

Renshaw House
Hyde Grove
Manchester

Heritage Statement

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Prepared for:

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Construction

May 2024

Renshaw House, Hyde – Heritage Statement

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CONTENTS

1	Introduction	5
1.1	Purpose	5
1.2	The Site.....	6
1.3	The Proposals	8
1.4	Methodology.....	8
1.5	Authorship.....	9
2	Heritage Context	10
2.1	Introduction	10
2.2	Statutory Designations.....	10
2.3	Non-Designated Heritage Assets	12
2.4	Summary of Heritage Baseline.....	12
3	Policy Context	14
3.1	The Planning (Listed Building and Conservation Areas) Act 1990	14
3.2	National Planning Policy Framework (NPPF) (revised and republished in December 2023) Error! Bookmark not defined.	
3.3	Planning Practice Guidance (PPG) – Updated July 2019.....	Error! Bookmark not defined.
3.4	Local Planning Policy – Blackpool Council.....	Error! Bookmark not defined.
3.5	Historic England’s Good Practice Advice Notes	Error! Bookmark not defined.
4	Historical Development	19
4.1	Introduction	19
4.2	Historical development of the Site and immediate environs	19
5	Assessment of Heritage Significance	26
5.1	Introduction and Methodology.....	26
5.2	Heritage Assets in the Setting of the Site	27
6	Heritage Impact Assessment	36
6.1	Introduction	36
6.2	Visual Impact Assessment.....	39
6.3	View 1.1.....	Error! Bookmark not defined.
6.4	View 1.2.....	Error! Bookmark not defined.
6.5	View 2.1.....	Error! Bookmark not defined.
6.6	View 3.1.....	Error! Bookmark not defined.
6.7	View 4.1.....	Error! Bookmark not defined.
6.8	Summary of Visual Impact Assessment	Error! Bookmark not defined.

6.9	Heritage Impact Assessment	42
7	Summary and Conclusions.....	43
7.1	Statutory and Policy Requirements	43
7.2	Summary of Indirect Heritage Impact.....	43
8	References	45
9	Appendices	46
	Appendix I: Definition of Significance Terms used in this Heritage Statement	46
	Appendix II: Assessing the Magnitude of Change or Impact	47
	Appendix III: Assessing the Significance of Impact	49

1 INTRODUCTION

1.1 Purpose

- i. This Heritage Statement has been prepared by Stephen Levrant Heritage Architecture Ltd ('SLHA'), a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.
- ii. Heritage Architecture Ltd. has been commissioned by Mia James Construction (the 'Applicant') to prepare this report in response to the proposed redevelopment of the site known as Renshaw House, Hyde Grove, 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'). The location of the Site is shown at **Figure 1**.

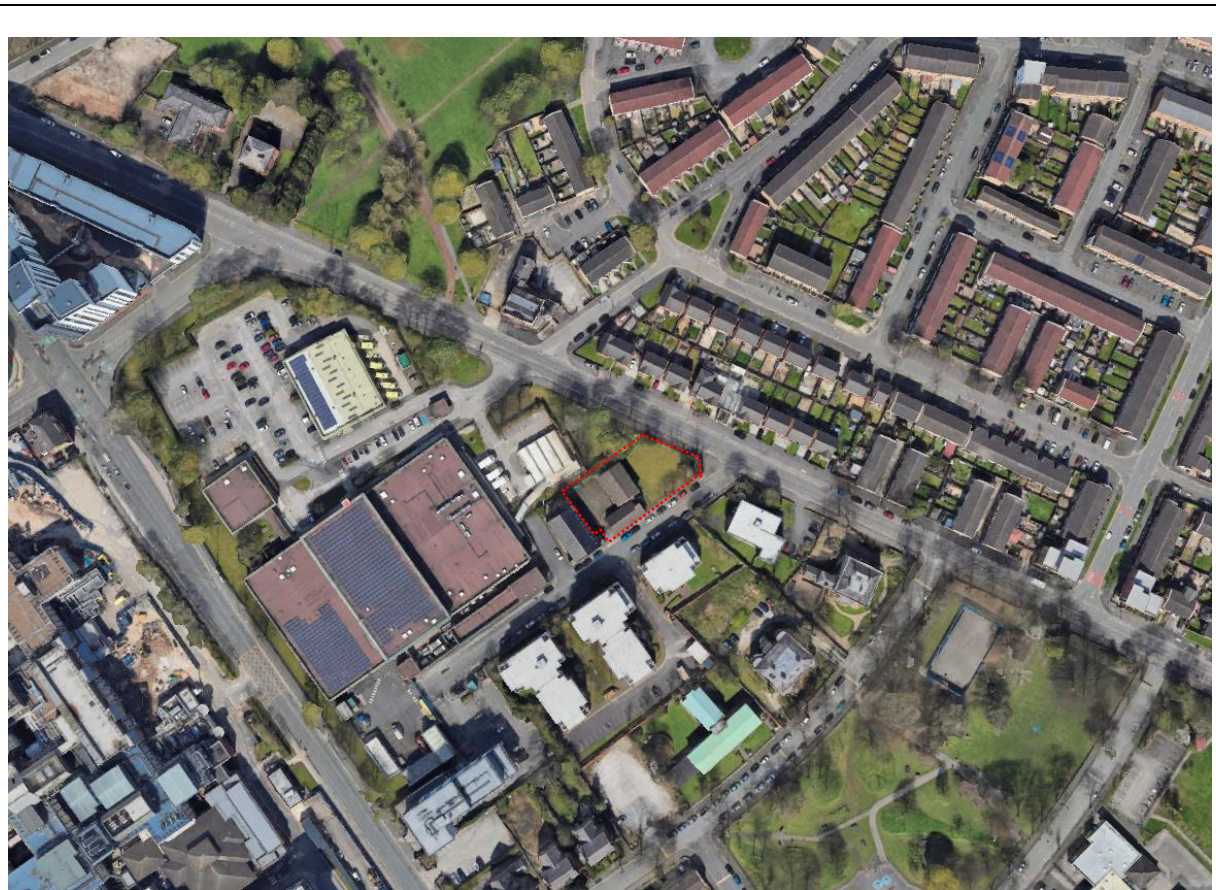


Figure 1: Aerial photograph with indicative Site area shown in red.

- iii. This Heritage Statement has been prepared to assess the potential impact of the proposed redevelopment of the Site on the significance of any listed buildings, conservation areas, and other relevant heritage assets in the local environs of the Site, including non-designated heritage assets.

- iv. This report has been prepared in the context of relevant national and local planning policy. In particular, this report is prepared in accordance with the policy requirements of the National Planning Policy Framework ('NPPF') (revised edition, December 2023) to describe the significance of heritage assets that have the potential to be affected by development proposals and assess the nature of any such impacts. The structure and content of this report has also been informed by Historic England's *Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*.
- v. This Heritage Statement should be read in conjunction with the plans and drawings which illustrate the proposals, and the Design and Access Statement ('DAS') prepared by GWPA Architecture.

1.2 The Site

- i. The Site is situated in a largely residential area to the south-east of Manchester city centre. It comprises a plot of land that is bound by Plymouth Grove to the north-east and Hyde Grove to the south-east. Adjacent to the western boundary of the Site is a former church, recently converted to student accommodation. To the north-west is a car park and external storage area associated with the Manchester Blood Donor Centre beyond Hyde Place to the west of the Site.
- ii. The Site itself is made up of two main elements, an area of lawn with a tree-lined boundary to the east (providing the frontage to Plymouth Grove), and Renshaw House, a late 20th century/early 21st century building formerly used a Methodist church, and now providing student accommodation, to the west.



Figure 2: View into the Site from Hyde Grove, with Renshaw House in the middle-ground, and the former, historic Methodist Sunday School beyond. The boundary of the Site to Hyde Grove and Plymouth Grove comprises a low-quality chain-link fence with concrete posts. Source:

[Google Maps.](#)



Figure 3: View into the Site and across its tree-lined boundary from Plymouth Grove. Renshaw House is seen to the right of the frame, with other built form on Hyde Grove filtered by the trees. Source: Google Maps.

- iii. There are no listed or locally listed buildings or structures within the Site, and it is not located within a designated conservation area. The nearest boundary of the closest conservation area, Victoria Park, is situated approximately 600m to the south-east of the Site. There are a number of listed buildings in close proximity to the Site boundary, as well as the adjacent former Methodist Sunday School which is identified as a non-designated heritage asset ('NDHA') for the purposes of this appraisal. The heritage context and the scope of this report is summarised at **Section 2**.
- iv. The localised townscape context surrounding the Site is varied, and although primarily residential (with a number of housing estates and apartment blocks), there are a number of notable institutional sites in the Site's local setting, including the Manchester Blood Donor Centre, Central Ambulance Station and Manchester Royal Infirmary to the west. The University of Manchester's primary campus is located to the north-west along Oxford Road. The Site's locality is primarily defined by Plymouth Grove (A5184), which connects to Upper Brook Street to the north, providing a key route into the city centre from the south.
- v. The quality and character of the localised setting of the Site is varied, contributed positively to by attractive historic (most of which are listed) buildings and mature street trees, and detracted from by poor boundary treatments and low quality or indistinctive built form. The prevailing scale of buildings is relatively low, with the height datum stepping up to the north-

west to mark the junction of Plymouth Grove and Upper Brook Street, and the urban density fairly relaxed (albeit tighter and more rigid to the north-east), reflecting the suburban context of the Site.

