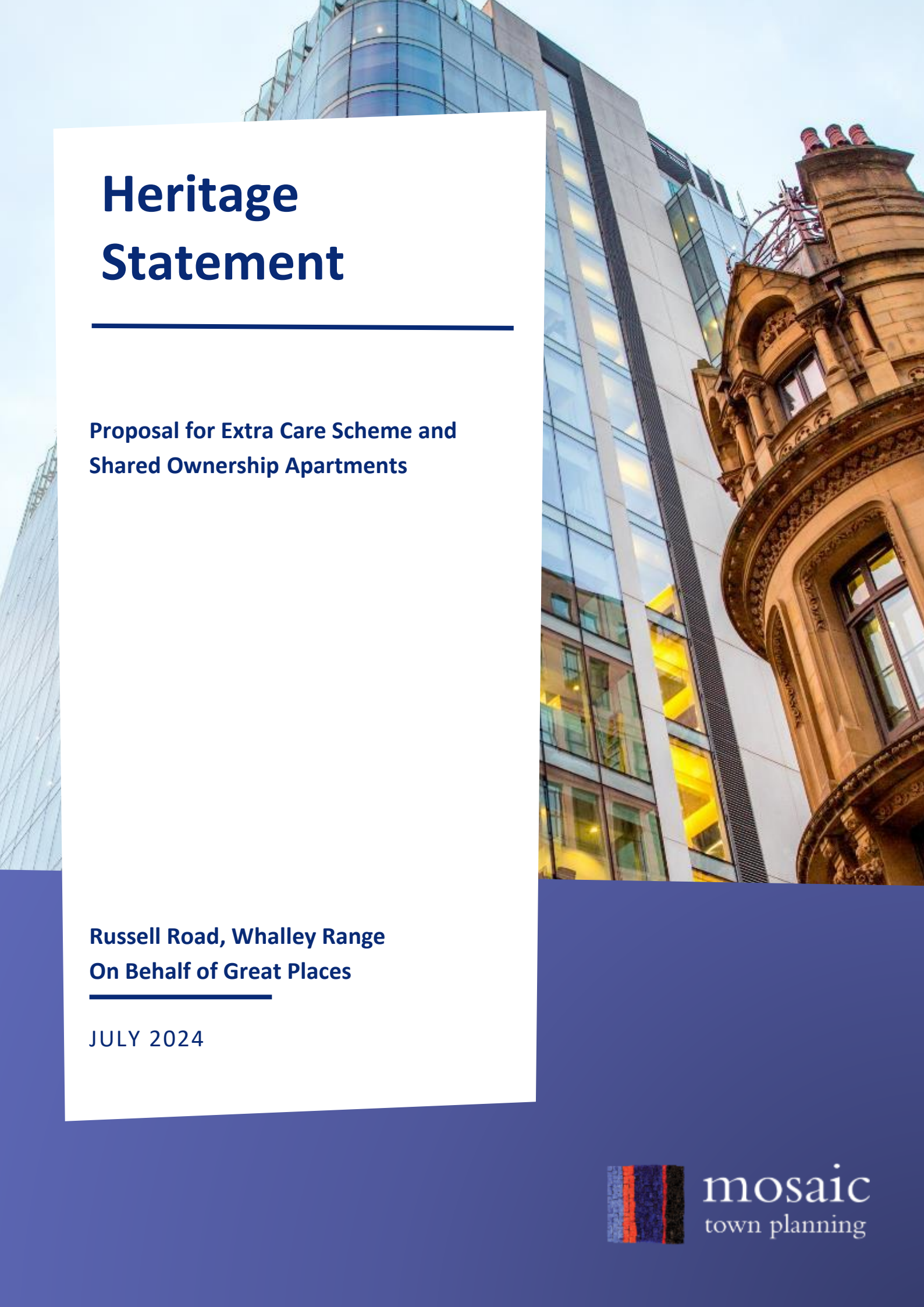


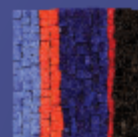


Heritage Statement

**Proposal for Extra Care Scheme and
Shared Ownership Apartments**

**Russell Road, Whalley Range
On Behalf of Great Places**

JULY 2024



mosaic
town planning

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1 Introduction

- 1.1 This Heritage Statement accompanies a planning application for the erection of:
- A five-storey extra care block comprising 80 dwellings for LGBTQ+ residents with ancillary facilities and circulation space;
 - A four-storey shared ownership residential block comprising 40 dwellings;
 - Associated landscaping with private residents courtyard and amenity space to the rear;
 - Associated vehicular access and parking off Whalley Road and Carlton Road;
 - Associated pedestrian access from Whalley Road, Russell Road and Carlton Road;
 - Associated bike store and bin stores;
- 1.2 The site consists of 0.93ha of cleared land previously used by Spire Hospital situated between Whalley Road, Russell Road and Carlton Road.
- 1.3 The application is submitted on behalf of Great Places Housing Group, who are the applicant. Great Places will also be the operator of the extra care facility, as well as managing the proposed shared ownership homes.
- 1.4 A Heritage Statement is required due to the site being located within Whalley Range Conservation Area. This document identifies and describes the significance and setting of this heritage asset and will assess the impact of the proposals on it. The Statement will also assess whether there are other assets within the vicinity of the site which have the potential to be affected by its development.
- 1.5 This Statement has been assisted by the National Heritage List, which provides details of listed buildings throughout the country, Historic England aerial images and local conservation records including Manchester City Council's online description of Whalley Range Conservation Area. The Heritage Environment Record (Greater Manchester Heritage Gateway) did not yield further information beyond these sources recorded above.

2 Policy Background

- 2.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.2 The site is situated on unallocated land within the urban area and Whalley Range Conservation Area. Area Policy H6 applies to South Manchester. This confirms that development to meet identified needs is acceptable here. For the reasons raised in the accompanying Planning Statement, we believe that the principle of development is acceptable.
- 2.3 Development plan policies that are relevant to the determination of application involving heritage assets include:
- Core Strategy Policy EN3 – Design & Heritage (second paragraph struck out below has now been replaced by PfE Policy JP-P2)
