

**Heritage Statement
Maryland Roof Refurbishment
Xaverian College**

July 2024

Lower Park Road
Manchester
M14 5RB

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1.0 Introduction

This Heritage Statement has been prepared by Drees & Sommer UK Ltd on behalf of Xaverian College to support the planning application for the Roof Refurbishment Works to the Maryland Building.

The Heritage Statement includes a Significance Assessment which identifies the relative heritage value of the identified heritage assets and Impact Assessment which considers the potential impact of the proposed development on the significance of the heritage assets identified, including the contribution made by setting. This approach to impact-assessment is required in order to satisfy the provisions of the National Planning Policy Framework (NPPF) where the impact of development on a heritage asset is being considered (Paragraphs 128-135).

The proposed works across to the Maryland Building will allow Xaverian College to meet current building regulations. The works to the listed building are to include the replacement of the expired roof coverings, leadwork and the repairs to the downpipes, chimneys and the rotten roof timbers.

Xaverian College is located on Lower Park Road, Manchester, M14 5RB, Greater Manchester. The Maryland Building is located on the college campus and is a Grade II building, first listed in June 1994. For reference the list entry number is 1219785.

Statutory Address: Marylands, Lower Park Road

District: Manchester (Metropolitan Authority)

Parish: Non-Civil Parish

National Grid Reference: SJ8533895522

Grade: II

Legacy System Number: LBS 388304

2.0 Heritage Policy and Guidance Summary

2.1 Legislation

The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to development within Conservation Areas, Section 72(1) reads: “Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012. The over-arching aim of the policy, expressed in the Ministerial foreword, is that “our historic environments can better be cherished if their spirit of place thrives, rather than withers.” The NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 128). This gives rise to the need for a Significance Assessment which identifies and then sets out the relative nature and value of affected heritage assets. It also stresses the importance of proportionality both in the extent to which assessments are carried out and in the recognising the relative merits of the assets.

Planning Authorities should then “take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid conflict between the heritage asset’s conservation and any aspect of the proposal” (Paragraph 129). This paragraph results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.

Paragraph 132 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.”

The NPPF therefore requires an unweighted balance to be applied in the context of heritage assets, including the recognition of public benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 134 provides the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets. In the case of non-designated heritage assets, Paragraph 135 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset. The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.3 Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted. The PPG also notes the following in relation to the setting of heritage asset: "A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it." (Ref ID: 18a-014-20140306). This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a "high test".

3.0 Methodology

A heritage asset is defined within the NPPF as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)." (NPPF Annex 2: Glossary).

The significance of the heritage assets within the proposed site require assessment in order to provide a context for, and to determine the impact of, current development proposals. Significance is defined as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (NPPF Annex 2: Glossary). The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings. Impact on that value or significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.

Table 1 sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The Table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit, discussed in paragraphs 3.5 onwards.

Significance	Examples
Very High	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.

High	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time depth, or other critical factor(s).
Good	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/Moderate	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of modest quality in their fabric or historical association. Locally-listed buildings and undesignated assets of moderate/low quality. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible/None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.

Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles

categorises the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value – ‘derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement’ (Conservation Principles page 28). Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

Aesthetic Value – ‘Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’ (pages 30-31). Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

Historic Value – ‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Association with a notable family, person, event, or movement gives historical value a particular resonance. The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’ (pages 28-30). Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

Communal Value – “Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them. They may relate to an activity that is associated with the place, rather than with its physical fabric. Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there” (pages 31-32). Communal value therefore relates to the role an

asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting being considered as the asset itself.

Table 2 sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial.

Significance	Examples
Very High	<u>Adverse:</u> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. <u>Beneficial:</u> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	<u>Adverse:</u> Impacts will damage cultural heritage assets; result in the loss of the asset’s quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. <u>Beneficial:</u> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.

Medium	<u>Adverse:</u> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. <u>Beneficial:</u> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.
Minor/Low	<u>Adverse:</u> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. <u>Beneficial:</u> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible	Barely change in baseline conditions.
Nil	No change in baseline conditions.