1.3 The Proposals

- i. The proposals (hereafter the 'Proposed Development') for the redevelopment of the Site are the subject of a full planning application. The proposals involve the demolition of the existing built form within the Site boundary and the construction of a new student accommodation building providing 92 bedrooms and communal areas, including communal gardens, arranged across five principal floors with a set-back sixth storey.

1.4 Methodology

- i. This report is the result of an extensive process which synthesises literature and documentary research, and professional judgment.
- ii. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.
- iii. Heritage sensitivities in the setting of the Site were identified and those which were considered to have the potential be affected by the Proposed Development were scoped into the assessment. The heritage baseline incorporated within this report appraises the significance of these scoped-in assets, including an analysis of their local setting and the contribution the Site makes to an appreciation of their significance. Consideration has been given to the historical development of the area and key views towards the Site.
- iv. The advice and methodologies provided in Historic England's guidance for the analysis of heritage significance and the assessment of potential impacts arising from development proposals, including setting impacts, has guided the appraisal and assessment elements of this Heritage Statement. The following publications prepared by Historic England have informed this report:
 - *Conservation Principles Policies and Guidance* (2008)
 - *Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment* (2015)
 - *Advice Note 2: Making Changes to Heritage Assets* (2016)
 - *Historic Environment Good Practice Advice in Planning 2 (Second Edition): The Setting of Heritage Assets* (2017)
 - *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019)

1.5 Authorship

- i. This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

2 HERITAGE CONTEXT

2.1 Introduction

- i. This section establishes the heritage context for the Site and outlines this report's scope of assessment.
- ii. As set out in **Section 1**, there are no designated or non-designated heritage assets within the Site boundary.
- iii. A 250m study area has been established to identify heritage assets in the setting of the Site which have the potential to be indirectly affected (setting/visual impacts) by the Proposed Development. This study area is considered proportionate to the nature of the proposals and the relative heritage sensitivity of the townscape surrounding the Site.
- iv. Consideration has been given to the wider heritage context which surrounds the Site with regard to the impact of the Proposed Development on short to long range views within the immediate and wider townscape.

2.2 Statutory Designations

Listed Buildings

- i. Statutory listing means that a building or structure is identified as being of special architectural or historic interest at a national level and is therefore protected through the planning system. The grading of listed buildings reflects the different levels of associated architectural and historic interest. Historic England defines that Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest, warranting every effort to preserve them.
- ii. The Proposed Development has the potential to impact the setting of a number of listed buildings surrounding the Site.
- iii. The location of listed buildings relative to the Site boundary is shown on the plan at **Figure 4**.

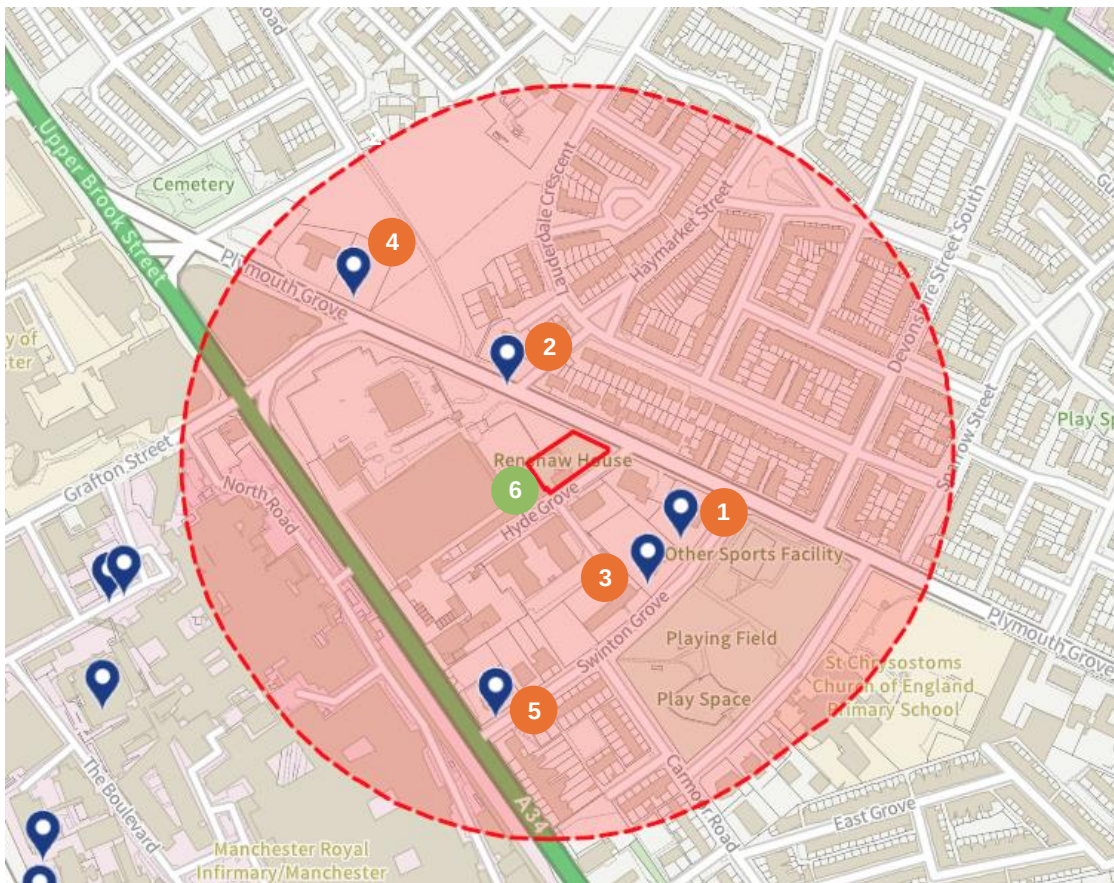


Figure 4: Listed buildings (blue markers) within the setting of the Site. The red shaded area indicates a 250m area from the Site boundary (indicatively shown in red). Source: Historic England, National Heritage List for England (NHLE). The orange number adjacent to each marker relates to the listed buildings identified below, whilst the green number identifies the NDHA adjacent to the Site boundary.

- iv. This appraisal scopes in all of those listed buildings identified on the plan at **Figure 4** for completeness and to provide a robust assessment.
- v. The listed buildings subsequently scoped into the assessment are listed below. A numerical reference after each relates to the plan at **Figure 4**:
 - Mrs Gaskells House (Grade II*) (No. 1 on **Figure 4**)
 - Plymouth Grove Hotel (Grade II) (No. 2 on **Figure 4**)
 - Court Nursing Home (Grade II) (No. 3 on **Figure 4**)
 - Plymouth Lodge (Grade II) (No. 4 on **Figure 4**)
 - Holy Trinity Armenian Apostolic Church and Vicarage (Grade II) (No. 5 on **Figure 4**)

Conservation Areas

- vi. Conservation areas are designated areas (under the authority of the LPA) that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. As noted in **Section 1**, the closest conservation area (Victoria Park) is located approximately 600m to the south and is considered to be unaffected by the Proposed Development given this considerable separating distance. It is therefore scoped out of this assessment.

2.3 Non-Designated Heritage Assets

- i. Local planning authorities may identify non-designated heritage assets (non-statutory designations). These are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance (mostly on a local scale) meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Some non-designated assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation. Such assets can, singularly and collectively, make an important, positive contribution to the local environment.
- ii. The former Methodist Sunday School, now providing student accommodation, adjacent to the western boundary of the Site is identified as a NDHA for the purposes of this assessment as it is considered to possess local architectural and historical interest of which it is desirable to preserve. The location of the church in relation to the Site boundary is indicated on the plan at **Figure 4** (referenced as number 6).

2.4 Summary of Heritage Baseline

- i. The heritage baseline is summarised in **Table 1** below:

Table 1: Heritage Baseline		
Reference on map (Figure 4)	Name of Heritage Asset	Designation
Listed Buildings		
1	Mrs Gaskells House	Grade II*
2	Plymouth Grove Hotel	Grade II
3	Court Nursing Home	Grade II

4	Plymouth Lodge	Grade II
5	Holy Trinity Armenian Apostolic Church and Vicarage	Grade II
Locally Listed Buildings		
6	Former Methodist Sunday School	NDHA

3 POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

- i. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative framework which governs the specific protection for buildings and areas of special architectural and/or historical interest, over and above that provided by development management policies at a local level.
- ii. As the Site is within the setting of a number of listed buildings, **Section 66(1)** of the Act is applicable. This provision stipulates that the decision-maker should have *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.