 - Places for Everyone Policy JP-P2
- 2.4 Policy EN3 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.~~ Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”*
- 2.5 Policy JP-P2 states that *“We will proactively manage and work with partners to positively conserve, sustain and enhance our 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 character, 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 conserving 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 management and integration of our heritage by:*

1. *Setting out a clear vision that recognises and embeds the role of heritage in place-making;*

- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 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. 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 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/or historic value.*

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

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

- 2.6 Relevant guidance within the National Planning Policy Framework (2023) is cited in this Heritage Statement. In determining applications, NPPF paragraph 200 states that LPAs 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. As a minimum the relevant historic environment record should have been consulted and the heritage

assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 2.7 Paragraph 201 of the Framework advises LPA’s to *“identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 2.8 Paragraph 203 of NPPF states that when determining applications, LPA’s should take account of *“the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 2.9 Paragraph 205 confirms that *“great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 2.10 Following on from this, paragraph 206 establishes 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.”*
- 2.11 Paragraph 208 states that where a proposed development 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.”*
- 2.12 Paragraph 211 requires that LPAs should *“require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible”.*
- 2.13 Proposals must accord with Section 72 of the 1990 Planning (Listed Building and Conservation Area) Act. This states that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

3 Assessment of Significance

Conservation Area

- 3.1 The site lies in Whalley Range Conservation Area. This was designated in October 1991, with boundaries drawn to include more contemporary infill housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.
- 3.2 Much of the area, which is predominantly residential, is contained within 63 acres of flat land purchased for building in 1832 by cotton magnate Samuel Brooks (1793 – 1864), for a sum of £9,600. A map of the Conservation Area is shown below:

