

Heritage Statement

Moss Lane East, Manchester

October 2022

Contents

1.	Introduction	3
2.	History and Development of the Site	4
3.	Heritage Assets	15
4.	Assessment of Significance	17
5.	Assessment of Impact	31
6.	Summary and Conclusions	37
Appendix 1: Legislation, National and Local Planning Policy		39

Client

CS Moss Lane East Limited

Our reference

CLIM3001

October 2022

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of CS Moss Lane East Limited in connection with a full planning application for Purpose Built Student Accommodation (PBSA) and an associated application for listed building consent for the conversion, alteration and extension of a grade II listed building (the 'Proposed Development') at 466 and 468 Moss Lane East (the 'Site').

- 1.2 The formal description of development is as follows:

Full Planning application for the *“Demolition of 470 – 472 Moss Lane East and erection of a building of up to nine storeys in height for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with associated landscaping, access and cycle parking”*

Listed Building Consent application for *“Internal and external alterations and extension, in the form of a ‘link building’ to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation.”*

- 1.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the Local Planning Authority in determining applications for development affecting listed buildings to have special regard to the desirability of preserving the special interest and setting of a listed building (s.16 and s.66).

- 1.4 The NPPF provides the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 194 states the following:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’¹.

- 1.5 To comply with these requirements, Section 2 of this Statement identifies the Site and describes its context, history and development. Section 3 identifies relevant heritage assets with potential to be affected by the Proposed Development and Section 4 provides an assessment of their significance and setting; proportionate to both the importance of the asset and the likely impacts. An assessment of the impact of the Proposed Development on the significance of the relevant designated heritage assets is set out in Section 5, in light of the statutory duty of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set out in detail at **Appendix 1**).

¹ MHCLG (2021) National Planning Policy Framework (NPPF) - para. 194

2. History and Development of the Site

Context

- 2.1 The Site is a broadly rectangular area of land with an irregular southern boundary, bounded by Moss Lane East to the north, Heald Place to the east, a series of lower buildings to the south and Parkfield Street to the west. To the north of the Site, on the opposing side of Moss Lane East is Whitworth Park and to the west, beyond Parkfield Street, is a row of 19th century terraced houses. The area to the south of the Site is defined by 20th century residential buildings. Further east, the character of the area between Heald Place and Oxford Road is mixed, comprising a mix of modern multi storey residential developments and vacant land.
- 2.2 In the western part of the Site, set back from Moss Lane East, is a grade II listed pair of semi-detached villas, Nos 466 and 468 Moss Lane East (466 to the west and 468 to the east). To the east is an additional pair of semi-detached dwellings (Nos 470 and 472 Moss Lane East), also set back from the road. Land to the rear of both pairs of dwellings is a combination of lawn and hardstanding used for carparking.

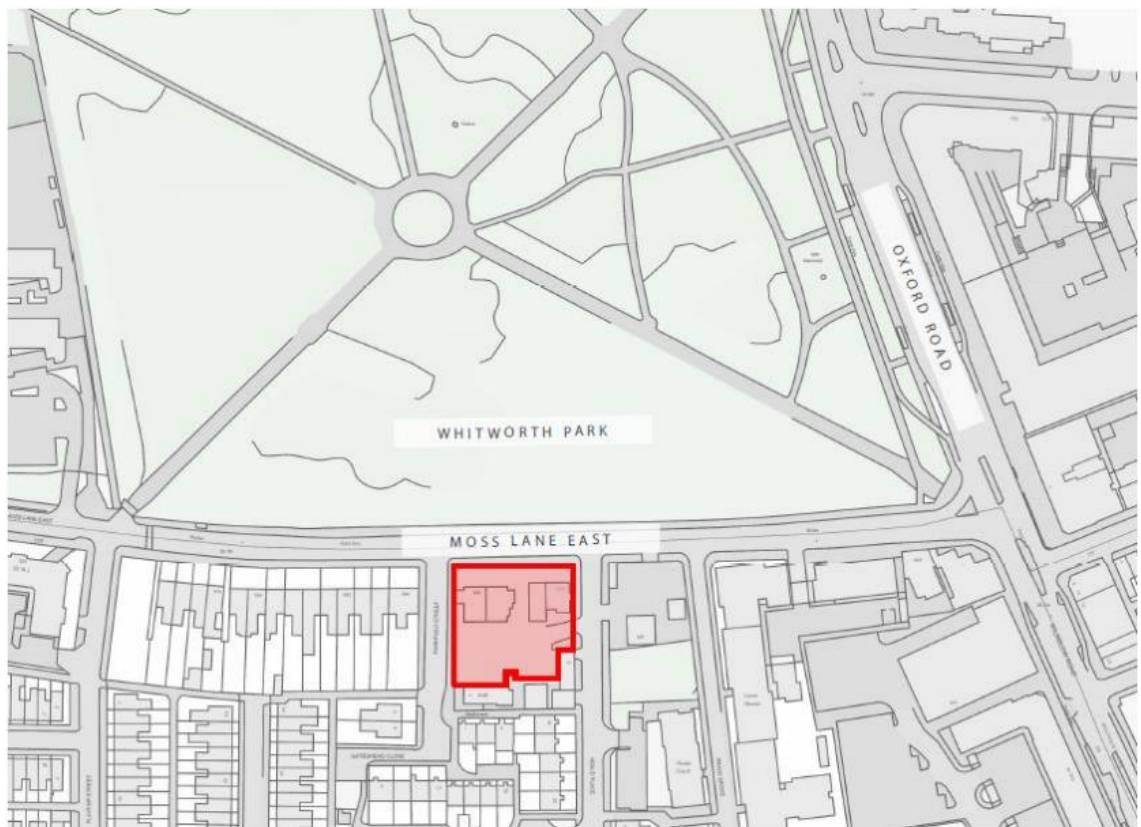


Figure 2.1: The Site

Overview of Historic Development

- 2.3 Until the mid-19th century, Moss Side was an undeveloped area of agricultural land, to the south of the City of Manchester. The Williamson Map of 1820 shows Moss Lane

East, then called Clock House Lane, to have been a sparsely populated rural lane (Figure 2.2). Rusholme House and Gardens are shown to the north of the road, north of where 466 and 468 would later be constructed.