3.2 National Planning Policy Framework (‘NPPF’) (2023)

- i. The revised NPPF was published in December 2023. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

Design

- ii. **Chapter 12 (Design)** of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at **Paragraph 131** that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- iii. At **Paragraph 135**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.
- iv. **Paragraph 139** states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that *“significant weight”* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *“innovative designs which promote high levels of sustainability”*.
- v. Read together, **Paragraphs 134** and **139** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.

- vi. It will be clear from this Statement that the proposals for the Site seek to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.

Heritage

- vii. The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).
- viii. Chapter 16 (Conserving and Enhancing the Historic Environment) sets out the Government's detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.
- ix. The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 196, point a**).
- x. **Paragraph 200** stipulates that Local Authorities should require applicants to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets' significance and *"no more than is sufficient to understand the potential impact of the proposal on their significance"*. This report fulfils this requirement by providing an appraisal of the significance and settings of key heritage assets in the environs of the Site.
- xi. **Paragraphs 205-209** of the NPPF should be read together. In **Paragraph 205**, the NPPF stresses that *"great weight"* should be given to the conservation of designated heritage assets in the planning balance, defining that the *"more important the asset, the greater the weight should be."*
- xii. **Paragraph 206** determines that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification"*.
- xiii. **Paragraph 207** establishes that *"where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm"*.
- xiv. **Paragraph 208** states that: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- xv. **Paragraph 209** 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”.

- xvi. The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 207 and 208**) provides the clear and convincing justification for harm that is required by **Paragraph 205**.

3.3 Planning Practice Guidance (‘PPG’) (2014 and as subsequently amended)

- i. The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *“conserving and enhancing the historic environment”* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

3.4 Manchester City Council, Core Strategy (2012)

- i. The relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council’s heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. The following policies from Manchester’s Core Strategy are of relevance.
- ii. **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii. **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

3.5 Manchester City Council, Places For Everyone (‘PfE’) (2024)

- i. PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.
- ii. **Objective 4** of the PfE seeks to: *“Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.”*
- iii. **Policy JP-P 2** addressing ‘Heritage’, states:

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

- 1) Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
 - 2) Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
 - 3) Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
 - 4) Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
 - 5) Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*
- iv. Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic Places for Everyone transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.
- v. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.
- vi. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

3.6 Historic England Guidance

- i. In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') have both been utilised in the preparation of this report and in order to gain a full understanding of the relevant issues.
- ii. In particular, this report takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset. Furthermore, this report relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.
- iii. In terms of assessing the impacts of development proposals, this Statement takes account of the advice in GPA3 which states that "*setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.*" This advice has informed the approach taken in this report.
- iv. This report also accords with the guidance and approach established in Historic England's *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2008) and utilises the guidance within HE's relevant Selection Guides for assessing the heritage interest of a particular building typology.

4 HISTORICAL DEVELOPMENT

4.1 Introduction

- i. In order to understand the relative significance of the Site and its surrounding historic context, it is first necessary to understand its historical development and that of its locality.
- ii. This section of the Heritage Statement analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of the area.

4.2 Historical development of the Site and immediate environs

- i. The following map regression and photographs illustrate the historical development of the Site and its environs.

Table 2: Phasing of the Site's Development (indicative area of site shown in red)

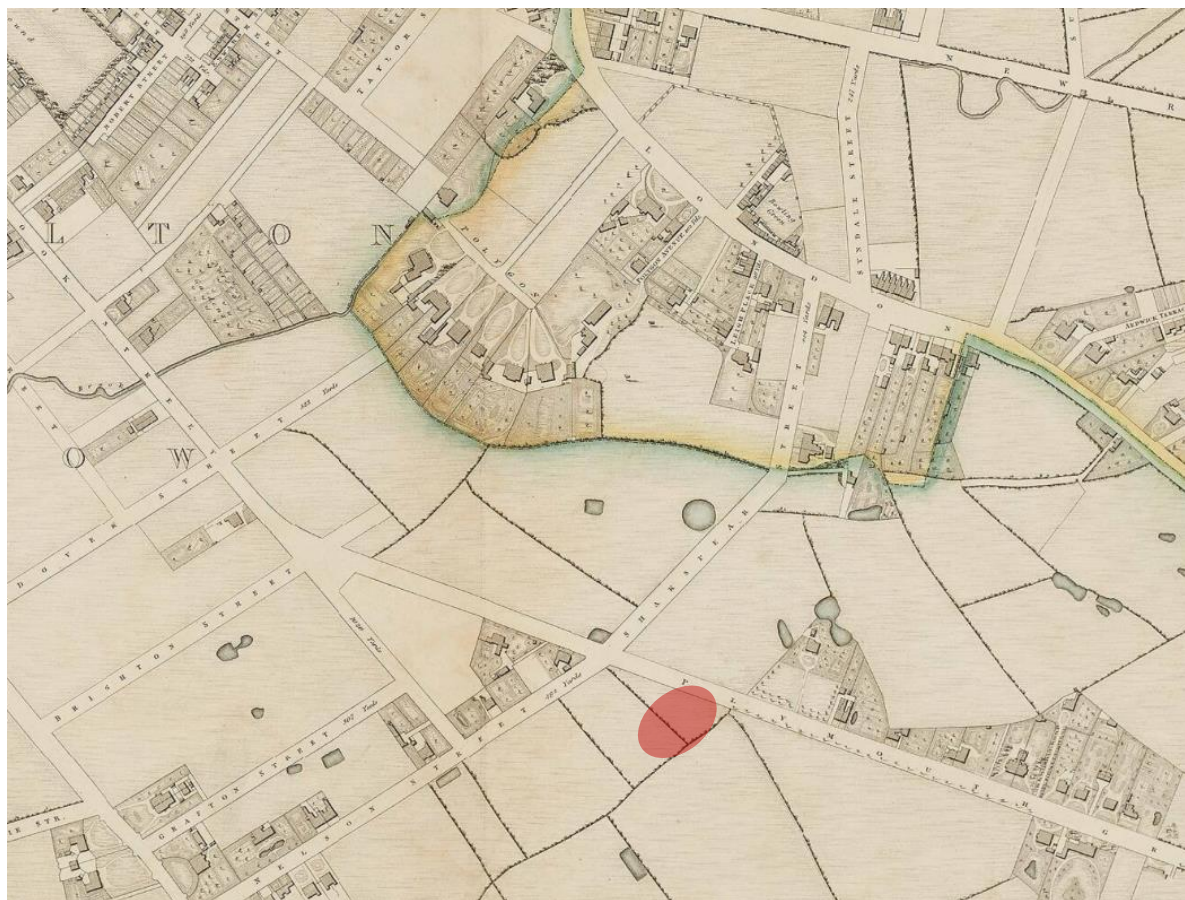


Figure 5: Bankes & Co.'s plan of Manchester & Salford. 1832. Source: Mapping Manchester.

Table 2: Phasing of the Site's Development (indicative area of site shown in red)

Plymouth Grove, formerly Plymouth Street, began to be developed in the late 18th and early 19th century. Banck's & Co.s' plan illustrates that the development along this route leading out of the city centre was first developed with large residential plots, primarily detached villas set in generous, landscaped gardens. The residential development of Plymouth Grove followed a similar pattern of the suburban expansion demonstrated elsewhere in the city's hinterland, as wealthy families, often manufacturers or industrialists, sought respite from the chaos and pollution of the city.

The map above illustrates that in the 1830s, Plymouth Grove was characterised by open fields and low-density housing, with a greater concentration of large residences situated to the north on London Road. The Site at this time was undeveloped, comprising an open area of land. The map illustrates the alignment of streets which have survived to present day, including Grafton Street, and Shakespeare Street, now truncated and renamed Legh Street.