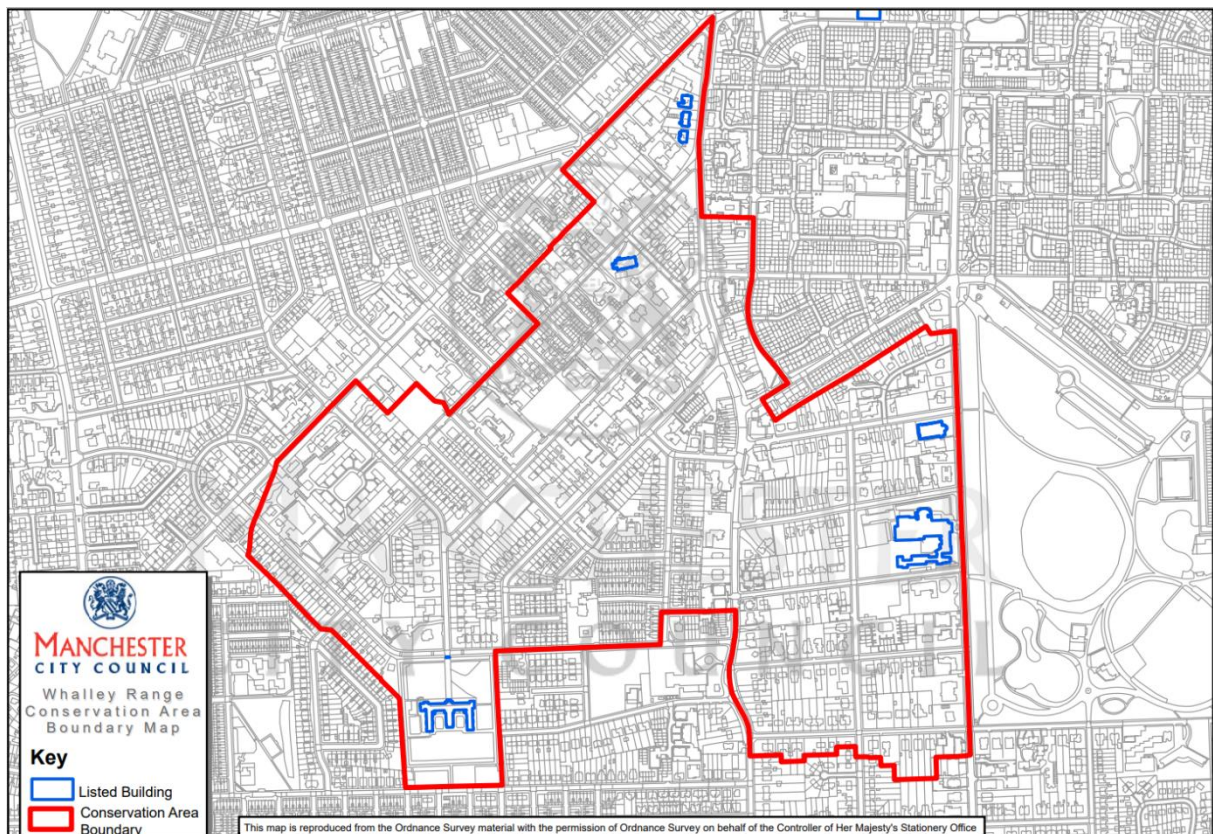


Figure 1. Whalley Range Conservation Area Boundary Map (Source: MCC)

- 3.3 The site is situated on the northwestern boundary of the Conservation Area, with properties and Our Lady's Primary School adjacent on Whalley Road sitting outside of it. The above map is now out-of-date as the former hospital building illustrated on the subject site has now been removed and the land is now a void in an otherwise built-up area. This is currently a prominent gap in the heart of the Conservation Area and makes a negative contribution to it, accordingly.

- 3.4 In terms of the history of the area, this reflects the wider urbanisation of Manchester during the Industrial Revolution as it rapidly expanded beyond the confines of what is now known as the City Centre, absorbing neighbouring townships.
- 3.5 Whalley Range was one of the first suburbs of Manchester, creating what Samuel Brooks termed "*a desirable estate for gentlemen and their families*" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision. The area was named Whalley Range in reference to the industrialist's place of birth, Whalley in East Lancashire. Samuel Brooks's own residence 'Whalley House' was built at the south end of Whalley Road.

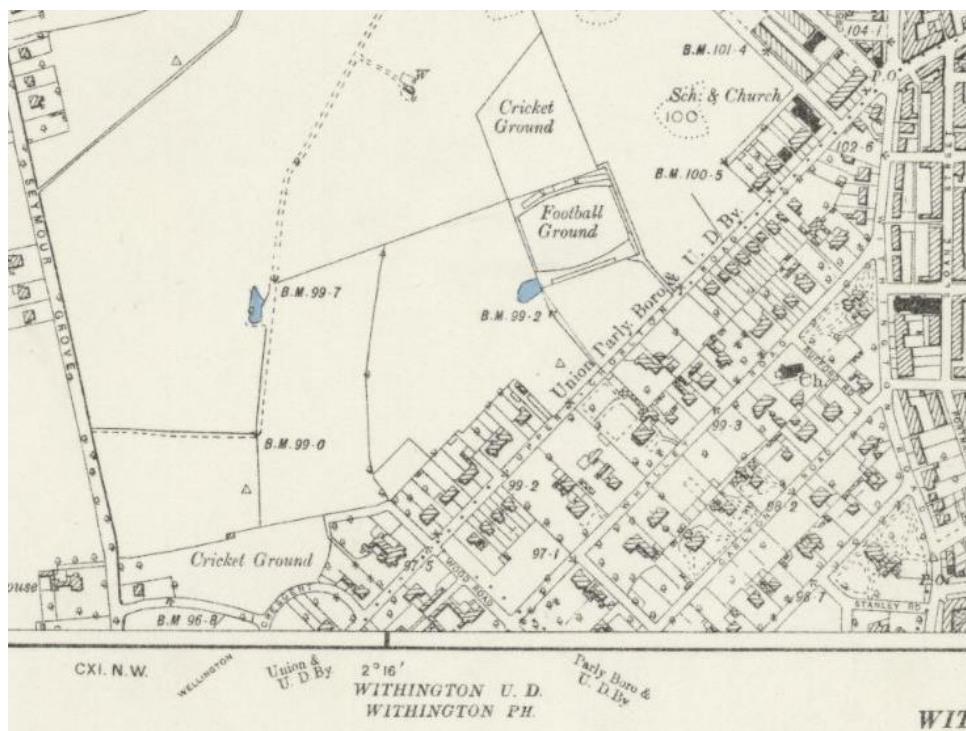
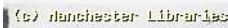