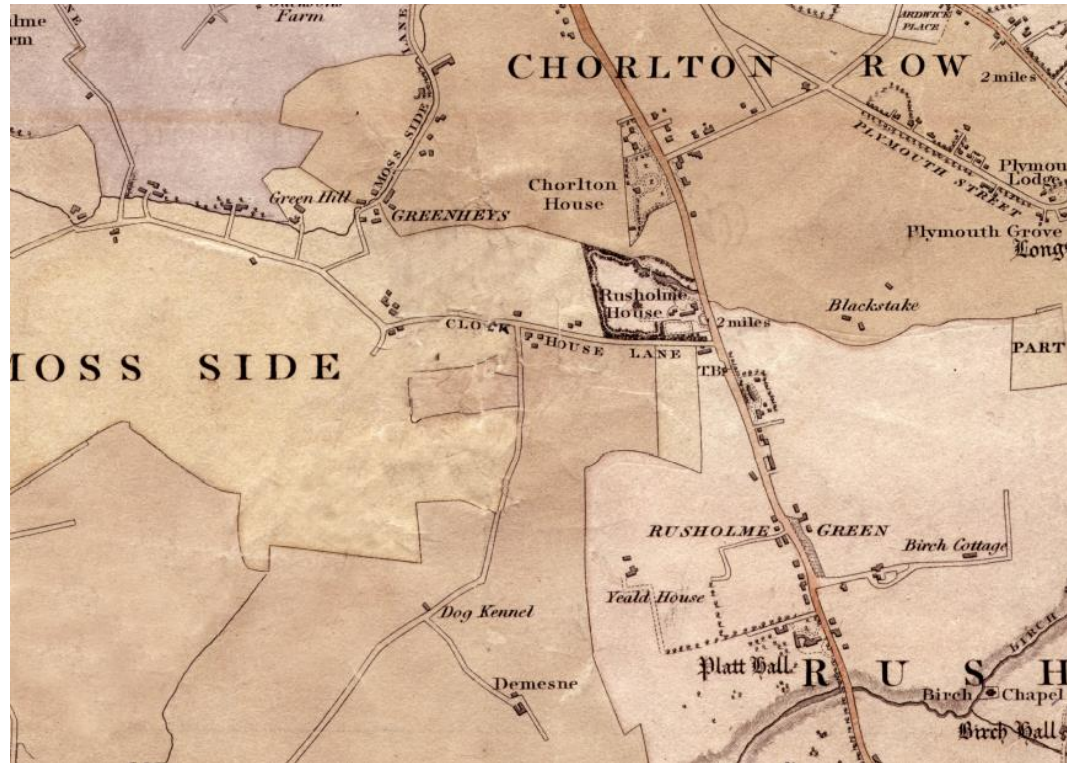


Figure 2.2: William Johnsons Map of 1820 showing the broad location of the Site

- 2.4 The 1848 Ordnance Survey Map (OS Map) indicates the burgeoning development of this area of Manchester, with a series of high-status dwellings, set within what was still a semi-rural context (Figure 2.3). This is reflective of the pattern of growth of Manchester at that time, where the suburbs were developed as a response to the increasing industrialisation and congestion of the city.

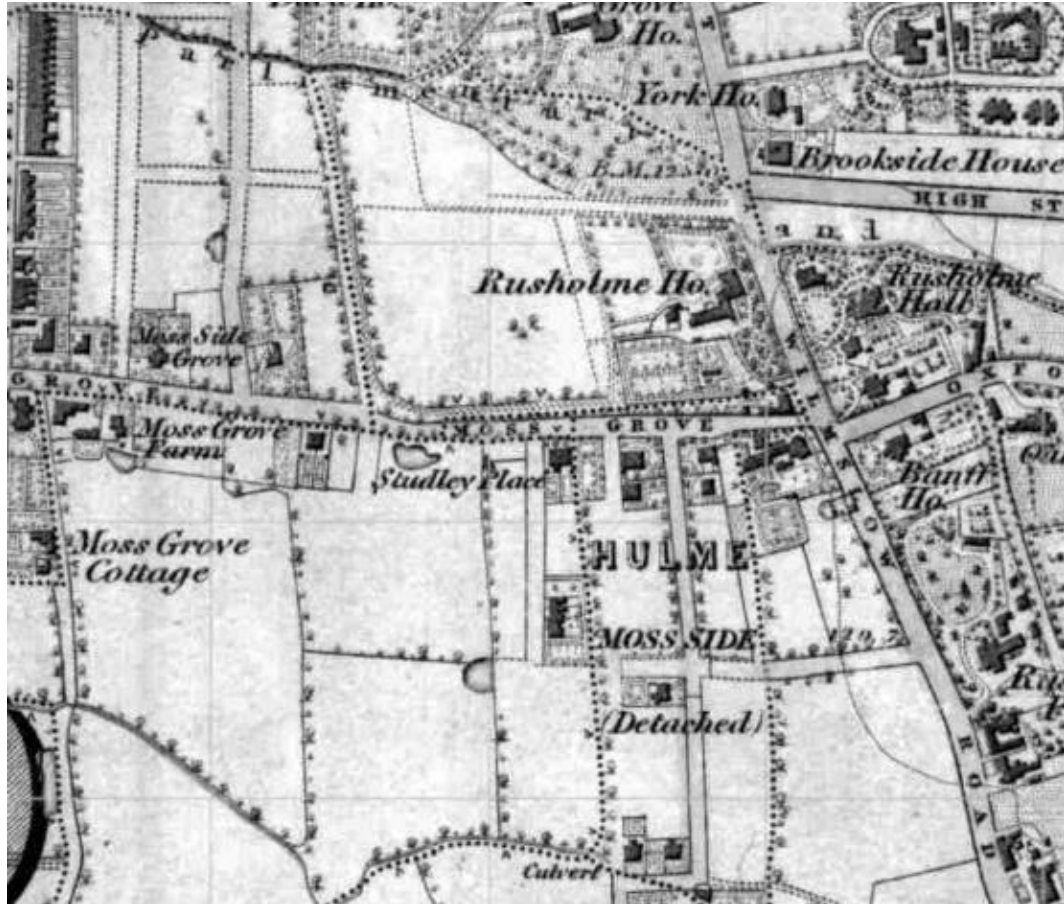


Figure 2.3: OS mapping of 1848 (scale 1:10,560), 466 and 468 Moss Lane East are named Studley Place

- 2.5 The list entry description for 466 and 468 Moss Lane East suggests the building was constructed in 1840. Although no documentary evidence has been found to confirm this date and there are no original plans or drawings available at Manchester Historic Archive, the building does appear on OS mapping of 1848, therefore it is likely to have been built between 1820 and 1848 (Figure 2.4). At this point, Moss Lane East was called Moss Grove, and the building itself was named Studley Place.
- 2.6 Larger scale mapping from 1848 shows that the front and rear gardens of the villas were formally landscaped. It also indicates that land to the east (now occupied by Nos 470 and 472) was part of the same landholding/ownership and had also been landscaped, perhaps intended to be an extended garden. Both maps indicate an undefined boundary and a potential land drain/culvert between the two land parcels.
- 2.7 The listed building was configured as two properties, each with their own demise and private garden plot extending southwards from Moss Grove. The building is shown to have an irregular footprint when initially built. No 466 (the western dwelling) had side and rear projections and there are differing bay windows.



Figure 2.4: OS mapping of 1848 (scale 1:1,056)

- 2.8 By 1888 (Figure 2.6) Nos 470-472 had been built on land to the east of Studley Place, occupying two separately defined plots that did not extend to the full depth of the neighbouring plot. Although built independently, there may have continued to be common ownership between the two plots. By the late 1880s No 468 has been extended eastwards to correspond more broadly with No 466. The garden of 468 was expansive in comparison to that of 466 and extended to the rear of Nos 470-472.
- 2.9 The surrounding area had become more urbanised by this time, with the addition of terraced housing along Moss Lane East and Parkfield Street. It also appears at this time that the grounds of Rusholme House to the north had been extended to the west. A series of additional smaller scale ancillary buildings are evident to the rear of both pairs of dwellings. An 1879 plan for a proposed schoolhouse was obtained from the Manchester Historic Archive (Figure 2.5). The building in the current position of the proposed schoolhouse is laid out on a similar alignment. It is later identified as a Mission Hall.