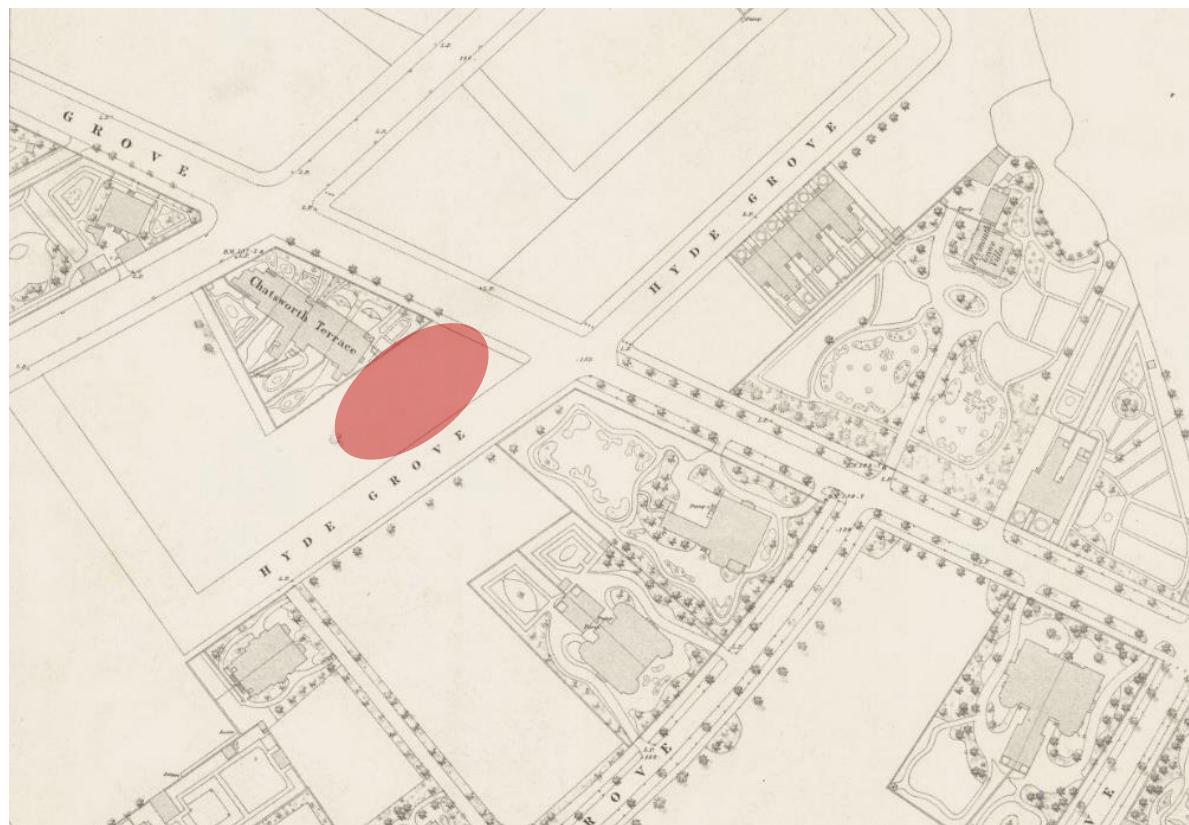


Figure 6: Manchester and Salford Ordnance Survey ('OS'), published 1851.

The map above shows the intensification of the residential townscape in the context of the Site in the 20 years since 1832. Whilst the Site itself remained undeveloped at this time, the adjacent site fronting Plymouth Grove has been developed with a residential terrace, Chatsworth Terrace, comprising four houses with front and rear gardens. Hyde Grove has also been laid out, replacing a former field boundary, and defining the southern edge of the Site.

In the local setting of the Site, a number of notable residences have appeared, including the substantial Plymouth Grove Villa to the north-east, with extensive landscaped gardens, and, most notably, No. 84 Plymouth Grove (formerly No. 42, now Grade II listed) just to the south. This property became the home of Elizabeth Gaskell (1810-1865), English biographer and novelist, from 1850 until her death in 1865, when it remained in the family's ownership for the next c.40 years. The map illustrates the situation of the detached villa within landscaped gardens, set back from the frontage to Plymouth Grove.*

Also of note is the construction of the semi-detached villas just to the south of Elizabeth Gaskell's house on Swinton Grove, each with mirrored proportions and landscaped gardens. These houses have since been amalgamated and are Grade II listed together.

Table 2: Phasing of the Site's Development (indicative area of site shown in red)

Figure 7: Portrait photograph of Elizabeth Gaskell. Gaskell's literary style and content was informed by her humanitarian stance, and her desire for social reconciliation, and as such she is known for her depiction of the conditions of the poorest members of Victorian society, or other social outcasts, in her writings. She is for well-known works including *Cranford* (1853), *North and South* (1855) and *Wives and Daughters* (published posthumously in 1866). Gaskell prepared the first biography of Charlotte Brontë. She is also known



Figure 8: Frontage of No. 84 Plymouth Grove, home of Elizabeth Gaskell, 1968. Source: University of Manchester, Elizabeth Gaskell Collection, ref. JRL1416612.

The Gaskell Society records Gaskell's response to her arrival at Plymouth Grove in a letter to a friend in 1850:

"And we've got a house. Yes! We really have. And if I had neither conscience nor prudence, I should be delighted, for it certainly is a beauty.... I must try and make the house give as much pleasure to others as I can and make it as little a selfish thing as I can. My dear! It's 150 a year and I dare say we shall be ruined; and I've already asked after the ventilation at the new Borough Gaol."¹



Figure 9: Elizabeth Gaskell's House viewed from Swinton Grove, c.19th century. Source: University of Manchester, Elizabeth Gaskell Collection, ref. JRL1500577.



Figure 10: Interior of No. 84 Plymouth Grove. c.19th century. Source: University of Manchester, Elizabeth Gaskell Collection, ref. JRL1500578.

¹ <https://gaskellsociety.co.uk/elizabeth-gaskell/>

Table 2: Phasing of the Site's Development (indicative area of site shown in red)**Figure 11:** OS, published 1891.

The map above illustrates the further evolution of the residential townscape in the setting of the Site, with rows of terraced housing laid out along Plymouth Grove and the connecting streets. The most notable addition in the second half of the 19th century is the established of a Sunday School in the western corner of the Site, associated with the neighbouring Wesleyan Methodist Chapel established in 1879 to the south and fronting Hyde Grove (note the annotation at the bottom of the plan).

The map also illustrates the establishment of the Plymouth Grove Hotel on the north side of Plymouth Grove, constructed in 1873.

Table 2: Phasing of the Site's Development (indicative area of site shown in red)**Figure 12:** OS, published 1909.

Between 1891 and 1909 the previous Wesleyan Chapel was replaced with a more substantial building on the corner of Hyde Grove and Plymouth Grove, along with a Sunday School which is still extant to the western boundary of the Site, indicated by the light hatched area adjoining the dark block outlining the footprint of the chapel.

**Figure 13:** Replacement Wesleyan Methodist church on the corner of Plymouth Grove and Hyde Grove. Source: Manchester History².**Figure 14:** View into Hyde Grove from Plymouth Grove., 1956.

² <https://manchesterhistory.net/manchester/churches/plymouthwesleyan.html>

Table 2: Phasing of the Site's Development (indicative area of site shown in red)

The building, which had a strong Gothic character, was defined by a prominent tower, providing a visual landmark on the street corner. The former Sunday School building still extant to the west of the Site is visible in the background, highlighted in yellow.

The church appears to have been demolished by this time.

The rest of Hyde Grove was developed with terraced housing.

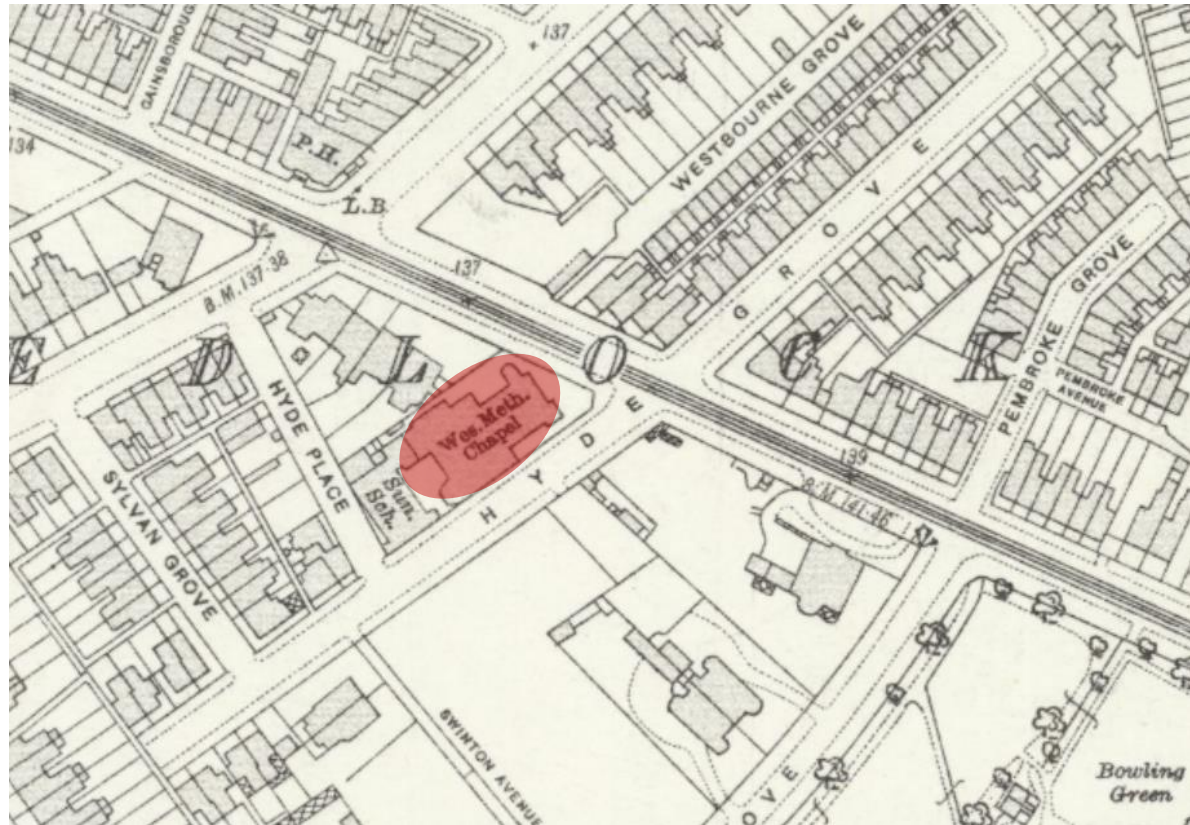


Figure 15: OS, published 1922.

