

Donald Insall Associates
Chartered Architects and Historic Building Consultants

William Hulme's Grammar School Resource Provision Project, Spring Bridge Road, Manchester, M16 8PR

Heritage Statement

For United Learning Trust



Contact Information

Kate Martyn (Practice Director)
E: kate.martyn@insall-architects.co.uk

Alison Montgomery (Assistant Advisor)
E: alison.montgomery@insall-architects.co.uk

Manchester Office
www.donaldinsallassociates.co.uk
T: 0161 359 4326

Version:	2
Issue date:	
Prepared by:	HGS, AZM
Checked by:	KXM
Version description:	Issued for planning

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates Limited. Neither the whole nor any part of this report, nor any drawing, plan, photograph, other document or any information contained within it may be reproduced in any form, including online, without the prior written consent of Donald Insall Associates Limited. All material in which the intellectual property rights have been licensed to Donald Insall Associates Limited, and such rights belong to third parties, may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights concerned.

Contents

1.0	Summary of Heritage Statement	1
2.0	Historic Background	3
3.0	Site Survey Descriptions	19
4.0	Assessment of Significance	47
5.0	Commentary on the Proposals	49

Appendix I - Statutory List Description	51
Appendix II - Planning Policy and Guidance	52



1.1 *Heritage assets map*

1.0 Summary of Heritage Statement

1.1 Introduction and Methodology

Donald Insall Associates was commissioned by United Learning Trust in March 2024 to assist them in the development of revised design proposals for the new Special Resource Provision (SRP) building at William Hulme's Grammar School, Spring Bridge Road, Manchester, M16 8PR.

This assessment has been prepared in accordance with the requirement of the National Planning Policy Framework (2023), paragraph 200, which asks that applicants 'describe the significance of any heritage assets affected' by proposals for change. This assessment takes account of the guidance provided by Historic England in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12' (2029); IEMA, IHBC and CIfA: 'Principles of Cultural Heritage Impact Assessment in the UK' (2021).

The investigation has comprised historical research, using primary and secondary material and consulting the relevant Historic Environment Record (HER), and a site inspection. An illustrated history of the site, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the site, which is set out in Section 4 and summarised below.

The specific constraints for this site are summarised below. This report has been prepared to inform the design of proposals for the site, by Collaborative Architecture (Co-Arc). Section 5 provides a justification of the outline scheme according to the relevant legislation, planning policy and guidance.

1.2 The Site, its Legal Status and Policy Context

William Hulme's Grammar School incorporates a Grade II-listed building and associated Grade II-listed railings and is situated outside the southeast corner of the Whalley Range Conservation Area, in the City of Manchester **[Plate 1.1]**. Development within the setting of a listed building or conservation areas requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the listed building is included in Appendix I and full relevant extracts of relevant law, policy and guidance for change in the historic environment are contained in Appendix II of this report. In summary, the relevant legal and policy backgrounds is as follows.

1.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities with the aim to protect the special interest of a listed building or conservation area.

1.2.2 The Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan applicable to the building is the Manchester Core Strategy 2012-2027 (2012) and saved policies of the Unitary Development Plan (UDP – 1995) which require that proposed works preserve or enhance the historic environment, avoiding adverse impact on the special interest of listed buildings. Additionally, the Greater Manchester Combined Authority Places for Everyone plan 2022-2039 (2024) has policies that require that all development proposals affecting designated and non-designated heritage assets adhere to national planning policy and are informed by appropriate heritage assessments. The policy has partially replaced the policies set out by the Manchester Core Strategy.

1.2.3 The National Planning Policy Framework (2023)

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework (2023) will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is *'a presumption in favour of sustainable development'* and there are also specific policies relating to the historic environment.

The Framework requires that proposals for change give 'great weight' to the conservation of heritage assets (paragraph 205), that harm to the significance of heritage assets requires 'clear and convincing justification' (206), and that such harm is outweighed by public benefits. Harm is to be categorised as substantial (207) or less than substantial (208).