Figure 2.5: Architectural plan showing the proposed school building with 466 and 468 Moss Lane East to the north

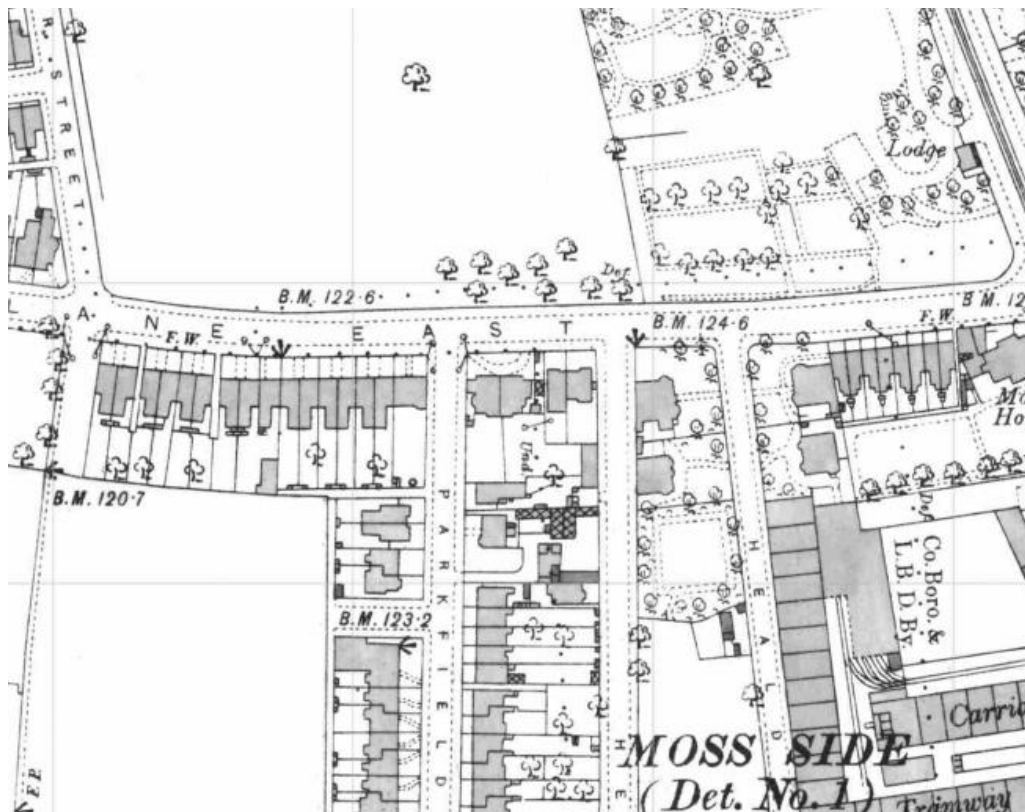


Figure 2.6: OS mapping of 1888 (scale 1:2,500)

- 2.10 Within the wider area, growth and development is evident from these maps. The road network was more established, and rows of terraced dwellings had been added to the east, west and south of the Site. Heatherway was yet to be created and at that time was within the demise of a dwelling with a series of glasshouses to the rear. The larger format buildings of the Manchester Carriage and Tramway Co. depot are evident to the south east of the Site.



Figure 2.7: OS mapping of 1891 (scale 1:2,500)

- 2.11 The 1893 OS Map (Figure 2.8) shows more of the urbanisation of the area, including rows of terraced properties, interspersed with larger legacy villas in more substantial plots. These were combined with emerging infrastructure and associated buildings, including the tram network on Wilmslow Road. 466 and 468 are shown to have had a semi-circular drive at this time.

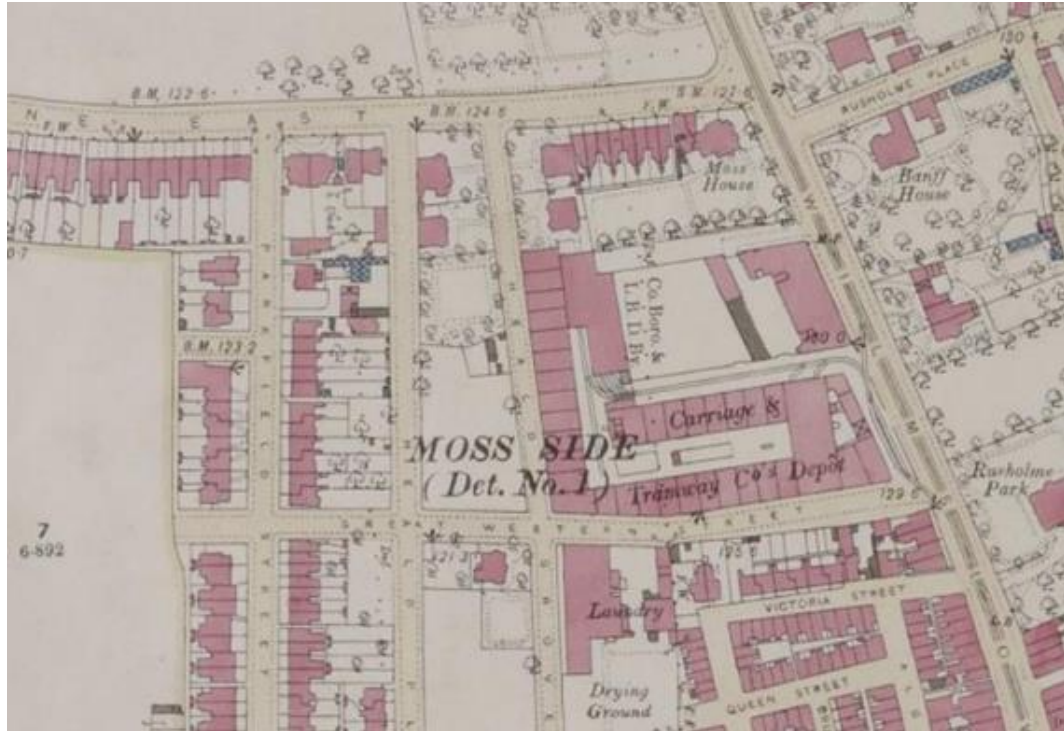


Figure 2.8: OS mapping of 1893 (scale 1:2,500)

- 2.12 Whitworth Park, to the north of the Site is named after Sir Joseph Whitworth, whose bequest funded the Park. A 20 acre parcel of land was acquired in 1887 and the Park opened in 1890 on land previously known as Potter's Field as part of a memorial complex to the notable engineer (Figure 2.9). It has been owned by the University of Manchester since 1958.