4.0 Heritage Assets

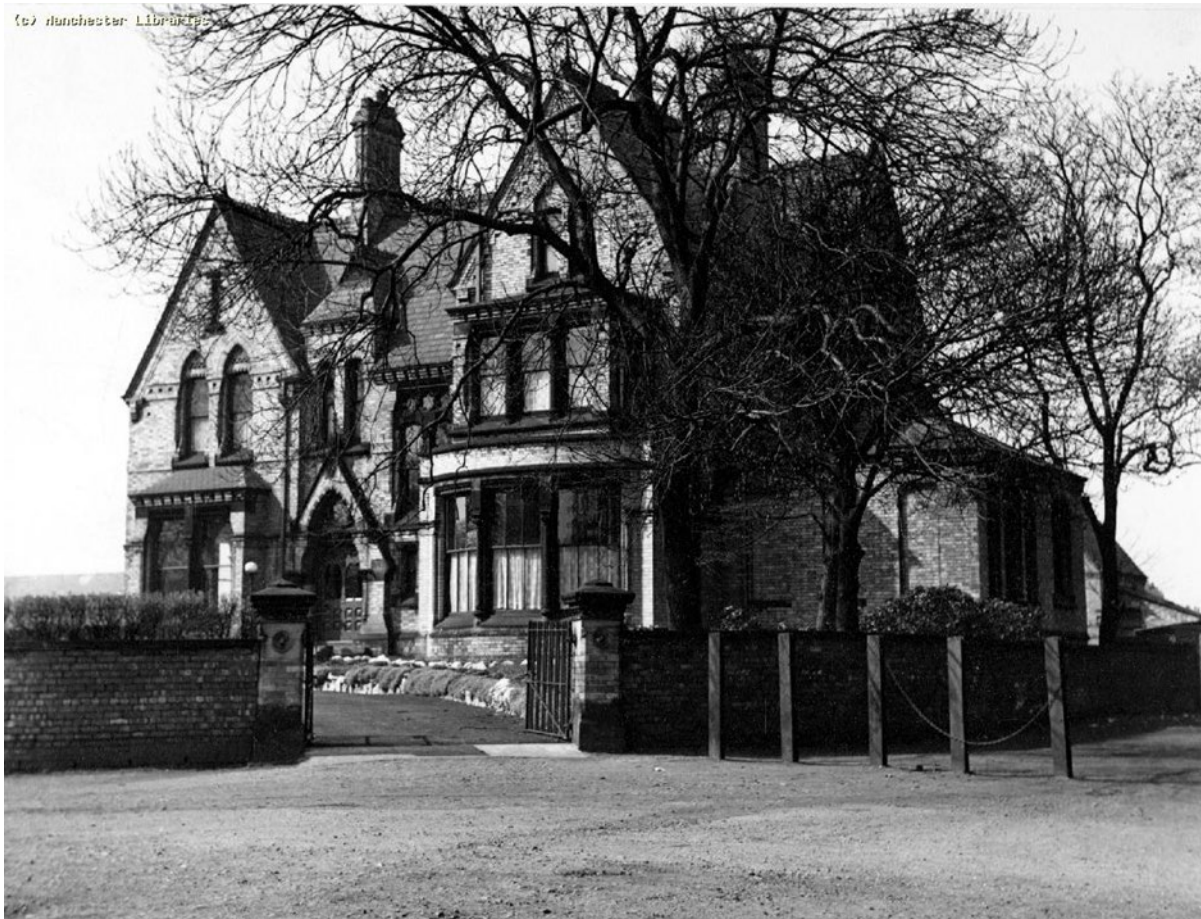
This section identifies heritage assets located on the development site. In the case of the application, the following heritage assets are local to the proposed and have been identified as they are affected by the current proposals.

Although there are other assets within the local surrounding area, the location and significance of many of them results in them having no perceptible relationship with the proposed site. For this reason, only heritage assets which may be affected by the proposed development have been identified.

The Marylands Building located on the Xaverian College Campus is a Grade II building, first listed in June 1994. For reference the list entry number is 1219785.

Marylands was constructed circa. 1870 and was built as a house for Sir Henry Roscoe who was credited for creating the world's first flash photograph. The building was originally constructed as a house and features gothic, grey and yellow brick with stone dressings with decorative tiled entrance hall and

inglenook. The house also features leaded glass windows and internally the door handles are bespoke made by Robert Bunsen of whom the Bunsen burner is named after. The building was obtained by the Xaverian Order sometime in the 20th Century and is now used by The Xaverian College for teaching facilities and office space.