The Framework also requires local planning authorities to look for positive opportunities for new development within the setting of heritage assets. Proposals that preserve positive elements or enhance/ better reveal their significance, are required to be treated favourably (212).

1.3 Summary Assessment of Significance

A more detailed assessment of significance of the listed building and the contribution to its setting made by the area of proposed development is included in Section 4 of this report.

The following is a summary of why the listed buildings are considered of nationally important architectural and historical interest and how the proposed development area contributes to this.

The **school campus** as a whole derives historic interest from its continuous occupation by the school, the provenance and longevity of this organisation, and its association with local philanthropist Wiliam Hulme. The architectural interest of the campus is, however, derived almost entirely from the two **listed buildings** in its northwest corner, which are also at the heart of its historic interest. Their architectural interest is, greatest in their exteriors, primarily in their street-facing principal frontages and roofs, whilst their setting within the campus is heavily altered. There is little consistency of style, scale, mass or material, whilst the modern buildings immediately adjacent compete for dominance, the later development reducing heavily the ability to appreciate the listed buildings from the interior of the campus.

The **area for development** makes no contribution to the significance of the listed buildings and has no heritage significance in its own right. It has only a low historic interest, no architectural interest (being used as a MUGA) and no known potential archaeological value, whilst its setting is very functional. There is only very limited intervisibility between the listed buildings and the development area, the latter also having only a very limited presence in views towards these buildings from the east.

1.4 Summary of Proposals and Justification

The proposals for the construction of a new Special Resource Provision (SRP) building are outlined in the drawings and Design and Access Statement. There is an identified need for a new, purpose-built, resource building with outdoor spaces that can be situated away from the main school and, as far as possible, screened from adjacent noise and disturbance. It is recognised that this cannot be provided for within the campus's existing buildings.

It is proposed to develop the existing Multi-Use Games Area (MUGA) with the new SRP building and associated grounds, with a small remnant area to be reinstated into the Playing Fields adjacent. Two replacement MUGA areas would be created elsewhere in the campus, on existing Playing Fields and an adjacent car park.

The new building has been designed to minimise any visual impact. It would have no impact on principal views towards the listed buildings, the ability to appreciate these, or their primary setting, whilst having a slightly positive impact on their setting within the campus more broadly. The associated changes to the sports provisions would have no appreciable impact in heritage terms.

The proposals would, therefore, overall conserve the significance of the Grade-II listed buildings and, as such, are deemed to meet the tests for sustainable development outlined within the National Planning Policy Framework (NPPF), insofar as they relate to the historic environment. It is also considered that the proposals would overall preserve the special interest of the listed buildings and their setting in accordance with the statutory duty imposed by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would also accord with Policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Policy CC9 of the Manchester Local Plan. Core Strategy Development Plan Document (2012) and Policy JP-P2 of the Greater Manchester Combined Authority's Places for Everyone (2024) and would contribute towards the beneficial long-term and optimum viable use of the campus as a school. The proposals are therefore considered to be acceptable in heritage terms.

2.0 Historic Background

2.1 Association with William Hulme

William Hulme was a Lancashire lawyer and landowner (c.1631-1691) who founded the Hulme's Charity. Whilst little is known of his life, it is believed he attended Manchester Grammar School and then Brasenose College Oxford, joining Gray's Inn in 1650. Hulme owned property at Kearsley, Reddish, Withy Grove and Prestwich. On his death he was buried in Hulme Chapel in what was the collegiate church of Manchester, now Manchester Cathedral.

On his death Hulme left his estate to his wife, it then passed on to her trustees and their heirs for educational purposes. As well as providing scholarships for poor students at Brasenose College the funds were invested in property. In 1881 the Charity Commissioners allowed the trust to use its funds to establish two schools in Manchester – William Hulme's Grammar School and Hulme Grammar School in Oldham – as well as a hall of residence for Anglican students, which now forms part of Manchester University. Later funds were given over to Manchester High School and Manchester Grammar schools; scholarships were also provided from the Hulme Schools to Brasenose College.