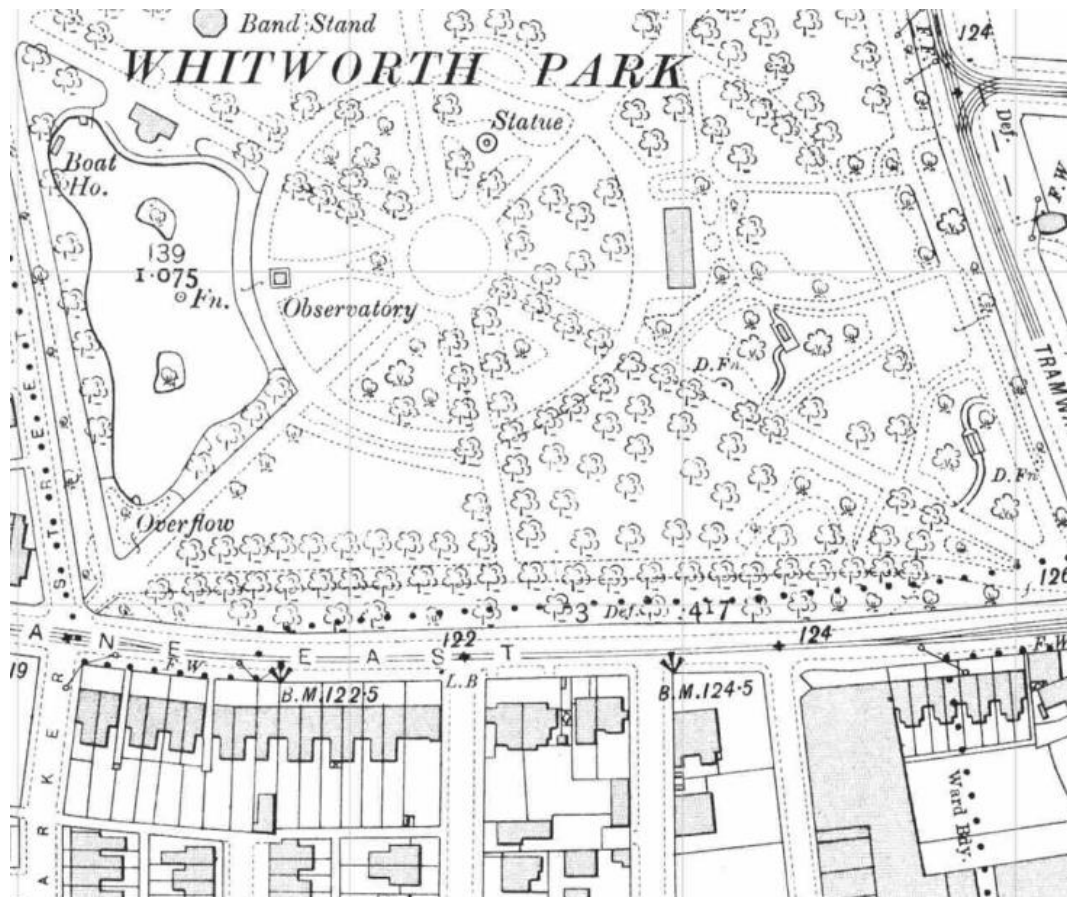


Figure 2.9: OS mapping of 1908 showing Whitworth Park laid out with its radial paths leading to the centre (scale 1:2,500)

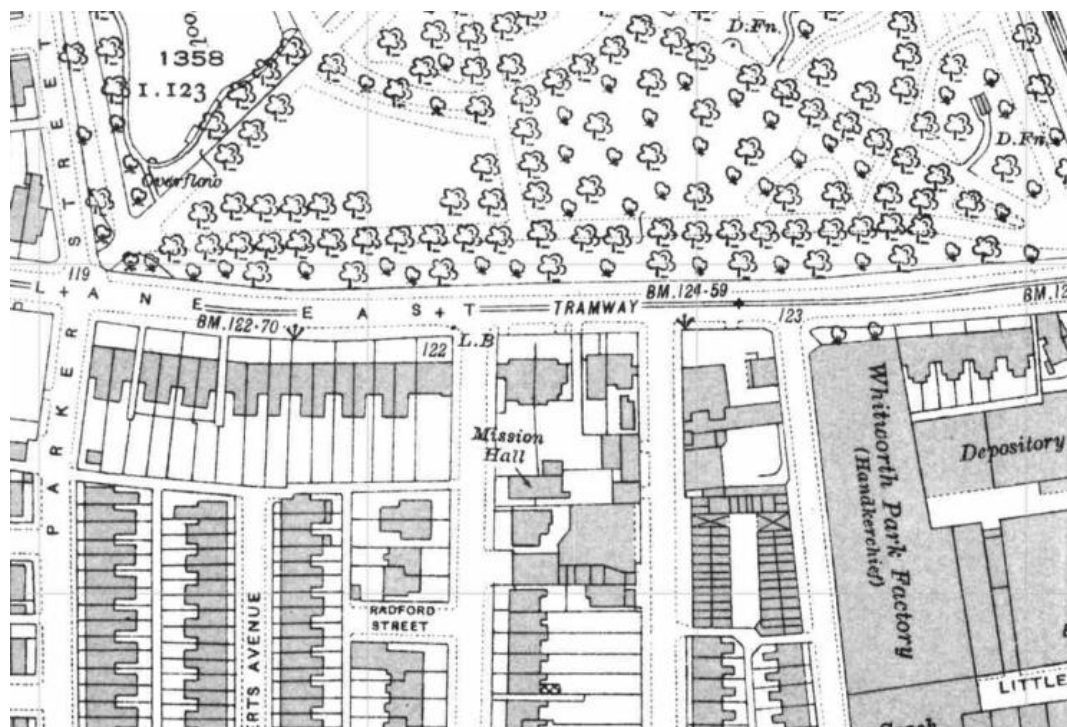


Figure 2.10: OS mapping of 1933 (scale 1:2,500)

2.13 By the early 1900s this area was densely developed and there was evidence of changing characteristics including the loss of or alteration of the historic larger detached villas and the encroachment of industry, evident from the Whitworth Park Factory and depositories to the east, and further east, Daimler Motor Repair Works and Britannia Quilt Works. The 1933 OS Map shows that the arrangement of the pairs of dwellings within the Site was largely unchanged, with the exception of additional buildings to the rear, including within the rear garden of No. 472 Moss Lane East (Figure 2.10). The possible schoolhouse is shown to have been used as a mission by this time.

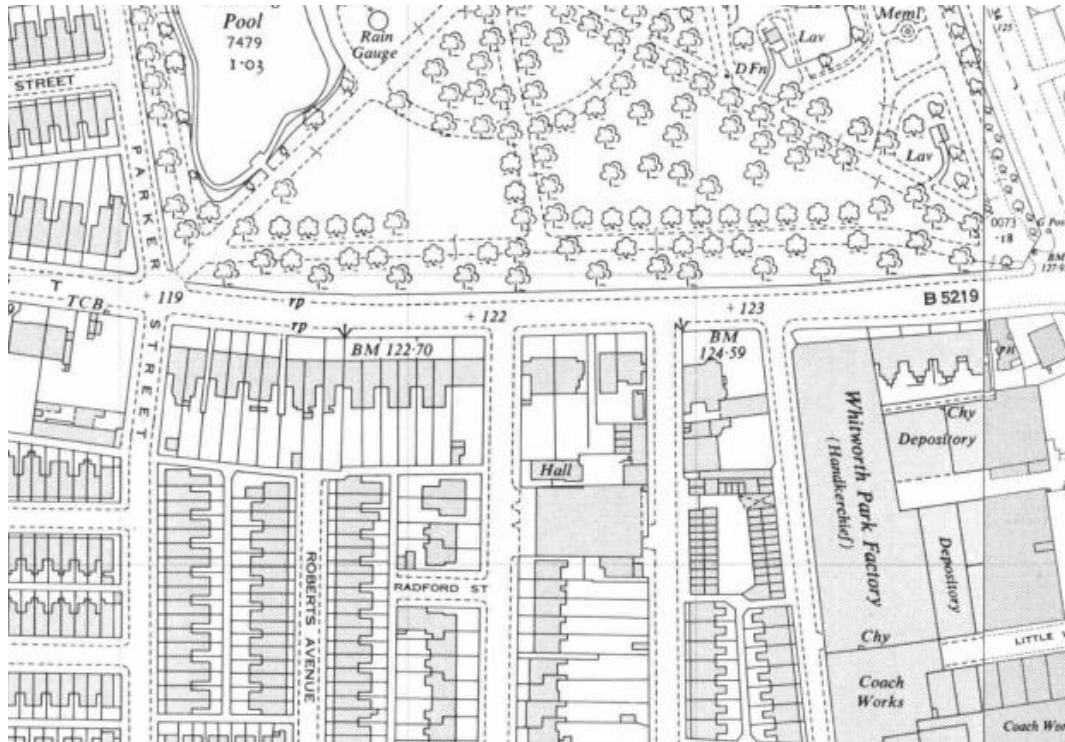


Figure 2.11: OS mapping of 1951 (scale 1:2,500)