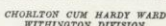
Figure 2. OS Map of Whalley Range circa 1896 (Source: National Library of Scotland)

- 3.6 The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. This was said to have been a swampy area, which was drained to make way to the tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road. Tollbars guarded this exclusive area and the site of one of them is still called 'Brooks's Bar'.



15496 Whalley Range, Brooks Mar. Manchester

3.7 The layout of the area established by the cotton magnate has remained as an area of large houses on tree-lined avenues. Many of the original Victorian villas remain, although the majority of these have been repurposed as apartments or residential institutions. Some infilling took place during the 1920s and 30s (see Figure 4) which, although more modest and suburban in scale, has largely integrated well to the Victorian character over time. Other plots have been redeveloped and occupied by more intensive uses such as the adjacent apartment scheme on Carlton Road built in the 1990s. These have been less successful in terms of their integration with the surrounding character of the area.



W H A L L E Y R A N G E

- 3.8 The designation of the Conservation Area was aimed towards preventing the demolition of historic villas of Whalley Range and to retain local character following an increase in development pressures in the area.
- 3.9 The NPPF makes it clear that the extent of the setting of a heritage asset ‘is not fixed and may change as the asset and its surroundings evolve’ (NPPF, Annex 2: Glossary).
- 3.10 The setting of Whalley Range Conservation Area encompasses Alexandra Park to the east, which allows for open views to appreciate the Conservation Area, and of St Bede’s College, one of the most striking buildings within the heritage asset. To the south, the British Muslim Centre (formerly the GMB National College) and its grounds provides an openness to the setting of the Conservation Area and beyond.
- 3.11 Upper Chorlton Road and some of the unsympathetic properties off it form a hard boundary in terms of the setting of the Conservation Area to the west. In the vicinity of the site, its setting is more limited to the original Samuel Brooks road layout with vistas available along tree-lined streets. This allows the Conservation Area setting to be experienced more readily along a northeast/southwest axis including Whalley Road and Carlton Road. However, long-range views are generally restricted due to built development and its verdant nature.



Figure 5. Image of Carlton Road circa 1908 (Source: Manchester Local Image Collection at MCC)

- 3.12 The significance of the Whalley Range Conservation Area arises from its architectural and historical interest as a planned Victorian suburb of Manchester envisaged by cotton magnate, Samuel Brooks. The area comprises several listed buildings which reinforces its significance.

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History of the Proposal Site

- 3.13 Prior to the redevelopment of the hospital in the 1970s, the site comprised St Joseph's Hospital and convent. It appears that the original building on the site may have been built as a private dwelling within vast grounds in the late 1800s. An OS map from 1915 suggests that it may have been converted to an institutional use. Various alterations were made, and a chapel was added to the property now labelled as 'The Home' by 1932.



Figure 6. Image of St Joseph's Hospital on Carlton Road circa 1961 (Source: Manchester Libraries)

- 3.14 Online testimonies claim that St Joseph's Hospital had a maternity ward and was run by a Catholic nursing order. Manchester United player Dennis Law was also reported to have been recovering from injury in a private ward in St Joseph's Hospital on the night of May 29th 1968 whilst his teammates won the European Cup in Lisbon (Source: The Daily Telegraph, February 7th 2008).
- 3.15 Aerial images indicate the scale and massing of the block and the curved roof of the chapel. The building height appears to vary between 4 to 2 storeys, with 3 storeys fronting Carlton Road.



Figure 7. Aerial Image of Site circa 1965 (Source: RAF Image)

- 3.16 Its replacement consisted of an unremarkable, brick-built, part three and four storey hospital with a mansard roof, built in the early 1980s. A Manchester Evening News article from June 6th 1979 stated that the hospital would eventually cost £4m and comprise 140 beds, three operating surgeries, facilities for out-patients, day surgery, x-ray, pathology, pharmacy and physiotherapy facilities.



Figure 8. Manchester Evening News Article from 6th June 1979

- 3.17 Plant and equipment was partially located on a fifth storey fronting Whalley Road. The hospital was closed in 2017 and demolished after prior approval was granted in 2019. The land has been cleared and has remained vacant since. The original stone wall fronting the Whalley Road elevation of the site has also remained.