2.2 Development of the School and Grounds

William Hulme's Grammar School lies to the southeast of the Whalley Range area of Manchester known, which in turn lies 2 miles southwest of the city centre. Historically Whalley Range was part of Lancashire and in the mid-19th century was a very rural area **[Plate 2.1]**. These large swathes of open Lancashire farm land were acquired in 1834 by the local banker and businessman Samuel Brooks. Brooks then developed the area as a "desirable estate for gentlemen and their families", forming one of the earliest suburbs of the city. Nearby, the 60-acre Victoria Park was laid out by Manchester City Council in 1869, to designs by Alexander Hennell.

2.2.1 The Main Building (1886)

Works began on the school site to the designs of A. H. Davies Colley in 1886; Colley was an architect with a background in ecclesiastical buildings. Another of his buildings, the Congregational Sunday School Bury Old Road (corner of Upper Park Road), Cheetham Hill, still remains.

The Main Building was constructed to the northern end of a large plot of open land close to Alexandra Park. Colley's design followed an eclectic late-gothic manner, with ecclesiastical references **[Plate 2.2]**. The block was built on a rectangular plan with a double height central hall, capped by large timber lantern light, with an open balcony at first floor level. This hall provided access to the ground floor classrooms.

The 1892 surveyed OS map shows the 1886 building set in rectangular grounds (smaller than the present-day campus). This was surrounded by fields to most sides, although a nursery and housing sat to the northeast and the theological college further to the west **[Plate 2.3]**. The development of Whalley Range was well underway by that time, with Alexandra Park taking shape to the north of the school. The infrastructure to serve the area was also in place, its commuter population served by the Cheshire Lines Railway running to the east and Manchester Central Station and the district lines to the south. However, much open farmland still remained around the school at this time.



2.1 *1845 map showing the approximate site of the future school (marked with a blue triangle) (NLS)*



2.2 *A. H. Davies Colley's 1886 school building, west (L) and south (R) elevations, shown in 1910 Manchester Libraries, GB127.m66017)*



2.3 *1892 surveyed OS with the site marked 'Hulme Grammar School' and the 1886 range stood alone amongst fields, south of Whalley Range development (NLS)*

2.2.2 The c.1910 building ('New Hall')

1910 saw the extension of the school with the New Hall, designed by W. C. Hardisty and comprising a new secondary entrance/link block, a large school hall and a basement 'manual work' classroom **[Plate 2.4]**.[1] This was opened formally in 1911.[2] It was built in red Ruabon brick to complement the Main Building and stands to the south of the 1886 main range.[3] Only two-thirds of the intended design was completed, however, and the southern end of New Hall consequently remained 'temporarily' walled with brick until 1926, awaiting the funds to complete the remaining 30% of the building. Otherwise, however, the present-day school campus remained largely undeveloped, with the land to the school's immediate west already in use as playing fields. An athletics ground to the immediate north appears to have been in unrelated ownership **[Plates 2.5-2.6]**.

Student numbers rose during the First World War and the 'Peveril Mount', a private house on the junction of Alexandra Road and Wilbraham Road, was acquired for Preparatory School use in 1918. This functioned largely separately, but under the same headmaster.

2.2.3 Early 20th-century Expansion

The school campus was extended to the south by 1928, expanding the Playing Fields (which were levelled by the headmaster and senior boys by 1928.[4] The 1910 building was finally extended to its originally intended length in 1926 and, after a recommendation by the Board of Education, the new Gymnasium and the Science Building were built to the east of the existing school in c.1927. The playing field (south field) and the new Art Building (which actually had much broader uses) followed to the south of New Hall between 1938 and 1945.[5] Outside the campus, the former fields to the east were developed into housing estates between 1922 and 1945, surrounding the school with suburbia **[Plate 2.7]**.