The 1922 map clearly illustrates the arrangement of the Methodist Chapel and the connecting Sunday School to the west.

Table 2: Phasing of the Site's Development (indicative area of site shown in red)

Figure 16: OS, surveyed 1948-1967/published 1968.

The chapel survived into the mid-20th century before being apparently being demolished in the 1950s, despite its continued presence on the map above. The Site was eventually developed with the existing building, Renshaw House. The c.1900 Sunday School is the only remnant part of the former chapel. The map above illustrates the evolution of the surrounding townscape. The neighbouring residential terrace was also subsequently redeveloped, the land now forming part of the Manchester Blood Donor Centre.

5 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Introduction and Methodology

- i. The purpose of the following significance assessment is to use recognised criteria to assess the significance of heritage assets in the setting of the Site which have the potential to be affected by the Proposed Development.
- ii. Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.
- iii. The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset, the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.
- iv. The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the 'value' of heritage assets (ICOMOS, Appendix 3A).
- v. The ICOMOS guidance makes specific reference to designated, locally listed and historic buildings and is therefore an objective (and widely recognised) method to assess heritage significance.
- vi. Ultimately, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

➤ ***Archaeological interest***

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

➤ ***Architectural and artistic interest***

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

➤ **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- vii. The focus is on providing a necessary and proportionate amount of information based on the perceived level of an asset's heritage significance (refer to **Table 5** in **Appendix I** for full definitions of heritage significance as defined in this present report).
- viii. The following assessment of significance will inform the subsequent Heritage Impact Assessment (**Section 6**), which considers the effects of the Proposed Development upon the significance of heritage assets in the setting of the Site. This in turn allows the extent of "harm" upon any designated and non-designated heritage assets incurred by the Proposed Development to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England's guidance.

5.2 Summary of the Significance of the Site

- i. The previous section of this report has plotted the historical development of the Site in the context of the surrounding townscape. It has demonstrated that the Site formerly accommodated a considerable Wesleyan Methodist Chapel, built alongside and attached to the former Sunday School building to the west of the Site's boundary.
- ii. The Sunday School is the only legible, extant remnant of the former chapel, and reflects the historical association of this plot of land with the Methodist church, first connected with the Site/its locality in the 1870s.
- iii. As the Site was redeveloped in the late 20th/early 21st century period, the **archaeological interest** of the Site is considered to be relatively **Low**.
- iv. The **historical interest** of the Site is judged to be **Low-Medium**, given its former ecclesiastical identity, and the preserved legibility of its relationship to the neighbouring Sunday School building.
- v. The Site is of **No architectural or artistic interest** as the existing buildings on the Site are of low quality and fail to interact meaningfully or positively with their setting, particularly the neighbouring historic building.

5.3 Heritage Assets in the Setting of the Site

- i. **Section 2** of this report has demonstrated that there are a number of heritage assets which lie within 250m of the Site boundary which have the potential to be affected by the

