for Royal Northern College of Music when surveyed. 1879, 1896, 1903-6. Brick with red terracotta and stone dressings, slate roofs. Large irregular plan formed by original block on corner of Gowan Road at south end and successive addition to the north of this, with main range parallel to street and various large rear wings. Eclectic style with some Gothic and Elizabethan features. Two storeys, attic and basement, plus a tower. The original block, of stock brick, has an arcaded range of windows with pointed arched heads, doorway with gabled porch and steps up, and corbel-table eaves. The 1896 addition to the right has buttresses, gables, mullion-and-transom windows (some with double transoms), a projecting gabled bay with doorway in stone surround, and a square tower to the right with an octagonal clock turret and cupola; and wrought-iron forecourt railings with two single gates and a pair of double gates in the centre with open-work standards topped by lamp brackets and scrolled overthrow with escutcheon. Attached to the right of this, the 1903-6 block, of red brick with stone dressings and green slate roof, in Elizabethan style, symmetrical, with projecting gabled wings, stone mullion-and-transom windows (two breaking the eaves), single-storey covered

ways to left and right. Chapel to right of this, in similar materials, Perpendicular style, nave and two side chapels, with flying buttresses and large traceried east window. Rear: all windows now with uPVC glazing.

5 HERITAGE ASSESSMENT

5.1 The proposed development comprises the demolition of the current HMO building (15 bedsit style apartments with communal toilets and bathrooms) which was a former children's home built in 1997, being replaced with seven detached family residence formed in a cul-de-sac formation, offering off road parking, and individual car charging stations. The development site sits in a gated private plot on the corner of Wood Road and College Road.

5.2 Paragraph 193 of the NPPF, which advises that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

5.3 In this case, the new development will be replacing the out of context (to the surrounding buildings), 1997 built HMO, with up to date, modern, eco sensitive residential properties that will also be sympathetic to the local surrounding properties in design and orientation and have no physical affect on any adjacent buildings. Therefore, the development proposal will improve both the Conservation area and the listed buildings located within its proximity, from the current building located a 60a Wood Road.

5.4 Policy R1 advises that, all new development must take account of surrounding building styles, landscapes, and historic distinctiveness. Heritage assets are expected to be accounted for, with developers required, where appropriate, to bring forward development which will protect, preserve and/or enhance heritage assets.

5.5 As stated in 5.3, in assessing the impact of the proposed development on the significance of designated heritage assets, the proposal will improve the current site, which has, over the years, had crime issues affecting the local community, and a building not in keeping with surrounding buildings within The Whalley Range Conservation Area.

6 CONCLUSION

6.1 A Heritage Statement is required to support applications for development within or in close proximity to Conservation Areas and within close proximity to listed buildings in. The statement has provided details of designated heritage assets affected by the proposed development, along with an assessment of the impact of the proposal on their significance.

6.3 The statement concludes that the proposed change of scale of development will not harm the significance of any listed buildings within the vicinity of the site, nor will the proposal harm the significance or setting of

the Whalley Range Conservation Area.

6.4 Therefore the proposal is considered to accord with relevant planning policy in relation to heritage assets, in particular NPPF (paragraphs 192 and 193) and Policy R1, and therefore, should be deemed acceptable in terms of heritage and conservation.