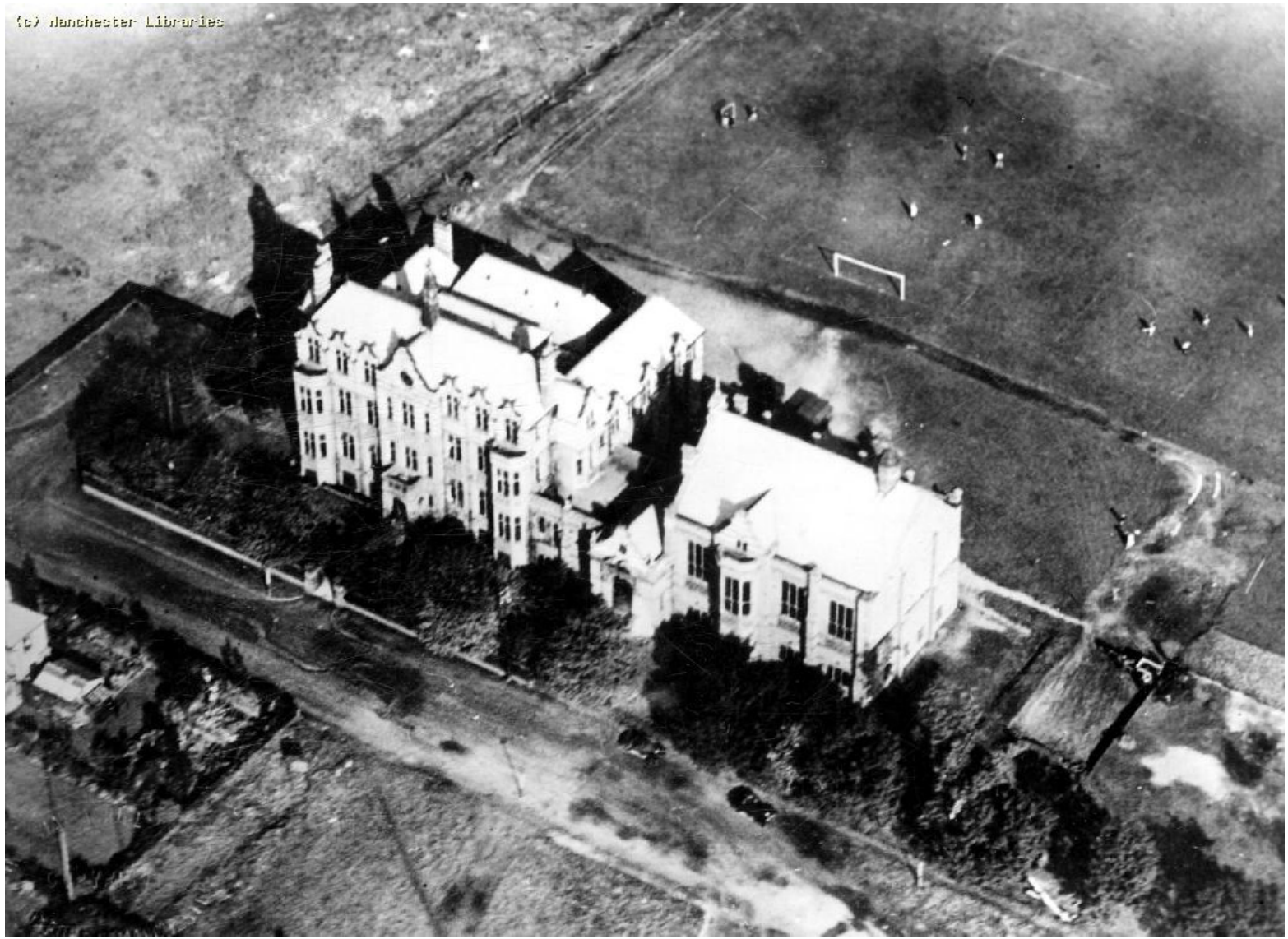
The athletics ground to the north (today the site of Montcliffe Crescent) was acquired for the school in the 1930s by Lord Egerton. Initially kept as uneven ground it was converted into a smooth ley between 1945 and 1949 **[Plates 2.8 and 2.9]**.[6]

