



12th November 2024

Renshaw House, Hyde Grove – Addendum Heritage Statement

Introduction

Heritage Architecture ('HA') have been commissioned by Mia James Construction ('the Applicant') to prepare this Addendum Heritage Statement in support of revised proposals for the redevelopment of the site known as Renshaw House, Hyde Grove, Manchester, M13 9HX (hereafter referred to as the 'Site'). The Site is located within the administrative boundary of Manchester City Council ('MCC'), who are the Local Planning Authority ('LPA').

An application for planning permission (application ref. 140060/FO/2024) was submitted for the site in May 2024 comprising the development of a purpose-built student accommodation block over four, five and six storeys, with associated access, parking, cycle storage and landscaping works and including the demolition of the existing building. Stephen Levrant Heritage Architecture ('SLHA') were appointed to prepare a Heritage Statement to accompany the planning submission and this document formed part of the application pack in May 2024. Since that submission, the LPA and the Applicant team have engaged in further discussion and the scale of the proposed building has been reduced in height. This report should be read in conjunction with the amended drawings prepared by GWPA, the project architect, and the May 2024 Heritage Statement.

Heritage Architecture have been re-engaged to assess the potential impact of the amended scheme on the setting of neighbouring heritage assets. The policy context and methodologies used to assess significant and heritage impacts have not changed since the original Heritage Statement by SLHA was prepared. The location of the Site is indicated on the aerial plan at **Figure 1** below.



Figure 1: Aerial photograph with indicative Site area shown in red.

Baseline Review

The baseline has not changed since the initial baseline review. The Site does not contain any listed buildings, nor is it located within a designated Conservation Area. There are, however, a number of listed buildings and Non-Designated Heritage Assets ('NDHAs') in the local setting of the Site. **Sections 2** and **4** of the original Heritage Statement prepared by SLHA provide a detailed analysis of the pertinent heritage considerations relative to the redevelopment of the Site. For the purposes of this addendum report, the key heritage considerations are outlined in **Table 1** and identified on the map in **Figure 2** below.

Table 1: Heritage Baseline		
Reference on map (Figure 2)	Name of Heritage Asset	Designation
1	Mrs Gaskells House	Grade II* listed
2	Plymouth Grove Hotel	Grade II listed
3	Court Nursing Home	Grade II listed
4	Plymouth Lodge	Grade II listed
5	Holy Trinity Armenian Apostolic Church and Vicarage	Grade II listed
6	Former Methodist Sunday School	NDHA