Figure 9. Google Streetview Image of Former Hospital Prior to Demolition circa 2016

- 3.18 No Conservation Area Appraisal has been produced by MCC to assess the contribution of the building at the time of its designation in 1991. However, it is expected that it would have a negative contribution towards the character and appearance of the Conservation Area primarily due to its less than sympathetic design, form and massing.
- 3.19 The cleared site which currently comprises unwelcoming security fencing, the exposed former hardstanding of the hospital, overgrown ruderal vegetation, flytipping and graffiti currently has a negative contribution on the significance of the Conservation Area.



Figure 10. Photographs of Site

Listed Buildings

3.20 There are a total of 8 listed buildings in Whalley Range Conservation Area. They include:

- GMB National College, College Road – Grade II* (Ref: 1197762)
- Gateway and Gates to GMB National College, College Road – Grade II (Ref: 1283094)
- St Bedes College, Alexander Road South – Grade II (Ref: 1207517)
- Church of St Edmund, Alexander Road South – Grade II (Ref: 1197826)
- Church of St Margaret, Whalley Road – Grade II (Ref: 1254863)
- 12 & 14 Withington Road – Grade II (Ref: 1255033)
- 8 & 10 Withington Road – Grade II (Ref: 1270483)
- 4 & 6 Withington Road – Grade II (Ref: 1255032)

3.21 All of these buildings are located 300m or more away from the proposal site, aside from the Church of St Margaret on Whalley Road. As previously discussed, whilst the setting of each of these buildings will vary, long-range views through the Conservation Area are generally restricted due to built development and the verdant nature of the area. The proposal will have a negligible impact on the setting of seven of these listed buildings. However, the northeast-southwest axis of some of the roads within the Conservation Area does allow for glimpses of church spires above tree canopies, for example.



Name: St Margarets Church

Designation: Grade II Listed

Listed: 2nd October 1974

Location: Whalley Road

Postcode: M16 8AE

Distance from site: 270m (nearest point)

List ID: 1254863

Summary: Church built in 1848/49 from coursed sandstone and red tile roof. The spire has a plinth with moulded gritstone coping and louvred belfry window.

- 3.22 The full listing of the church states *“Church. 1848-9, by J.Harrison. Coursed sandstone rubble, red tile roof with cockscomb ridge. Decorated style. Nave with north and south aisles, north porch, west steeple, chancel with north vestry and south chapel. The 3-stage tower has a plinth with moulded gritstone coping, angle-buttresses, a 2-centred arched west doorway with moulded surround and hoodmould with carved stops, a 2-light traceried west window with trefoil lights and hoodmould, a lancet to the 2nd stage, louvred belfry windows (like the first below but shorter), and a broach spire which has large 2-light lucarnes at the base, with louvres and crocketed gablets, small lucarnes on 2 levels above, and a weathervane. The 5-bay nave has 2-light clerestory windows with cusped traceried heads; the north aisle has buttresses and segmental-pointed windows of 3 trefoil lights, and a gabled porch to the 2nd bay, with diagonal buttresses, a moulded 2-centred arched doorway with hoodmould, and coped gable with apex cross; the south aisle has windows like those of the north aisle but with mouchette tracery, and a 2-centred arched doorway with figured stops to the hoodmould. The chancel and chapel have 3-light east windows with elaborate mouchette tracery, and the chapel has 2-light windows also with mouchette tracery.”*
- 3.23 Alongside St Edmund’s Church on Alexander Road South built in 1881, St Margaret’s would become one of the most prominent landmarks in Whalley Range in the late 19th Century. Following on from the Samuel Brooks masterplan for the growth of the area, the church would have catered for the growing population as a place of worship and congregation. The church is therefore of historical and cultural significance.
- 3.24 Its setting is predominantly experienced within the north-east / south-west axis of Whalley Road and Rufford Road. It is otherwise seen against a backdrop of original Victorian villas and alongside residential buildings on more recently developed infill plots. Whilst the church can be viewed immediately on its frontage with the road, some views are hidden along the streetscene by intervening buildings and trees. However, the spire can be seen more widely within the Conservation Area through interspersed gaps in buildings and the prevailing tree canopy.
- 3.25 Therefore, the proposal may have a limited impact on the setting of St Margarets Church located to 270m to the northeast along Whalley Road.

Archaeology

- 3.26 A Phase 1 and Phase 2 Site Investigation has been completed to support the submission. Neither of these reports have highlighted the potential for features of archaeological interest, despite several trial pits being made on the site. There are no Ancient Scheduled Monuments within proximity of the site.