The building is listed under the Planning Act 1990 as amended for its special architectural or historic interest. After assessing the heritage significance, the listed building can be described as medium/moderate as it shows good qualities in their fabric and historical association. The magnitude of impact is very high as the proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allowing for the substantial restoration or enhancement of characteristic features. The existing roof has had minimal maintenance work and any attempts to undertake repairs have ultimately failed.

5.0 Proposed Works

The proposed works to the stated listed building include:

- Undertake replacement to existing roof coverings including slates, ridge tiles, ridge inserts, felt, battens and leadwork. Retain any slates, ridge tiles and ridge inserts that can be salvaged. All replacement slates, ridge tiles and inserts are to be reclaimed and match the existing

- The temporary removal and reinstatement of the existing apex finial details
- Undertake masonry repairs and pointing to the existing chimney stacks and roof parapets
- Undertake repairs and replacement where necessary to the existing cast iron rainwater goods to match the existing
- Replace the existing outlets to the sunken valley detail and provide new Harmer outlets, increase the number of outlets from 2 to 4 and replace the existing internal guttering with new aluminium pipework. Provide new internal drainage routes for the new outlets
- Replace the existing 3nr rooflights with an aluminium alternative
- Replace the existing timber roof access hatch with an aluminium alternative and provide an additional hatch to the opposite pitch to allow for maintenance
- Install new galvanised steel walkway and rail system to the sunken valleys to allow for maintenance
- Make good to the internal decoration and lathe and plaster
- Undertake structural repairs and replacement to the roof timbers that have been afflicted by dry-rot

Please refer to the proposed works drawings attached to the planning application for further information.

6.0 Impact Assessment

In order to assess the effect of the proposed works to the listed building, it is necessary to determine the nature and extent of any impacts resulting from the proposal. When assessing the impact of a proposed development on individual or groups of heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset. It is equally important to identify benefits to settings, where they result from proposals.

The proposed works to the listed building are taking place both internally and externally. The current condition of the roof is severe and at risk of sudden and immediate collapse within the next 12 months. The replacement of the roof coverings and repairs to the timbers will ensure the building complies with the current building regulations and seeks to improve the condition of the building by preventing complete structural failure to the roofing elements and reverse the damages caused by ongoing moisture ingress within the building. The proposed works will also remedy ongoing issues with water ingress and eliminate the progressing dry-rot within the building.

This impact of the proposed works on the heritage asset are low as the works that are being undertaken are mostly to match the existing finishes as closely as possible, whilst still conforming to the Building Regulations requirements. All materials used within the proposed works will be sourced or replicated to match those existing. Any architectural detailing that is removed to facilitate the work will be safely stored and retained to be reinstated to their original position.

It is proposed to install new access hatches and galvanised steel walkways within the central sunken valley gutters, within these gutters the outlets will be replaced with modern Harmer outlets and the number of outlets is to be increased from 2 to 4. These elements are required to prevent the existing issues from reoccurring to allow access to the roof and additional outlets to aid the discharge of rainwater. The existing rooflights are to be replaced with an aluminium alternative which will increase the U-values of the building, the rooflights are to match the existing in colour. All of these elements will not impact the aesthetic of the building and will be concealed by the steep roof pitch within the central gutter section and will not be visible from ground level.

Internally, the existing cast iron internal gutters are to be replaced with aluminium alternatives connected to the Harmer outlets. The gutters will follow the existing drainage route and will be boxed-in to match the existing. Additional drainage routes will be installed to feed into the 2no. additional outlets and these will be boxed-in to match the existing elsewhere.

7.0 Conclusion

This Heritage Statement has been prepared on behalf of Xaverian College to accompany the planning application submitted.

As a result of our assessment on site, it is considered that there will be minor different physical changes to the listed building externally. The majority of the works and materials will be designed to match the existing features as closely as possible.

We therefore find that the proposed works have had special regard for the desirability of preserving the setting of the listed buildings in accordance with Section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 and have paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with Section 72(1).