Proposed Development. The appraisal below (**Table 3**) assesses the significance of the heritage assets scoped in at **Section 2**, including an assessment of the extent to which their setting contributes to an appreciation of this (including any contribution made by the Site). The map references refer to the plan at **Figure 4**.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
1	Mrs Gaskells House	Grade II*	Mrs Gaskell's House was Grade II* listed in 1952. The listing description summarises the building in the following terms: <i>Villa, now premises of International Society. c.1830-40. Painted stucco on brick, shallow hipped slate roof. Square double-fronted plan plus coach-house wing attached to south-west corner. Classical style. Two storeys over basement, 3 bays, symmetrical; plinth, giant pilasters with lotus-leaf capitals, 1st-floor sill-band, plain frieze, moulded cornice and low parapet with raised centre. The centre has a shallow rectangular porch with engaged columns distyle in antis (capitals matching those of the pilasters), deep plain frieze, cornice and blocking course, and 4 internal steps up to recessed glazed and panelled divided doors with margin panes; and at 1st floor a window with shouldered architrave. All the windows are 12-pane sashes, those at ground floor taller and with floating cornices on consoles. Two ridge chimneys. Three-bay left return wall in matching style. Rear: prominent segmental-ended bow to centre of ground floor, with steps up to north side; 12-pane sashed windows with plain reveals. Interior: entrance hall with round-headed doorway in screen with fanlight; staircase with stick balusters. Coach-house wing: basement and 2 storeys. History: home of the novelist Mrs Gaskell during the latter part of her life.</i> The building is considered to be of High historical interest for its association with prominent Victorian writer, Elizabeth Gaskell, as well as for its reflection of the suburban expansion of Manchester in the	Mrs Gaskell's House fronts Plymouth Grove, with an eastern frontage to Swinton Grove. The former residence is a remnant of the 19th century suburban expansion of Manchester, and it is the only such building fronting this stretch of Plymouth Grove. Historical context is provided by the adjacent Grade II listed Court Nursing Home, which represents a similar phase of development and reinforces an appreciation of the building's significance. Swinton Grove Park to the east is a positive feature of the building's setting, and mature street trees along Swinton Grove reinforce the leafiness of the local streetscape and frame views along Swinton Grove towards the listed building and the neighbouring Court Nursing Home. The rest of the townscape surrounding the former house is varied in quality, and relates little to the Victorian villa, with the exception of the maintenance of a set-back building line of sites to Plymouth Grove At present, the Site makes no meaningful contribution to the setting or appreciation of the listed building.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
			early 19 th century. The building's architectural interest, judged to be Medium , is derived in its legible Classical aesthetic, and its preserved original footprint, with coach house to the west and landscaped grounds (albeit truncated) to all sides.	
2	Plymouth Grove Hotel	Grade II	The Plymouth Grove Hotel was Grade II listed in 1974. The listing description summarises the building in the following terms: <i>Public house. 1873. Red brick with sandstone dressings (roof concealed). Square plan plus unusual canted loggia with clock-tower to east side. Three storeys and cellars, 3 windows, with prominent 1st-floor balcony carried round, 2nd-floor sill-band and pilasters, shaped parapet with raised centre lettered "PLYMOUTH GROVE HOTEL"; central doorway with altered doors under projected centre of balcony supported by coupled columns, flanked by canted bay windows also under the balcony; segmental-headed windows to all floors, those at ground floor with keyed segmental stone lintels, those at 2nd floor shorter and furnished with balconettes. The balcony is cantilevered out, carried round the front and the loggia, and furnished with cast-iron railings; the loggia forms a wide diagonal projection to the ground floor of the right-hand return wall, 7 bays with a central entrance framed by columns, and arcaded round-headed windows either side with shafts; the tower above this entrance has a narrow rectangular body and a disproportionately large head, the former enclosed by slender columns with crocket caps and the latter with a prominent 2-stage bracketed cornice, and a domed roof with pedimented clock-faces a small but elaborate cupola.</i> The building is considered to be of both Medium architectural and	The historical context of the former public house has been altogether lost, and it appears as an isolated remnant of the Victorian streetscape of Plymouth Grove. The building's setting makes a wholly limited contribution to an appreciation of its significance, albeit the building retains a strong townscape presence marking the corner of Plymouth Grove and Legh Street, the clock tower in particular still a key townscape marker. The Site, albeit intervisible with the listed building, makes no contribution to an appreciation of its significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
			historical interest. The street presence of the building both historically and in present day is a notable feature of the building's significance, reinforced by its tall pediment and elaborately decorated corner clock tower which was historically and remains as a key local landmark/townscape feature.	
3	Court Nursing Home	Grade II	Court Nursing Home (comprising Nos. 2 and 4 Swinton Grove) was Grade II listed in 1963. The listing description summarises the building in the following terms: <i>Pair of houses in single composition, now in one as nursing home. Early to mid C19; altered. Red brick in Flemish bond with sandstone dressing (roof not visible). Rectangular plan, each with bows to front and rear and entrance in side wall. Two storeys over basement, 3 bays (1:1+1:1 windows), symmetrical, the centre breaking forwards very slightly; with high plinth, 1st-floor sill-band, cornice and blocking course with raised pedimental centre. The facade to the road has a semi-circular bow to the basement and ground floor of both outer bays, with curved 12-pane sashed windows which have panelled sills and flat-arched heads of gauged brick, cornice and blocking course; 2 windows between these and 4 at 1st floor, all with flat-arched heads of gauged brick and now with 12-pane top-hung casements imitating sashes. The 3-bay side walls (entrance fronts) have central recessed porches with Tuscan columns distyle in antis, and windows like those at the front with altered glazing. Rear has full-height bows to the outer bays, and full-height back-extension with lean-to roof.</i> The building is considered to be of both Medium architectural and historical interest. As with Mrs Gaskell's House, the pair of houses	Mrs Gaskell's House makes an important and positive contribution to the appreciation of the listed building, particularly when experienced in views from Swinton Grove. The former places the latter in its historical context and together they form an attractive grouping. Swinton Grove Park to the east is also a positive feature of the building's setting, and mature street trees along Swinton Grove reinforce the leafiness of the local streetscape and frame views along Swinton Grove towards the listed building and the neighbouring Mrs Gaskell's House. The Site makes no meaningful contribution to the setting or appreciation of the listed building.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
			reflect the suburban expansion of Manchester in the early 19 th century, albeit at a slighter grander scale with a semi-detached pair of villas as opposed to detached house. The Classical aesthetic, symmetry and detailing of the site remains clearly legible and appreciable.	
4	Plymouth Lodge	Grade II	Plymouth Grove Lodge was Grade II listed in 1974. The listing description summarises the building in the following terms: <i>Rectory, now flats. Early C19, altered. Red brick in Flemish bond, slate hipped roof. Square plan. Two storeys, a symmetrical 2 window facade, with stone plinth, plain eaves; 2 shallow rectangular bay windows to ground floor with 12-pane sashes, moulded stone cornices and blocking courses, and 2 plain 12-pane sashes at 1st floor, with raised sills and flat-arched head of gauged brick. Entrance in left side wall, a square flat-roofed porch with panelled door in moulded architrave, moulded cornice and blocking course; one 12-pane sashed window on each floor forward of this. Left side wall has two 12-pane sashes to each floor; rear has various other sashed windows with glazing bars (and flat-roofed extension).</i> The building is considered to be of Medium architectural and historical interest primarily derived in its former ecclesiastical association and its legible Victorian domestic character.	The historical context of the listed building has been wholly altered and so the building appears as remnant of the historic streetscape of Plymouth Grove. Nearby developments are generally of low architectural quality and either detract from or make no contribution to an appreciation of its significance. A dense tree-lined boundary limits an appreciation of the building from the public realm and prevents any high degree of intervisibility with the Site which makes no contribution to an appreciation of its significance.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
5	Holy Trinity Armenian Apostolic Church and Vicarage	Grade II	The church was Grade II listed in 2012. The listing description summarises the building in the following terms: <i>An Armenian Apostolic Church, vicarage, and boundary wall, of 1869-1870 by Royle and Bennett of Manchester.</i> <i>MATERIALS: sandstone bricks with buff bricks to the rear elevations, as well as the north west elevation of the vicarage. Roofs are of slate with some fish-scale.</i> <i>PLAN: the church is rectangular plan, aligned south west to north east, with its entrance facing onto Upper Brook Street. The vicarage is attached to the north west, set back from the street frontage.</i> <i>EXTERIOR: The buildings are constructed in an eclectic neo-Gothic style. The church has a large polygonal entrance porch with rose windows and a circular window above with tracery based on an Armenian cross. The latter includes stained glass depicting the seventh letter of the Armenian alphabet, representing 'Father of God'. There is a gable cross above. Nave windows have pointed heads and intersecting tracery; there are two to the north west and four to the south east. These have plain leaded glazing and are separated by full height buttresses. These elevations incorporate a dentilled eaves cornice. The rear of the church has a tall semi-circular apse, with a rectangular plan ambulatory attached. This section incorporates polychromatic brickwork to the pointed arch windows, as well as coggled brickwork to the apse eaves.</i> <i>The vicarage is of two-bays and two-storeys plus attic and basement,</i>	The church is located on Upper Brook Street, on the corner with Swinton Grove. The church's setting has evolved to comprise a range of late 20th century residential and institutional buildings alongside finer grain, Victorian development which provides some historical context. Manchester Royal Infirmary is a prominent element of the listed building's setting and makes no contribution to an appreciation of its significance. The setting of the church is further detracted from by the intensity of traffic on Upper Brook Street, which limits opportunities to appreciate its significance. The Site is not presently intervisible with the church and makes no contribution to an appreciation of its special interest.

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
			<i>with its main elevation to the south-west. The entrance is to the left with window above; both are within square-headed, chamfered surrounds. The second bay is made up of a full height gable including dormer, with windows to each level. That to the ground floor is paired with side lights, the first floor is paired with a stone mullion and that to the attic is single. All are under shallow pointed arch surrounds. All windows and the door are modern. A skylight has also been inserted to the roof. The north-west gable end is blind. The rear elevation has a door and scattered windows under polychromatic brick segmental heads, although one has been altered. All windows and the door are renewed.</i> The building is considered to be of Medium architectural and historical interest. The listing description summarises the reasons for its designation: <i>Date: as the first purpose-built Armenian Church in England and most probably Western Europe * Rarity: as one of only two purpose-built Armenian churches in England * Historic: as providing the first and most culturally significant physical evidence of the Armenian diaspora in Manchester; the most influential Armenian community in Western Europe during this period * Associations: for its clear links with people and events recognised as historically significant in both national and international terms</i>	
6	Former Methodist Sunday School	NDHA	The Sunday School was historically associated with the substantial Wesleyan Methodist Chapel built on the Site around the turn of the 20th century. The Sunday School, which would have provided an educational function related to the chapel, is the only extant remnant of the former Methodist site, for which reason it is considered to be of	The building is situated on Hyde Grove, adjacent to the Site's western boundary. Its existing setting makes a limited contribution to an appreciation of its significance, albeit there is a view from Hyde Place across towards the Plymouth Grove Hotel which provides some limited

Table 3: Appraisal of Heritage Assets in Setting of the Site

Map Ref	Heritage Asset	Designation	Summary Description (extracted from Historic England's NHLE for listed buildings) and Significance	Contribution of Setting to Significance
			interest. The building has a clear Gothic aesthetic, constructed, and finished from stone with a slate roof, mirroring porches to the east and west, and tall gable featuring a four-light stone mullioned central window flanked with quatrefoils to either side and with on above. The rest of the windows have Gothic lintels above. The architectural quality of the building has been well preserved and its former ecclesiastical association remains wholly legible. For these reasons, the building is judged to be of Low-Medium architectural and historical interest.	contemporary historical context. The Site is judged to detract from the setting of the former Sunday School by reason of its low-quality built form and boundaries, and its relationship with the historic building, turning its back with a blank elevation and connected by a low-quality yard.

6 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

- i. This assessment of the potential impact on identified designated and non-designated heritage assets within a 250m study area of the Site concerns indirect, setting impacts only, owing to the fact there are no heritage assets within the Site boundary.
- ii. The Heritage Impact Assessment (HIA) considers the potential changes in terms of **adverse**, **neutral** or **beneficial** impacts (see **Table 6** in **Appendix II** below for term definitions).
- iii. The potential impacts on the identified heritage assets are considered in the context of how the Proposed Development may change or affect an appreciation and understanding of their significance by altering their setting.
- iv. The indirect heritage impacts are outlined below. The definitions are derived from the ICOMOS (2011) guidance on 'Heritage Impact Assessments' and uses its recommended nine-point scale, with 'neutral' at its centre.
- v. This impact assessment, alongside the design development of the proposed scheme, has been an iterative process in order to avoid harm or adverse effects on the appreciation of assets' significance, if harm is identified. Mitigation in respect of any adverse impact upon the setting of the identified heritage assets is formulated upon the overall benefits of the Proposed Development and also embedded through the quality of the scheme.
- vi. The Heritage Impact Assessment is informed by both the design information prepared by GWPA Architecture and also a series of Computer-Generated Image ('CGI') views which illustrate how the Proposed Development will sit within its local context. For the purposes of this assessment, three viewpoint locations have been considered, the locations of which are shown on the plan at **Figure 17**.
- vii. The Proposed Development comprises the redevelopment of the Site with a part five, part six storey 92-bed student accommodation building, incorporating communal areas at ground floor level and a communal landscaped garden. The proposals have been informed by detailed site analysis undertaken by the project team, including massing testing and optioneering which has been done in consultation with MCC during pre-application discussions. The plan at **Figure 18** illustrates the proposed arrangement of built form within the Site.
- viii. The rendered CGIs are presented below at **Figures 19-21**.