4 Analysis

Assessment

- 4.1 This Statement has established that the proposed development is located on a prominent corner site in Whalley Range Conservation Area. The proposal therefore has the potential to impact on the character and appearance of the Conservation Area.
- 4.2 The proposed development also has the potential to impact on the setting of The Church of St Margaret on Whalley Road, a Grade II listed building located approximately 270m to the northeast. The settings of other listed buildings further afield are unlikely to be affected by the proposal.
- 4.3 The impact of the development will be assessed against Core Strategy Policy EN3, Places for Everyone Policy JP-P2 and Section 16 of the National Planning Policy Framework.
- 4.4 To carry out this assessment it is necessary to assess the nature of the proposals. These are detailed below:

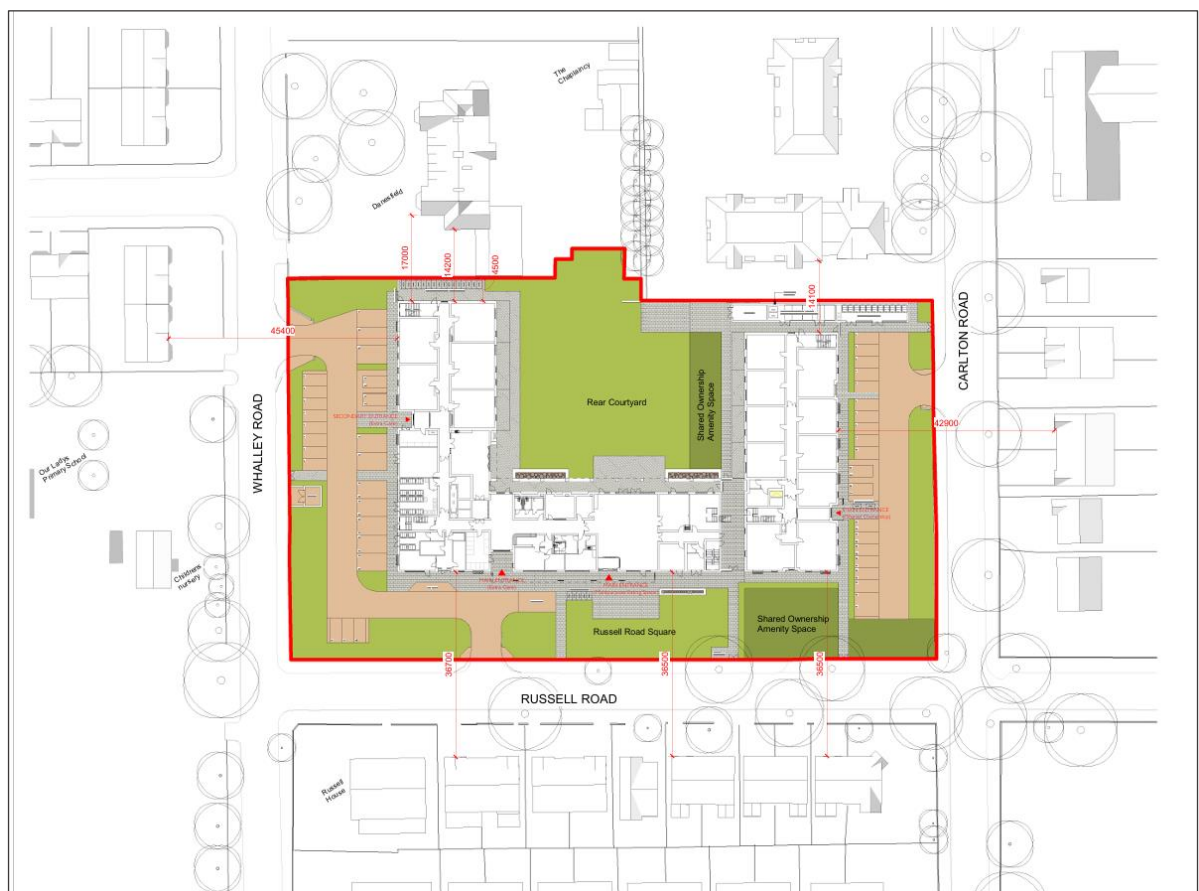


Figure 11. Proposed Site Plan (Source: Triangle Architects)



Figure 11. Externally Facing Proposed Elevations – Russell Road Elevation (Source: Triangle Architects)

4.5 The design and layout rationale of the proposed development follows the principles below:

- Providing a strong, continuous building line and street frontages;
- Relating the building form to the existing street pattern and setting;
- Providing a built form, design and materials typical of those found in the Conservation Area;
- Siting the building away from street frontages, providing a buffer zone between the public and private realm;
- Incorporating key views and vistas found within the Conservation Area in the final scheme;
- Maximising natural surveillance of both public and private realm;
- Retaining trees that provide important visual and acoustic screening;
- Reintroducing an appropriate urban grain to Whalley Range;
- Making the area more attractive for new residents and removing a derelict site; and
- Retention of the original stone wall fronting the Whalley Road elevation with some sensitive alterations.