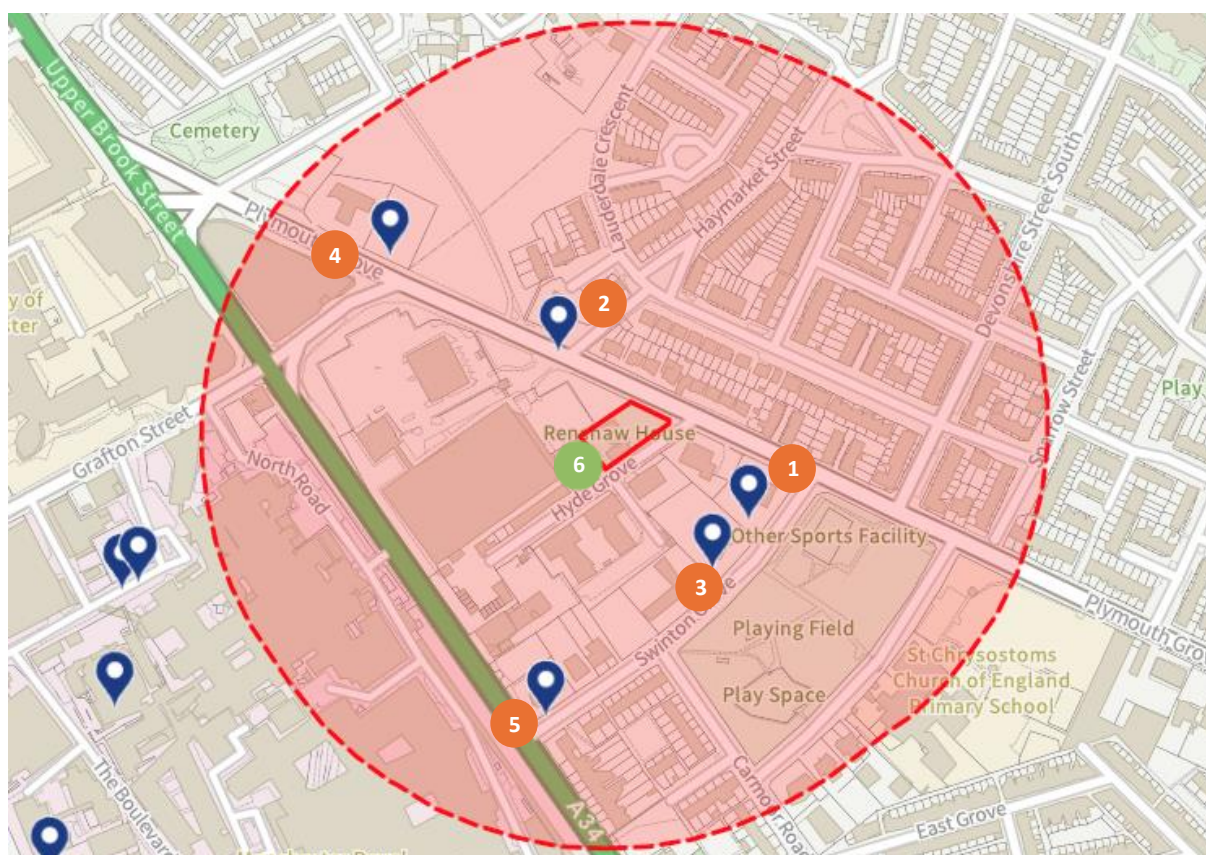


Figure 2: Listed buildings (blue markers) within the setting of the Site. The red shaded area indicates a 250m radius from the Site boundary (indicatively shown in red). Source: Historic England, National Heritage List for England (NHLE). The orange number adjacent to each marker relates to the listed buildings identified in Table 1, whilst the green number identifies the NDHA adjacent to the Site boundary.

Summary of Previous Assessment

The Heritage Impact Assessment prepared for the May 2024 Heritage Statement identified the following impacts on the heritage assets in the localised setting of the Site:

- Mrs Gaskell's House (Grade II*) – **Neutral**
- Plymouth Grove Hotel (Grade II) – **Neutral**
- Court Nursing Home (Grade II) – **Neutral**
- Plymouth Lodge (Grade II) – **Neutral**
- Holy Trinity Armenian Apostolic Church and Vicarage (NDHA) – **Neutral**
- Former Methodist Sunday School (NDHA) – **Minor Beneficial**

The previous assessment concluded that none of the considered heritage assets would be adversely affected by the Proposed Development, and that the setting of the former Sunday School was considered to benefit from the redevelopment of the Site, resulting in a **Minor Beneficial** impact overall. The reasoning for this was that the existing Site makes no particular contribution to an appreciation of the historic building's special architectural or historical interest and detracts from its local setting by turning its back on the Sunday School and the low quality, utilitarian yard that connects the two plots.

Notwithstanding the uplift in scale, it was considered that the new building would serve to reintegrate the former Sunday School into the streetscape of Hyde Grove, reinstate the historic building line and grain formerly embodied by the Wesleyan Methodist Chapel (see **Section 4** of May 2024 Heritage Statement), and provide opportunities for a greater appreciation of its architectural and historical interest. The massing and detailed design of the scheme was considered to respond well to the historic building, whilst the enhanced landscaping and pedestrian realm around the periphery of the new building was considered likely to improve the quality of the building's setting. The injection of new people into the Site was also identified as a positive aspect of the scheme through its natural activation and enlivening of the setting of the former Sunday School.

With regard to the Grade II* listed Mrs Gaskell's House, as well as the Grade II listed Plymouth Grove Hotel, **Neutral** impacts were identified (i.e. no harm) owing to the fact that an experience of these assets and the ability to appreciate their architectural and historical significance would be unaffected by the scheme. It was accepted that the scheme introduced a new building of some scale into their setting. However, the considered design approach was considered to have materialised into a scheme which was set back from the building line and stepped in form, aiding its integration into the streetscape and maintaining the historic building line (i.e. domestic properties with front gardens) without disrupting the current appreciation of these listed buildings. Reinforcement of the landscaped boundary to Plymouth Grove was considered to further ensure the Site's integration into their setting.

In the case of Court Nursing Home, Plymouth Lodge and the Holy Trinity Armenian Apostolic Church and Vicarage, all Grade II, it was considered that the Proposed Development would form an incidental addition to their setting, experienced peripherally and with no material impact on how their intrinsic heritage significance is appreciated. For these reasons, **Neutral** impacts on all three assets were identified.

Assessment of Amended Scheme

The acceptability of the principle of the redevelopment of the Site remains as per the original assessment in the 2024 Heritage Statement. Likewise, it remains SLHA's judgement that the scheme will contribute positively to the localised setting of the neighbouring former Sunday School through injecting activity into the Site and enhancing the streetscape along Hyde Grove. The reduction in scale of the building facilitates a more comfortable relationship between the Site and the neighbouring NDHA, bringing the main parapet height broadly in line with the historic building's ridgeline – as demonstrated by **Figure 4** – and more generally aids its integration into the surrounding townscape by mirroring more closely the local height datum. The building's architectural hierarchy

is reinforced by the colour distinction of the uppermost, set-back level, which reads as secondary to the main body of the building and will be complemented by the enclosing tree canopies.

The reduction in scale and greater set-back from Plymouth Grove further reduces the visual prominence of the building from this main thoroughfare and when viewed in conjunction with the Grade II* Mrs Gaskell's House and the Grade II Plymouth Grove Hotel. The increased area of landscaping to the east of the Site reinforces the reference to the local and historical domestic context of front gardens that is exemplified by Mrs Gaskell's House and maintains the openness and extent of views along Plymouth Grove.

Overall, it is considered that the amended scheme will successfully integrate into its local context and will deliver a high-quality development that causes no harm to surrounding heritage assets. The assessments with regard to individual heritage assets are as per identified in the May 2024 Heritage Statement and as reiterated above.