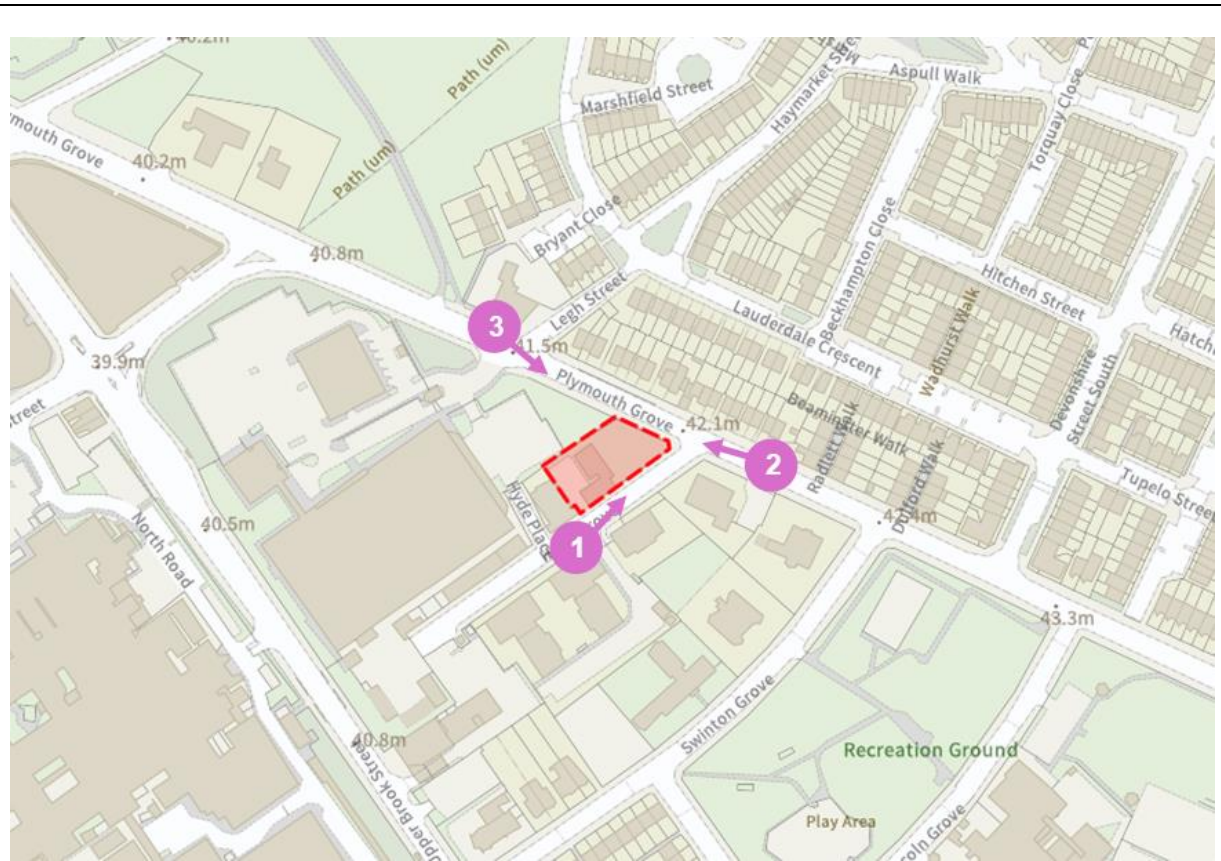


Figure 17: Viewpoint location plan.

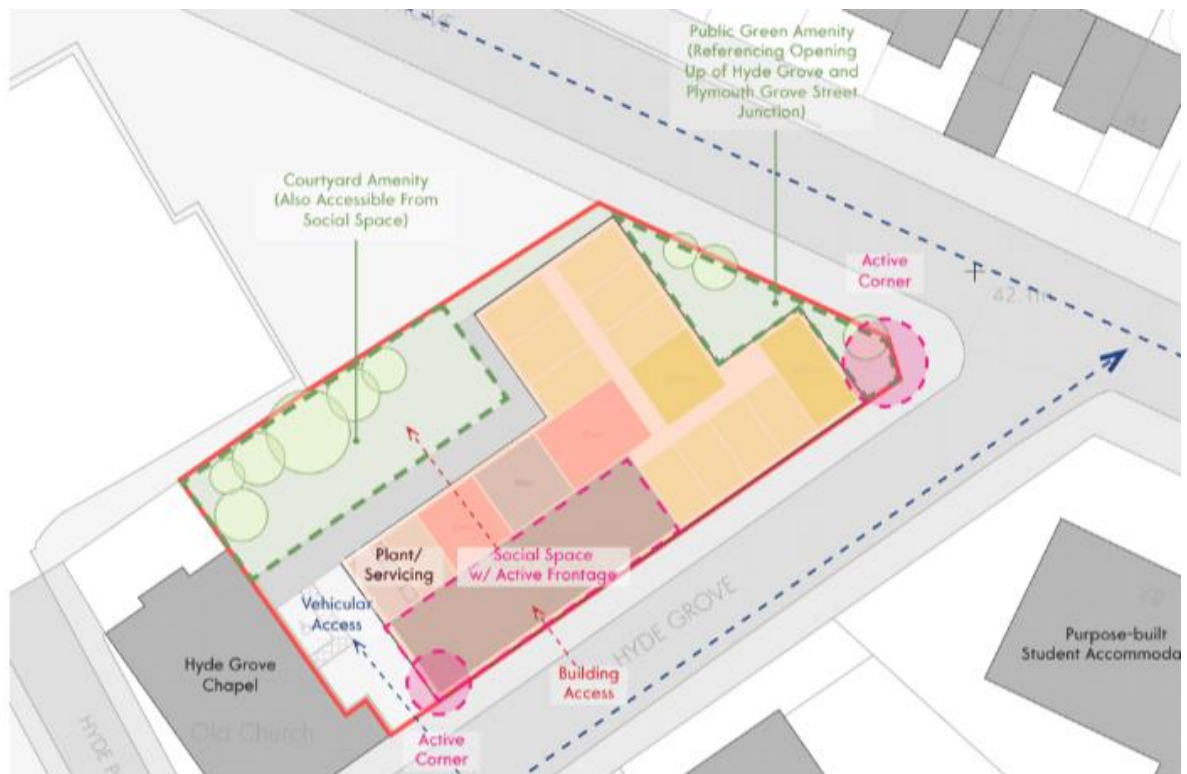


Figure 18: Plan prepared by GWPA Architecture illustrating key design principles applied across the Site.



Figure 19: View 1, looking from Hyde Grove into the Site. The former Sunday School building is partially captured to the west of the Site boundary. Source: GWPA Architecture.



Figure 20: View 2, looking from Plymouth Grove towards the Site and the corner with Hyde Grove. An existing student accommodation block on the opposite corner with Hyde Grove (No. 82 Plymouth Grove) is visible to the left of the frame. The view along Plymouth Grove looks towards the city centre to the north, taking in buildings of considerable scale. Viewed obliquely to the north side of Plymouth Grove is the eastern elevation of the Grade II listed Plymouth Grove Hotel. Source: GWPA Architecture.



Figure 21: View 3, looking south-east along Plymouth Grove at its junction with Legh Street. The viewpoint is located adjacent to the Grade II listed Plymouth Grove Hotel. Source: GWPA Architecture.

6.2 Heritage Impact Assessment

- i. The CGIs illustrate how the Proposed Development integrates into the plot at the corner of Hyde Grove and Plymouth Grove. The scheme replaces the existing low quality-built form with a single, cohesive building, the design and character of which has taken reference from its local context and local vernacular.
- ii. Whilst the Proposed Development introduces a relative level of scale into the Site, it is considered that the articulation of massing and materiality choices will aid the building's integration into its local context of the setting of nearby heritage assets.
- iii. The former Sunday School building (identified as a NDHA) to the west of the Site boundary was historically adjoined to the Wesleyan Methodist Chapel formerly on the Site, and so it was designed to form part of a continuous streetscape to Hyde Grove, as illustrated in the historic photograph at **Figure 13**. The relationship between the Site and the former Sunday School is illustrated in View 1 at **Figure 19**. The building line of the proposed scheme reinstates a continuous street frontage to Hyde Grove, whilst a 5m separation between the built forms maintains a sense of breathing space around the historic building. The proposed arrangement creates a focal point in the streetscape which utilises the presence of the former Sunday School to frame the principal entrance into the Site, reintegrating the NDHA into the street frontage.
- iv. The permeable, light-weight materiality of the corner entrance to the accommodation block and adjacent to the historic building will activate this part of the NDHAs localised setting; views across to the eastern elevation of the ecclesiastical building from the social area at

ground floor as well as the upper floors of the new building will provide enhanced opportunities to appreciate its architectural and historical interest. This represents a considerable enhancement from the existing relationship between the two sites which is characterised by a blank return elevation of the existing building and utilitarian entrance with low quality pedestrian realm.