4.6 The architectural and historical significance of the Whalley Range Conservation Area has played a significant role in the formulation of the proposals and key principles laid out above.

4.7 Whilst the scale of the building is larger than some of the domestic properties surrounding on Russell Road, it is by no means disproportionate given the presence of large Victorian villas and infill apartment buildings of a 4-storey height along Whalley Road and Carlton Road which rival it in terms of bulk and massing. The overall massing of the buildings gently rises across the site from Carlton Road to Whalley Road, reflecting the surrounding properties.

- 4.8 It is a basic planning principle that large corner plots can often accommodate a greater scale and density of development in terms of design and urban form. They can form as a focal point and book-end to streetscapes. This can be achieved here without negatively impacting on the character and appearance of the Conservation Area in principle.
- 4.9 The massing of the proposals are broadly similar to the former hospital on the site and the ridge line does not significantly exceed it. The pitched roof helps to remove the bulk of the upper floors.
- 4.10 The design of the buildings follows a contemporary approach using the local vernacular. This includes the use of red brick materials, contrasting darker bricks, brick detailing, a traditional pitched roof and gable ends. The aesthetic follows the domestic character of the area and moves away from the former institutional use of the site.
- 4.11 Both buildings have been designed to break up their massing in a way that the former hospital on the site did not achieve. This has been done by separating elements of each block with setbacks, a changing roofline, alternative materials, brick detailing on upper floors, and pitched gable roofs to separate the massing of the building.
- 4.12 The wider proposals will have a limited impact on the setting of the Grade II Listed St Margarets Church approximately 270m to the northeast of the site at its nearest point on Whalley Road. This is due to intervening trees and buildings effectively screening the development. This judgement has been reached as “limited”, rather than “very limited” for example, due to northeast-southwest axis of Whalley Road enabling glimpses of the upper church spire above and through tree canopies. However, these views are confined.

Compliance with the Development Plan

- 4.13 In accordance with of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, the application must be considered alongside prevailing development plan policies.
- 4.14 In this case, the development plan for Whalley Range comprises the Manchester Core Strategy (2012), saved policies of the Manchester Unitary Development Plan (1995) and Places for Everyone Joint Development Plan Document (2024). This section relates to compliances with the relevant heritage policies of these plans.
- 4.15 Policy EN3 of the Core Strategy relates to heritage matters. This seeks to raise standards in terms of appearance and function and ensure that new development preserves or enhance heritage assets. It states that:

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“Throughout the City, the Council will encourage development that complements and take 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.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

- 4.16 This broadly follows national guidance and legislation with a lighter touch to ensure that proposals respect the statutory presumption to preserve or enhance heritage assets.
- 4.17 Policy JP-P2 of Places for Everyone states that proposals should be aided by a clear understanding of the historic environment by “setting out a clear vision that recognises and embeds the role of heritage in place-making...ensuring that the heritage significance of a site or area is considered in accordance with national planning policy...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...delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic viability, accessible and environmental quality of a place, and to social wellbeing”.
- 4.18 These principles have been followed throughout the design process. The resultant scheme is one which recognises the significance of Whalley Range Conservation Area and provides a creative contextual architectural response which will deliver a great number of benefits that represent social, economic and environmental sustainability.
- 4.19 For the reasons described throughout this Statement, we believe that the scheme is in accordance with Core Strategy Policy EN3 and Places for Everyone Policy JP-P2.

Compliance with National Guidance

- 4.20 This Statement has been written in accordance with paragraph 200 of NPPF by describing the significance of heritage assets, the contribution of their setting and providing a proportionate assessment sufficient to understand the impact of the proposals on their significance. The Statement has also provided a historic record of the development of the site over the last 200 years.
- 4.21 The proposals fundamentally comply with the requirement to give weight to the conservation of heritage assets, in accordance with paragraph 205 of the NPPF.