Figure 2.12: Image showing the Listed Building in a poor state of repair in 1969

- 2.14 466 and 468 appear to have continued to be used as two self-contained villas through the 20th century, until the 1980s when the building was converted into apartments. By this time the building was run down and was in a poor state of repair. An image taken in 1969, prior to the conversion of the building, shows the deteriorated stucco on the principal elevation (Figure 2.12).



Figure 2.13: OS mapping of 1993 (scale 1:1,250)

- 2.15 During the 20th century the area around 466 and 468 and 470 to 472 changed dramatically with the removal of terraced housing to the rear of the Site and the construction of 20th century housing (Figure 2.13). The factory buildings to the east began to be cleared in the early 21st century and the sites left vacant. More recently, a six-storey student accommodation building was built to the east of the Site.

3. Heritage Assets

- 3.1 The National Planning Policy Framework (NPPF) 2021 defines a heritage asset 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”

Designated Heritage Assets

- 3.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.

- 3.3 The NPPF defines the significance of a heritage asset 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.”²

- 3.4 Although there are listed buildings within the area surrounding the Site, due to distance and intervening development, they do not have the potential to be affected by the Proposed Development and so are not included in this Heritage Statement.

- 3.5 466 and 468, Moss Lane East (NHLE 1197931), is located within the Site and is grade II listed.

Non-Designated Heritage Assets

- 3.6 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England’s guidance on ‘Managing Significance in Decision Taking in the Historic Environment’ (2015) states that:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

- 3.7 Planning Practice Guidance (PPG) recognises that a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

- 3.8 Manchester City Council (MCC) does not currently maintain a published list of locally important buildings. The Greater Manchester Historic Environment Record (HER) was consulted in March 2022. There are no HER entries for the Site.

² MHCLG, National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

3.9 However, MCC questioned, during pre-application discussions held in February 2022, whether 470-472 has any heritage value as a non-designated asset. As such, for the purposes of this Heritage Statement it is treated as a non-designated heritage asset.

4. Assessment of Significance

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

“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”.

Setting

- 4.2 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 4.3 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself. In considering the contribution made by setting to significance, the asset’s physical surrounding and experience of the asset have been taken assessed, as well as any historic or functional associations in accordance with the guidance.
- 4.4 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance.

Assessment

466 and 468 Moss Lane East (grade II listed)

- 4.5 466 and 468 Moss Lane East is an early Victorian pair of semi-detached villas, with a principal façade that faces Moss Lane East and Whitworth Park and with a unified classical design.

Architectural Interest

- 4.6 The scale of the classically designed principal façade is architecturally distinctive in relation to the existing streetscape of Moss Lane East and the park to the north. The symmetrical design, flanking bays and white painted stucco differentiate the listed building from the later red brick Victorian properties to the east and west.



Figure 4.1: Image showing the principal façade of 466 and 468 Moss Lane East

- 4.7 The symmetrical classical design applied to the principal façade features a number of moulded decorative elements. It is six bays wide with the first and sixth bays in lower flanking wings. The central two bays feature adjoining stepped entrances with doors with fanlights. These are deeply recessed into surrounds with moulded pilasters and a conjoined entablature with moulded garlands on the frieze. Above is a matching pair of sash windows with projecting moulded hoods supported by scroll work brackets. The ground has rustication bands scribed into the stucco whilst the first floor is left blank. The second and fourth bays have substantial tripartite windows to let light in the former principal reception rooms, above are simple moulded architraves. The windows are flanked by double height pilasters that stylistically support a heavy moulded cornice. The design is ordered and decoration is applied sparingly, which creates a balanced façade. The building derives its principal significance from the high-quality architectural treatment of this elevation and the classical design, appreciable from Moss Lane East.



Figure 4.2: Detail of entrance doorway to 466

- 4.8 The cohesion of the principal façade is only broken up slightly by the addition of 20th century skylights into the roof. These are not visible from Moss Lane East but are visible in distant views from Whitworth Park.



Figure 4.3: West facing elevation of 466 and 468 Moss Lane East

- 4.9 The building was intended to be viewed principally from Moss Lane East, and as a result the rear south facing elevation and the side elevations have not been afforded the same high level of decoration that has been applied to the principal façade. The rear and side elevations have not been rendered so the building's red brick construction is visible. These elevations have simple sash windows with protruding stone sills and a combination of different brick lintels, some with segmental arches formed from bricks laid vertically to form voussoirs. This indicates the rear and side elevation have been altered to a greater extent than the principal elevation. There are canted bay windows on both side elevations and a matching pair to the centre at the rear that illustrate the elevations were designed with symmetry in mind. The extent to which the rear and side elevations of 466 and 468 have been altered reduces the visual cohesion of the building from the rear and from Parkfield Street. However, the building was not intended to be viewed from the rear and as such the building derives very limited significance from these elevations. The arrangement of the building as two symmetrical villas is evident in the envelope.



Figure 4.4: Rear facing elevation of 466 and 468 Moss Lane East



Figure 4.5: View of typical internal space

- 4.10 The building interior was altered extensively during the late 20th century, when it was converted into apartments. Internal fixtures and fittings have been removed from across the building. No original decorative elements such as dados, cornices, ceiling roses or architraves have survived. It appears that the original fireplaces and flooring have also been removed when the building was converted, although this could only be fully ascertained during strip out works.
- 4.11 The conversion included the addition of modern internal divisions in stud partition walls. The internal staircases have been replaced by 20th century stair sets, although they are located on what would have been the original alignment, with the exception of the basement staircase. Notwithstanding, the building is still expressed and configured as two standalone villas, accessed through their respective entrance doors. The basement level has been opened up to allow access between the two sides of the building, but it can only be accessed from the east villa and functions as an element of 468. The building derives little significance from its interior as it has been so heavily altered. What significance there is, is drawn from the surviving elements of the building's original internal configuration, which is appreciable in the entrance halls and the staircases and also in the division of the space into separate standalone villas.