- v. The articulation of the massing of the building to the Site's western boundary provides a response to the neighbouring historic building, stepping down to four storeys and reinforcing the sense of breathing space between the two buildings. The stepping of the massing also mirrors the Gothic pitch of the neighbouring building. This relationship is demonstrated in the illustrative sketch at **Figure 22**.



- vi. View 2 at **Figure 20** illustrates how the Proposed Development will appear from Plymouth Grove. The CGI demonstrates that there will be an increased impression of scale within the Site compared to its existing condition, but also that the scheme appears to sit comfortably within the streetscape and shares similar architectural proportions to the building on the adjacent site at No. 82 Plymouth Grove (albeit of an elevated architectural quality). The scale of the building is judged to be appropriate for this site given its position on the intersection of two roads and the architectural hierarchy typically associated with corner buildings as townscape markers, and by its historical context, which is embodied by the former Wesleyan Methodist Chapel and its tower which would have been provided a prominent and highly visible local landmark.

- vii. Notwithstanding this, the tilting of the floorplan and the stepping back of the massing gives a sense that the built form is receding from the street frontage, allowing continuous views along Plymouth Grove and maintaining a sense of breathing space along the streetscape. The set-back arrangement of the upper level of the building means that this storey will be read from Plymouth Grove as a subtle, crowning element. The articulation of this upper level in a lighter materiality reinforces its secondary character/lower architectural hierarchy in relation to the main body of the building and makes it visually recessive. The design ensures that the building and the upper storey in particular will not be the primary focal point of the street, with the focus of passersby is maintained towards other key townscape markers, such as the distinctive frontage and clock tower of the Plymouth Grove Hotel.
- viii. Stepping the built form away from the site frontage to Plymouth Grove helps to off-set the increased visual massing of the Site and provides an opportunity to maintain and reinforce the green boundary to the pedestrian realm, illustrated in View 2. The stepped-back building line also responds to the existing character of the streetscape, which is established by buildings to the south-east, particularly the Grade II* listed Mrs Gaskell's house.
- ix. The retention of a green boundary to the frontage mirrors the domestic character of the front garden of Mrs Gaskell's House, redolent of the former leafy, low-density, high status residential identity that historically characterised Plymouth Grove, and maintains the tree-filtered sightline along the street towards this key listed building. This is illustrated by View 3 at **Figure 21**, which represents the summer condition. In winter months, there would be an increased level of intervisibility between the two, albeit to no material difference. The reinforcement of landscaping along the Site's frontage to Plymouth Grove will also aid the visual integration of the scheme, helping to filter views of it from the public realm and again channel views south-east towards Mrs Gaskell's House. The landscaping will also filter views of the Proposed Development from within the setting of other listed buildings in the setting of the Site, including the Grade II listed Plymouth Grove Hotel and Plymouth Lodge further to the north-east.
- x. Whilst the Proposed Development may form a visible element of other listed buildings in the locality, namely the Grade II listed Court Nursing Home and the Holy Trinity Armenian Apostolic Church and Vicarage to the east and south, it is considered that an experience of these assets will not be materially affected by the Proposed Development.
- xi. To summarise, it is considered that the massing and arrangement of the Proposed Development has evolved to limit the impact of the scheme on the setting of neighbouring led buildings, including the Grade II listed Plymouth Grove Hotel and Grade II* listed Mrs Gaskell's House, as well as the non-designated former Sunday School. It is acknowledged that the proposals introduce an uplift in scale into the immediate setting of the NDHA, however the architectural quality and considered response to the relationship between the two buildings is judged to mitigate the impact and create a positive correlation between the two sites, particularly when the existing quality and condition of the Site is considered.

6.3 Summary of Heritage Impact Assessment

- i. As recommended in the revised Historic England publication 'The Setting of Heritage Assets' (GPA 3, 2017, second edition), the perceived indirect (visual and setting) impact upon the identified heritage assets from the Proposed Development has been assessed and the conclusions tabulated below (**Table 4**). The impact assessment has been informed by the baseline significance appraisal in **Section 5** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii. **Table 4** defines the value of each heritage asset considers, assesses the identified scale of impact and the perceived effect of change in each case.

Heritage Asset	Significance Value	Scale of Impact	Overall Effect
Mrs Gaskells House	High	Minor	Neutral
Plymouth Grove Hotel	Medium	Minor	Neutral
Court Nursing Home	Medium	Negligible	Neutral
Plymouth Lodge	Medium	Negligible	Neutral
Holy Trinity Armenian Apostolic Church and Vicarage	Medium	Negligible	Neutral
Former Methodist Sunday School	Low-Medium	Minor-Moderate	Minor Beneficial

7 SUMMARY AND CONCLUSIONS

7.1 Statutory and Policy Requirements

- iii. The NPPF (2023) and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The appraisal at **Section 5** has informed the Heritage Impact Assessments at **Section 6**.
- iv. The NPPF requires that all planning proposals contribute to the achievement of “sustainable development”, which in this case means the preservation of the significance, character, and appearance of the identified heritage assets. The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development should be balanced against public benefits of the proposals so that the ‘harm’ is outweighed (**Paragraphs 206-207**).

7.2 Summary of Indirect Heritage Impact

- i. The Heritage Impact Assessment above has identified that the Proposed Development would result in:
 - 1 x **Minor Beneficial** impact
 - 5 x **Neutral** impacts
- ii. The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not account for detailed design mitigation which has been developed with the principal aim of minimising impact on surrounding heritage assets and integrating the Proposed Development into its local context.
- iii. It is considered that none of the considered heritage assets will be adversely affected by the Proposed Development, and that the setting of the former Sunday School is actually considered to benefit from the redevelopment of the Site. The reasoning for this is that the existing Site makes no particular contribution to an appreciation of the historic building’s special architectural or historical interest; in effect, the existing building turns its back on the Sunday School, and they are connected by a low quality, utilitarian yard.
- iv. Notwithstanding the slight uplift in scale, it is considered that the new building will 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, and provide opportunities for a greater appreciation of its architectural and historical interest. The massing and detailed design of the scheme has responded to the historic building, whilst the enhanced landscaping and pedestrian realm around the periphery of the new building will improve the quality of the building’s setting. The injection of new people into the Site

will also naturally activate and enliven the setting of the former Sunday School. For these reasons, a **Minor Beneficial** impact is identified (i.e. no harm).

- v. With regard to the Grade II* listed Mrs Gaskell's House, as well as the Grade II listed Plymouth Grove Hotel, **Neutral** impacts are 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 will be unaffected. It is accepted that the scheme introduces a new building of some scale into their setting. However, the considered design approach has materialised in a scheme which is set back from the building line and stepped in form, aiding its integration into the streetscape and maintain 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 further ensures the Site's integration into their setting.
- vi. In the case of Court Nursing Home, Plymouth Lodge and the Holy Trinity Armenian Apostolic Church and Vicarage, all Grade II, it is considered that the Proposed Development will 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 are identified.
- vii. In summary, the assessment has identified no harm to the built historic environment, and therefore **paragraphs 207 and 208** (NPPF, 2023) are not engaged. A further beneficial impact has been identified to the setting of the non-designated former Sunday School, and thus, it will be evident the proposals comply with **paragraph 209** of the NPPF and local planning policy, with particular reference to **Policy EN3** (Heritage).
- viii. The planning balance and the consideration of public benefits is discussed in the Planning Statement prepared by Icení Projects.

8 REFERENCES

The following sources have been referenced and used to inform this report.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2023).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles, Policies and Guidance (2008).
5. Historic England, Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment, (2015).
6. Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, (2017).
7. Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets, (2019).
8. Historic England, Local Heritage Listing: Identifying and Conserving Local Heritage (January 2021).

9 APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 5: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

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

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of Magnitude and Nature of Heritage Impact.	Direct Heritage Impacts (<i>physical alteration or change to character</i>)	Indirect Heritage Impact (<i>visual change to the experience or setting of the building and its context</i>).
Major Adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance.	Substantially harmful change to overarching character or setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.	Less than substantial harm to overarching character or setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to overarching character or setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible Adverse Impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to

to any appreciable degree.		any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible Beneficial Impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major Beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the overarching character of a designated heritage asset or its setting, resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built

<i>characteristics of its heritage interest.</i>		heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
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Appendix III: Assessing the Significance of Impact

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

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

Table 7: Assessing the Significance of Impact

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

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