- 4.22 Paragraph 206 establishes that any harm to, or loss of, significance of a designated heritage asset would require clear and convincing justification. We believe that, for the reasons raised in our assessment that the proposals do not cause harm to designated heritage assets. Therefore, the tests relating to harm in paragraphs 207 and 208 do not apply.
- 4.23 Should the Council disagree with this assessment, then the public benefits of the proposal must be weighed against this harm, according to paragraph 208 of NPPF. For the reasons raised within the Planning Statement we believe there are significant public benefits of the proposals which would clearly outweigh any perceived harm. These include, but are not limited to: the redevelopment of previously developed land in a prominent location in a conservation area, the provision of 80 extra care apartments to meet urgent care needs, the numerous associated socio-economic benefits of extra care facilities including improving the quality of life for older people, providing a flagship facility for the LGBTQ+ community who can feel isolated in old age in heteronormative settings, a safer environment and preventative care, the reduction of fuel poverty, reducing or delaying the need for acute care services and building social networks in the wider community, the provision of 40 shared ownership apartments to meet urgent affordable needs, the creation of jobs both during construction and operation, the provision of an energy efficient building which will reduce carbon emissions by over 60% compared to building regulations, and providing a high quality landscaping scheme which will provide a 10% Biodiversity Net Gain.
- 4.24 Paragraph 212 of the Framework also states that LPAs should look for opportunities for new development to better reveal the significance of heritage assets within conservation areas. It states that proposals which preserve elements that make a positive contribution to the asset and better reveal its significance should be treated favourably. Firstly, the proposals seek to retain nearly all the trees on the site and the stone wall fronting Whalley Road. Secondly, the proposed development will reintroduce a strong, continuous building line, an appropriate urban grain for the area, incorporates key views in the Conservation Area and provide a built form design and materials typically found in the Conservation Area. This should be set against the current position; an incongruous gap site which was never intended to be left undeveloped in the Samuel Brooks vision for the area.
- 4.25 For these reasons, we believe that paragraph 212 is triggered and the application should be treated favourably by the LPA.

Compliance with the Act

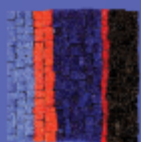
- 4.26 Section 72 (1) of the 1990 Planning (Listed Buildings and Conservation Areas) Act states that:

“In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

- 4.27 We believe that the proposals observe the presumption in favour of preserving or enhancing the character and appearance of conservation areas. The proposals remove a derelict site that has a negative contribution in the heart of Whalley Range Conservation Area and make optimal use of the land with a four and five storey extra care scheme and shared ownership apartments.
- 4.28 Since the late 1800s the site has been occupied by built development and following the demolition of the hospital it is important to ensure its re-use restores a strong, continuous building line and an appropriate urban grain that helps to preserve the character and appearance of the Conservation Area once more. The removal of a prominent, derelict site in a Conservation Area can also be considered an enhancement.
- 4.29 We believe that the proposals have achieved this and cause no material harm to heritage assets. The application would therefore respect the above statutory requirement; they comply with the Act, NPPF and relevant development plan policies.

5 Conclusion

- 5.1 This Statement has been produced in accordance with paragraph 200 of NPPF, which requires applicants to describe the significance of any heritage assets affected by development, including any contribution made by their setting, to understand the potential of the proposal on their significance.
- 5.2 We have identified that the proposal site is located in Whalley Range Conservation Area and 270m from a Grade II Listed Building (St Margaret's Church). The significance of the Conservation Area arises from its architectural and historical interest as a planned Victorian suburb of Manchester which comprises several listed buildings. The church catered for the growing population as a place of worship and congregation at the end of the 19th Century and is of historical and cultural significance.
- 5.3 The proposals have been arrived at to ensure that the architectural and historical significance of the Whalley Range Conservation Area is observed and to ensure that the presumption against harmful development on heritage assets is upheld. The re-use of a derelict site in the heart of the Conservation Area has allowed us to revisit design principles which have previously been in place such as the re-use of strong building lines and an appropriate urban grain for the area.
- 5.4 Through the adaptation of these design principles and the retention of key features such as the historic stone wall on Whalley Road and the majority of trees on the site, it allows the proposal to better reveal the significance of the Conservation Area. As such, the proposal should be treated favourably by the LPA in accordance with paragraph 212 of the Framework.
- 5.5 Due to intervening trees and buildings, the setting of the Church is effectively limited to the northeast-southwest axis of Whalley Road and glimpses of the upper church spire above and through tree canopies. Due to these limitations and the distance of 270m from the church to the proposal site, it is anticipated that the scheme will have no material impact on the significance or setting of a Listed Building. There are no other listed buildings in close proximity to the site.
- 5.6 We have demonstrated through this Statement that no harm is caused to the significance of heritage assets or their setting as part of this proposal. As such, the tests set out in paragraph 207 and 208 of the Framework do not apply.
- 5.7 We believe that the proposals preserve the character and appearance of the Conservation Area, and comply with the 1990 Planning (Listed Building and Conservation Area) Act, NPPF and relevant Manchester Core Strategy and Places for Everyone policies.
- 5.8 For the above reasons we believe that the application should be supported on heritage grounds.



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