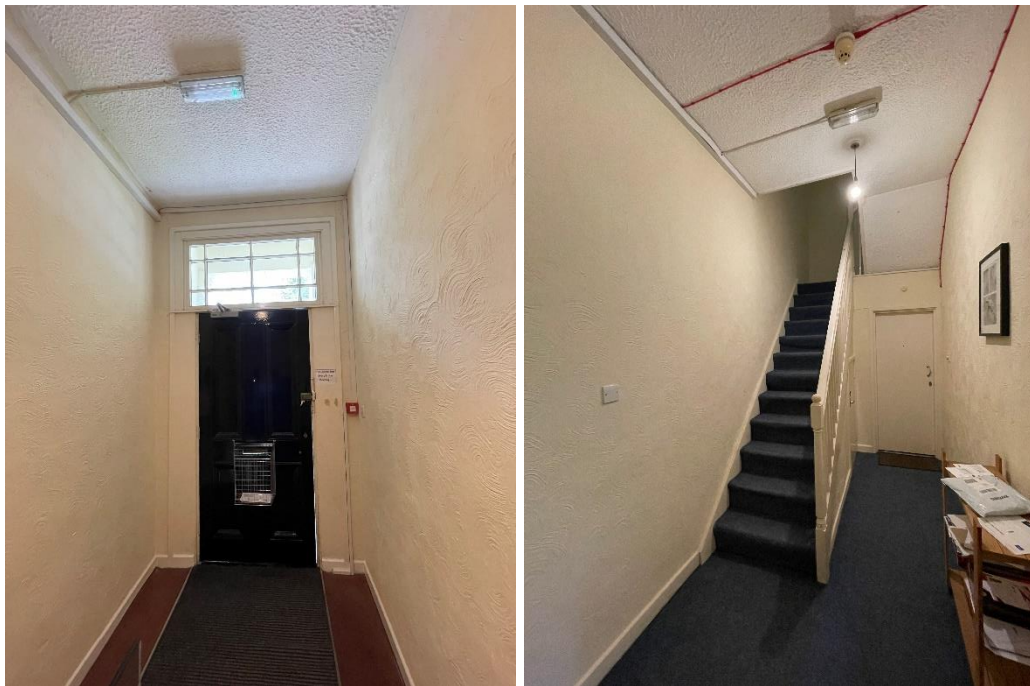


Figure 4.6: Interior view of the entrance hall of 466 and 468

Historic Interest

- 4.12 466 and 468 Moss Lane East derives significance from its survival as an early Victorian pair of semi-detached villas with a classically designed principal façade. The building would have been of high status when built, and it is representative of the mid-19th century development of this area of Manchester and the movement of wealthy families into Rusholme and nearby Victoria Park. The building also derives significance from its division into two semi-detached, but self-contained villas.



Figure 4.7: Detail of basement light well

- 4.13 The building's historic interest is related to its classical principal façade, the surviving envelope of the building and the internal division between the two villas. The building does not draw historical significance from the internal configuration of the building, which has been extensively altered and is not representative of the building's original internal layout during the 19th century.

Contribution Made by Setting

Physical Surroundings

- 4.14 The building is situated on the south side of Moss Lane East, approximately 200m west of Oxford Road. As set out previously, the principal elevation faces Whitworth Park, which is defined by specimen trees, a radial configuration of paths that lead towards a central point and some designed views. The building is an element of a wider plot of land, defined by Parkfield Street to the west and Heald Place to the east. The plot also contains 470 and 472 and an area of tarmacked car parking to the rear of both buildings. Beyond Parkfield Street to the west is a row of 19th century terraced houses. The character of the area to the south of the building is defined by 20th century residential buildings. Further east, the character of the area between Heald Place and Oxford Road is mixed, comprising modern multi storey residential developments and vacant plots.



Figure 4.8: View of 466 and 468 Moss Lane East from the west

- 4.15 The wider surroundings of the building comprise a mix of 19th century residential properties along Moss Lane East, 20th century residential development to the south and 21st century multi storey residential development towards Oxford Road.



Figure 4.9: View of 466 and 468 from the opposing side of Moss Lane East

- 4.16 The roofscape of the area surrounding the building is comprised of conventional gabled roofs on two to three storey residential buildings and taller flat roofed modern residential development.

Experience of the Asset

- 4.17 The building is principally experienced from Moss Lane East, where the high-quality design of the classically proportioned principal elevation is best appreciated, in the context of a still legible domestic garden with two flanking trees. From Moss Lane East, the building's silhouette is uninterrupted and the building is experienced with a degree of prominence due the distinction of its formal façade and stucco finish. The building also has a degree of prominence in views along Moss Lane East from the west, albeit the principal façade is viewed obliquely. There is a formality to the immediate setting of the building, defined by the two gate piers and dwarf walls with railings. The gates have been lost and the railings are not original.



Figure 4.10: View of 466 and 468 Moss Lane East from Whitworth Park

- 4.18 The principal elevation is visible from Whitworth Park, although views are filtered by mature trees. Historic maps suggest it historically had greater prominence in views from the Park, terminating one of the radial paths from the centre of the Park to Moss Lane East. This arrangement was altered, and this path network redirected during the late 20th century.
 - 4.19 The west facing elevation and a portion of the rear elevation are appreciable from Parkfield Street, however these elevations were intended to be secondary and the building does not derive any appreciable significance from these views.
 - 4.20 Views of the building from further away are very limited due to the built-up nature of the townscape. However, the building is experienced as an element of the wider historical residential character of this part of Moss Lane East, in combination with Nos 470 -472 and the long row of Victorian terraced housing to the west. There is a degree of consistency and legibility to this Victorian townscape of buildings of broadly similar scale, mass and height.
- 470 – 472 Moss Lane East (non-designated asset)**
- 4.21 Nos 470-472 are a substantial pair of semi-detached three storey red brick dwellings, with basement and attic accommodation.

Significance

Architectural Interest

- 4.22 The building's façade is asymmetric and comprised of four window bays, three of which project. The outer bays are wider and project further. The building has a pitched roof containing rooflights and three gables with decorative bargeboards and finials. There is a decorative bracketed cornice at eaves level and this detail is repeated on the projecting window bays. There is a simple continuous string course across the length of the façade at ground and first floors.



Figure 4.11: North facing elevation of 470 to 472 Moss Lane East

- 4.23 The ground floor windows in the façade are flat headed with pronounced stone surrounds. Those at first and second floor are segmental and most, if not all, window units have been replaced. Dwarf walls with railings enclose the basement windows.
- 4.24 The round entrance to No.470 has a curved hoodmould and above is a small window with a bracketed sill. The original door has been replaced but a fanlight remains.



Figure 4.12: East facing, rear facing and west facing elevations of 470 and 472 Moss Lane East

- 4.25 No. 472 was originally accessed from an arched entrance in a porch attached to the side elevation to Heald Place. The porch remains, with a window in its outer elevation, but the entrance has been blocked and a modern window unit fitted. The eaves cornice applied to the façade and projecting window bays is continued on the exposed side elevation facing Heald Place.
- 4.26 The rear and east facing side elevations of the building are plain, lacking embellishment and containing a number of window openings of varying proportions, in simple surrounds.



Figure 4.13: East facing elevation of 470 to 472 Moss Lane East in 1969 (Source Manchester Image Library)

- 4.27 Both dwellings were designed to face Moss Lane East (and likely intended to overlook Whitworth Park) and occupy a raised position with front and side lawns enclosed by a low stone wall with stone copings. There is evidence that areas of walling, coping stones and railings have been replaced. Original stone gate piers remain in their original positions, carved with the name of each dwelling. Within the wider grounds, there is evidence of concrete hardstanding being added and former rear gardens have been replaced with car parking.
- 4.28 Alterations to the dwellings can be summarised as follows:
- Chimneys have been removed or truncated and the roof appears to have been replaced;
 - Some original windows may remain but many have been replaced (including modern uPVC units);
 - The original door to No.470 has been replaced;
 - The original door and doorcase to No.472 within the side porch has been infilled and replaced with a modern window unit;
 - Window and door openings have been altered and additional rooflights added;

- Although original features remain in No.472, these appear to be fragmentary and there have been widespread alterations to the interior of both dwellings when they were subdivided into apartments;
- Perimeter wall copings have been replaced in areas and railings have been replaced.