2.2.4 Mid-20th-century and Mr Bird's Additions

A new headmaster – Mr Bird – took up the leadership of the school in 1947, heralding a new phase of construction to the east and south of the original buildings **[Plate 2.10]**.[7] The new Dining Hall was built to the south of the Art Building and opened in 1949, whilst the Science Building was extended in 1952 and 1956.[8] A new room was added to the 1910 building in 1953, whilst a brick groundsman's storage shed, with a flat above, was added to the south of the new Dining Hall in the same decade. A greenhouse and animal house were erected on the roof of the laboratories in 1960 for the teaching of biology.[9]

In the 1960s an appeal was made to raise funds for a Sixth Form Centre (also to include a music room), with part funding provided by the sale of 'Peveril Mount'.[10] As part of the construction process the gates in the front wall were widened and altered to reduce the number of collisions.[11] Further additions followed, with a school swimming pool opened on the junction of Wilbraham and Springbridge Roads in 1966 and a Sports Hall added to the site in 1973, adjoining the Gymnasium. Mr Bird eventually retired in 1974, after 27 years at the helm **[Plate 2.11]**.[12]

1 K P Thompson, *The History of William Hulme Grammar School, Manchester 1887-1980*, p. 21.
2 Ibid., p. 35.
3 Ibid., p. 34.
4 Ibid., pp. 56, 58.
5 Ibid., p. 64.
6 Thompson (p. 58) suggests this was done in 1935, but aerial images suggest it was later.
7 Ibid., p. 77.
8 Ibid., pp. 79, 85.
9 Ibid., p. 116.
10 Ibid., pp. 98, 96.
11 Ibid., p. 102.
12 Ibid., p. 114, 101, 113.



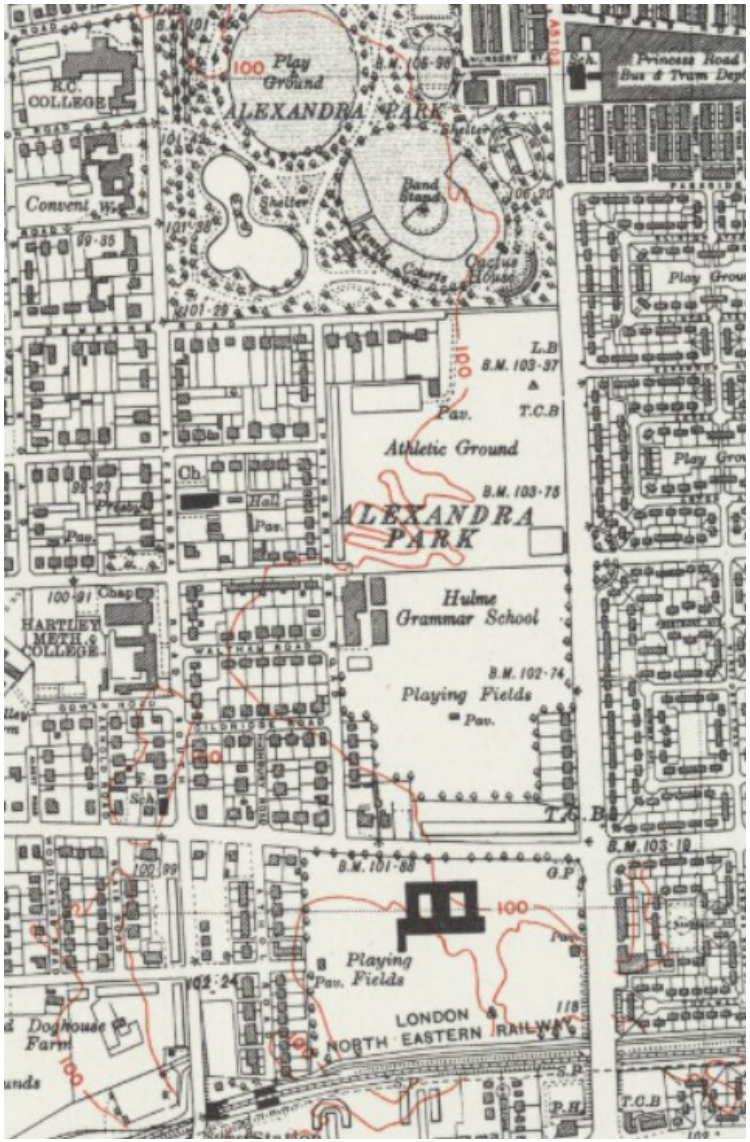
2.4 *1926 aerial showing the 1910 south range stood alongside the main 1886 range, with football pitches to the east (Imperial Aerial Photo Co, Manchester Libraries, m67839)*