4.29 Overall Nos 470-472 are a substantial pair of semi-detached Victorian dwellings built of good quality materials and likely to have been of some stature and prestige at the time, given their location, scale, embellishment and the separate entrance arrangement. They have a degree of architectural and aesthetic interest, but only in the local context. They are not considered to be unusual and comprise one of a large number of Victorian dwellings that remain common in Manchester.

5. Assessment of Impact

- 5.1 In accordance with paragraph 194 of the NPPF, the significance of the identified heritage assets, including the contribution made by setting and the Site, has been assessed at Section 4 of this report.
- 5.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the Local Planning Authority in determining applications for development affecting listed buildings to have special regard to the desirability of preserving the special interest and setting of a listed building (s.16 and s.66).
- 5.3 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.
- 5.4 Paragraph 197 states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 199 confirms that great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 5.6 Paragraphs 200 to 202 advise on the addressing and balancing of 'harm' to designated heritage assets where it arises, differentiating between 'substantial' or 'less than substantial' harm.
- 5.7 Paragraph 203 requires that the effect of an application on the significance of a non-designated heritage asset is taken into account. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.8 Paragraph 206 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.9 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is also set out in full in **Appendix 1**.

The Proposed Development

- 5.10 Full planning permission is sought for Purpose Built Student Accommodation (PBSA). An associated application for listed building consent is submitted for the conversion, alteration and extension of 466-468 Moss Lane East (grade II listed).
- 5.11 The proposed nine storey building is broadly L-shaped in plan form, with street elevations to Moss Lane East, Heald Place and Parkfield Street. It would front Moss Lane East and wrap around the rear of 466 and 468. The height of the building varies and steps down to Parkfield Street, with two flanking bays that are individually expressed. The principal elevation is extruded, then recesses adjacent to the listed building.
- 5.12 The proposed building is in brown brick of a similar tone to the side and rear elevations of the listed building and the design is based on a simple grid, with depth. Texture is proposed through the use of hit and miss brick coursing. The approach to building design is explained in greater detail in the Design and Access Statement prepared by Carson Sall, including the way the window proportions and pilasters of the listed building have been referenced in the vertical and horizontal arrangement of the elevations.
- 5.13 The proposals would involve demolition of the non-designated 470 and 472 Moss Lane East.
- 5.14 The new building would be attached and connected to the grade II listed 466 and 468 Moss Lane East. The principal façade of the listed building would be unaffected but internal reconfiguration and alteration is proposed, together with the replacement of existing UPVC window units. A single interface is proposed between the listed building and the proposed new building to allow access between the two.
- 5.15 Full details of the Proposed Development, including the detail of works proposed to the listed building, are set out in the accompanying Design and Access Statement and application drawings.

Impact Assessment

- 5.16 The Proposed Development involves the conversion of 466 and 468 from residential apartments, to student accommodation comprising studios on the basement, first and second floors and studies and collaboration spaces on the ground floor. The conversion will not require changes to be made to the principal façade that faces out onto Moss Lane East and as a result, the significance that the building derives from its classical façade will be unaffected.
- 5.17 The conversion of the listed building will require changes to be made to the internal divisions. In the basement, this will take the form of a redesigned stair access and reconfigured subdivisions. The existing basement staircase, which is aligned north south and is accessed from 468, will be removed and a new staircase inserted into the east west aligned corridor, accessed from 466. The existing staircase is a later addition, added when the building was converted to apartments. The new staircase will be incorporated into the east west aligned stairwell that provides access to the upper

floors of 468. The removal of the current basement staircase from the entrance hall of 468 will reintroduce a degree of rationality to the space and allow the historic function of the entrance hall to be better appreciated. The proposals call for the removal of some 20th century subdivisions from the northernmost two rooms of the basement. The proposals also require the reconfiguring of the spaces to the south west and south east of the basement. This will include the insertion of internal divisions and the removal of the existing modern divisions. It is our understanding at this stage that all historic fireplaces have been removed from the basement and chimney breasts have been boarded over. The proposals involve removal of the chimney breasts to facilitate easier access through the space. The substantial structural brick pillars that remain intact in this space will be retained.

- 5.18 On the ground floor, the existing apartment spaces will be converted to studies and communal workspaces. This will entail the removal of internal divisions that were inserted into the building when it was converted to apartments in the late 20th century. The removal of these internal divisions will reinstate larger spaces into the ground floor, more consistent with the historical configuration of living and reception rooms on this floor. The mirrored entrance hall spaces, with separate formal main entrances into the two self-contained villas, will be retained ensuring the building can still be accessed and read as it would have been historically. The proposals involve the insertion of two doorways into the central dividing wall that separates the two self-contained villas. This would, to a very minor degree, diminish appreciation of the original separation of the two dwellings, however, harm has been minimised and original proposals to create large openings and combined open plan spaces at ground floor were revised during scheme development.
- 5.19 The proposals require the reconfiguring of the first-floor space to accommodate studios, as opposed to apartments. In general, this will require the opening up of spaces to make them larger, with a principle of the conversion focused on the removal of 20th century internal divisions and retention of original walls. The proposals include the removal of a section of the internal dividing wall, to create a single corridor space with access to both sets of stairs. The removal of this section of dividing wall would create a connection between the two parts of the listed building that does not currently exist, however a single small opening is proposed and the extent to which the independence of the two dwellings is less legible, would be very limited.
- 5.20 On the second floor the principle of conversion is again to create larger spaces by the removal of 20th century internal divisions. A small section of the internal dividing wall will be removed on this floor, to allow access between the two villas. The internal structural pillars will be retained on this floor. This would have a similar effect to the lower floors, and cumulatively there will be greater permeability across the two residences than currently exists. However, connections have been limited, dividing walls will remain and they will, overall, continue to be appreciable as two semi-detached dwellings, externally and internally. In this respect, harm has been kept to a minimum. The specification of new partition walls can be the subject of a condition and detail on how M&E services are to be installed will also need to be addressed, with additional information.

- 5.21 The proposals will require the insertion of a lift shaft for disabled access to all floors and a smoke riser through the building as part of the fire strategy. The lift will be positioned to the south of the stairwell in 468. This will entail the removal of some internal divisions and fabric from the floors. It has been positioned to minimise impact and will not require an overrun at roof level. The insertion of the lift shaft will involve intervention and removal of original fabric within the floors and will need to be balanced with accessibility requirements.
- 5.22 The insertion of a smoke riser into the building is required on fire safety grounds, to remove smoke from the building in the event of a fire. The smoke riser has been located at the centre of the building and will be inserted into the central dividing wall between 466 and 468. This will require the removal of historic fabric in this localised area on all floors. The riser will also need to discharge 0.5m above the roofline. Removal of the fabric between the two self-contained villas on all floors will have an impact on the significance the building derives from its historical configuration. It would be located to the south of the entrance halls and so will not be visible from these principal spaces when entering either of the villas. The riser has been designed to penetrate the roof at its lowest point, in the valley between the two roof pitches. It is not expected that it would be visible from street level due to the existing brick parapet, however it may alter the silhouette of the building in longer range views from Whitworth Park.
- 5.23 The envelope of the listed building will be largely unchanged, with the exception of the connection of the new building to the east wing. This connection, which has been set back from the established building line, would require the insertion of an opening through the current exterior wall. The interface itself is intended to be 'light touch' through the use of glazed panels and in this respect, there will be a clear distinction between the listed building and new structure. The physical connection will comprise metal flashing, the detail of which could be agreed through the application of a condition. This arrangement would change the way in which people move through 466 and 468, by connecting it to a new and larger building, however both villas would remain accessible through their original entrance doorways.
- 5.24 Windows that have been blocked or boarded over during the 20th century on the north, east and west elevations of 466 and 468 will be reinstated as part of the scheme. Appropriate white painted timber sash replacement window units are proposed. Subject to suitable specification, these are works of enhancement.
- 5.25 The internal treatment of 466 and 468 will be simple and conducted in a best practice approach. Cornices, skirtings and other features were removed from the building interior when it was converted to apartments in the late 20th century. The proposals include the reinstatement of moulded plaster cornicing and white painted timber skirting boards, which although new, would reinstate a suitable and contextual finish to the interior and would be an enhancement. Wall treatments will be simple, modern and in neutral colours.
- 5.26 As is set out previously, 466 and 468 Moss Lane is principally experienced from Moss Lane East, where the classical façade can be appreciated. The building is also appreciable from Whitworth Park in filtered views. From these locations the proposals

will appear as a modern eight to nine storey building appearing above and close to the listed building. This will alter the way in which the building is appreciated. It will no longer be a standalone, detached building but will be connected to the larger building and viewed against it, as a backdrop. The scale, height and mass of the new building deviates from the scale of the listed building, and although it is not a landmark building, the designated heritage asset has a current degree of prominence and stature that would be diminished by the taller building in close proximity. In oblique views of the listed building from the west of Moss Lane East, the roofline and silhouette will be disrupted by the new building, which wraps around the listed building to the east.

- 5.27 Information set out in the accompanying Design and Access Statement explains the way in which the Proposed Development responds to the language and proportions of the listed building. The roofline has been stepped with flanking bays designed to reference the outer wings of the listed building. The grid arrangement of the elevations is intended to reflect the order, pilasters and windows of the pair of villas. The use of brown brick and glazing within the new building provides a clear distinction between old and new in views from Moss Lane East and responds to the site context, where brick is the predominant building material. The design of the new building is intended to reference and complement the form of the listed building, without mimicking it.

Statutory Duties and National Planning Policy

- 5.28 There are positive and negative aspects to the proposed listed building works. There is harm arising from the insertion of the lift shaft and smoke riser and in the creation of a limited number of connections between the two dwellings. However, when this is balanced with the benefits of opening up the floorplan to align with the historic arrangement more closely, the reinstatement of suitable features and the replacement of blocked or UPVC windows, it is considered that harm has been reduced to a very minor level.
- 5.29 The development of the new building would cause harm to the significance of the listed building as a result of the connection made, reduction in the spaciousness of its setting and in the impact of its increased scale, mass and height. The design team has sought to reduce this harm through the design and materials of the Proposed Development.
- 5.30 The relationship between the listed building and the non-designated heritage asset, as a component of its setting and as part of a wider Victorian townscape lining the southern edge of Whitworth Park, would also be diminished.
- 5.31 The level of harm caused by the Proposed Development is concluded to be 'less than substantial' under the terms of the NPPF. It is considered to be at a moderate level within this scale. Paragraph 202 of the NPPF is therefore engaged which states the following:

"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."

- 5.32 PPG confirms that public benefits (including heritage benefits) may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.
- 5.33 A full review of the public benefits of the Proposed Development, including the balancing of the identified harm with those benefits, is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.34 Paragraph 203 of the NPPF 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. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss, and the significance of the heritage asset. Based on our assessment, the significance of the asset is low.

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of CS Moss Lane East Limited in connection with a full planning application for Purpose Built Student Accommodation (PBSA) and an associated application for listed building consent for the conversion, alteration and extension of a grade II listed building (the 'Proposed Development') at 466 and 468 Moss Lane East (the 'Site').
- 6.2 The Site is a broadly rectangular area of land with an irregular southern boundary, bounded by Moss Lane East to the north, Heald Place to the east, a series of lower buildings to the south and Parkfield Street to the west. In the western part of the Site, set back from Moss Lane East, is a grade II listed pair of semi-detached villas, Nos 466 and 468 Moss Lane East (466 to the west and 468 to the east). To the east is an additional pair of semi-detached dwellings (Nos 470 and 472 Moss Lane East), also set back from the road. Land to the rear of both pairs of dwellings is a combination of lawn and hardstanding, used for carparking.
- 6.3 There are positive and negative aspects to the proposed listed building works. There is harm arising from the insertion of the lift shaft and smoke riser and in the creation of a limited number of connections between the two dwellings. However, when this is balanced with the benefits of opening up the floorplan to align with the historic arrangement more closely, the reinstatement of suitable features and the replacement of blocked or UPVC windows, it is considered that harm has been reduced to a very minor level.
- 6.4 The development of the new building would cause harm to the significance of the listed building as a result of the connection made, reduction in the spaciousness of its setting and in the impact of its increased scale, mass and height. The design team has sought to reduce this harm through the design and materials of the Proposed Development.
- 6.5 The relationship between the listed building and the non-designated heritage asset, as a component of its setting and as part of a wider Victorian townscape lining the southern edge of Whitworth Park, would also be diminished.
- 6.6 The level of harm caused by the Proposed Development is concluded to be 'less than substantial' under the terms of the NPPF. It is considered to be at a moderate level within this scale. Paragraph 202 of the NPPF is therefore engaged which states the following:
- "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."*
- 6.7 PPG confirms that public benefits (including heritage benefits) may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF. Public benefits should flow from the proposed

development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.

- 6.8 A full review of the public benefits of the Proposed Development, including the balancing of the identified harm with those benefits, is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.9 Paragraph 203 of the NPPF 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. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Based on our assessment, the significance of the asset is low.

Appendix 1: Legislation, National and Local Planning Policy

Heritage Legislation, Planning Policy and Guidance

The Proposals for the Site should be considered in light of policy and guidance in respect of heritage assets. The statutory duty, national policy, and regional and local plan policy and guidance relevant to the Proposals are summarised below:

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy

NPPF: National Planning Policy Framework, 2021

One of the twelve core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment. Paragraph 194 outlines the information required to support planning applications affecting heritage assets. It states that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

With regard to determining such planning applications, Paragraph 197 provides that local planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 further outlines that local planning authorities should give great weight to the asset’s conservation when considering the impact on a Proposed Scheme on the significance of

a designated asset. The more important the heritage asset, the greater the weight should be. Annex 2: Glossary defines conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

Paragraph 200 specifies that any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification. Paragraph 201 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to achieve substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 203 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. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 206 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. The setting of a heritage asset is defined by the NPPF as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

Local Planning Policy

Manchester Core Strategy (2012-2027)

Manchester Local Plan

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

Policy EN 2 of the Core Strategy relates to tall buildings, which are defined as ‘buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline’. It further states that proposals for tall buildings will be supported where it is 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, terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.”

Policy EN 3 (Heritage) of the Core Strategy states that:

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

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

Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

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

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

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

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

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

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

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

“d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features...”

Guidance

National Planning Practice Guidance

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government’s approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) ‘The Setting of Heritage Assets’

Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting', 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676