2.5 *1915-16 revised OS map. The stream across the north field has be re-routed and it has been purposed as an Athletics Ground (NLS)*



2.6 *1922 OS showing the 1910 extension to the south of the main range, and the surrounding athletics and sports grounds to north and east (NLS)*



2.7 *1938 surveyed map of the site, showing the new buildings to east and south of the 1886 and 1910 ranges (NLS)*



2.8 *1945 aerial photograph showing the new blocks to the east and south of the main building, and the rough ground of the north field (HEA, raf_106g_uk_622_rs_4373)*



2.9 *Detail from 1949 aerial showing an additional block to the south and the improved athletics ground to the north (HEA, Raf_58_c_8_vp2_5735)*



2.10 *1973 photo showing the new blocks to the south and east of the main building, looking west across the playing fields (D Scholes, Manchester Libraries, m38578)*



2.11 *Detail of 1955-68 OS map showing growth of school buildings to the south and east of the original ranges (NLS)*

2.2.5 21st-century Improvements to School Facilities

The development of Lord Egerton's Athletic Ground (the north field) as a housing estate began in the late 20th century **[Plate 2.12]**. This was infilled with various developments, separate to the school, across the later 20th and early 21st centuries.

Various extensions and new buildings were erected on the main site to cope with growing student numbers. These included the infill of the Science Building (c.1984), a new Sixth Form Block (c.1985), changing rooms serving the Sports Hall (c.1989), alterations to the Main Building (c.1998 and 2001), and single-storey rear accommodation (c.2004).[13]

Substantial redevelopment followed at the end of the decade. The buildings to the south of the main block were demolished when permission was granted to remove the Gymnasium, Technology Block, Dining Hall and Bursar's Office and erect a new three-storey building, create two new play areas and two car parks (all approved 2007).[14] This resulted in the construction of the Donner Building, Zochonis Building and Performing Arts Centre.

Elsewhere on the site, a single-storey maintenance shed was added in c.2010.[15] The current SEND block appears to have been built by 2014, when permission was granted retrospectively for two single-storey pre-formed classroom units.[16]



2.12 *1989 map of the site showing the housing estate to the north and changing rooms extension to the Sports Hall to the north (Landmark)*

More recently, a 2-storey replacement 420 place primary school (currently 210 pupils) with a day nursery, car parking, cycle parking, lighting, CCTV and new fencing has been built in the south of the site (approved in 2015) and subsequently extended (approved in 2016). This was completed by 2017.[17]

13 See 'Planning history'.

14 Manchester City Council Planning, 082021/LO/2007/S1.

15 Ibid., 092617/FO/2010/S1.

16 Ibid., 105924/VO/2014/S1.

17 Manchester City Council Planning, 108713/FO/2015/S1; 111584/FO/2016/S1.

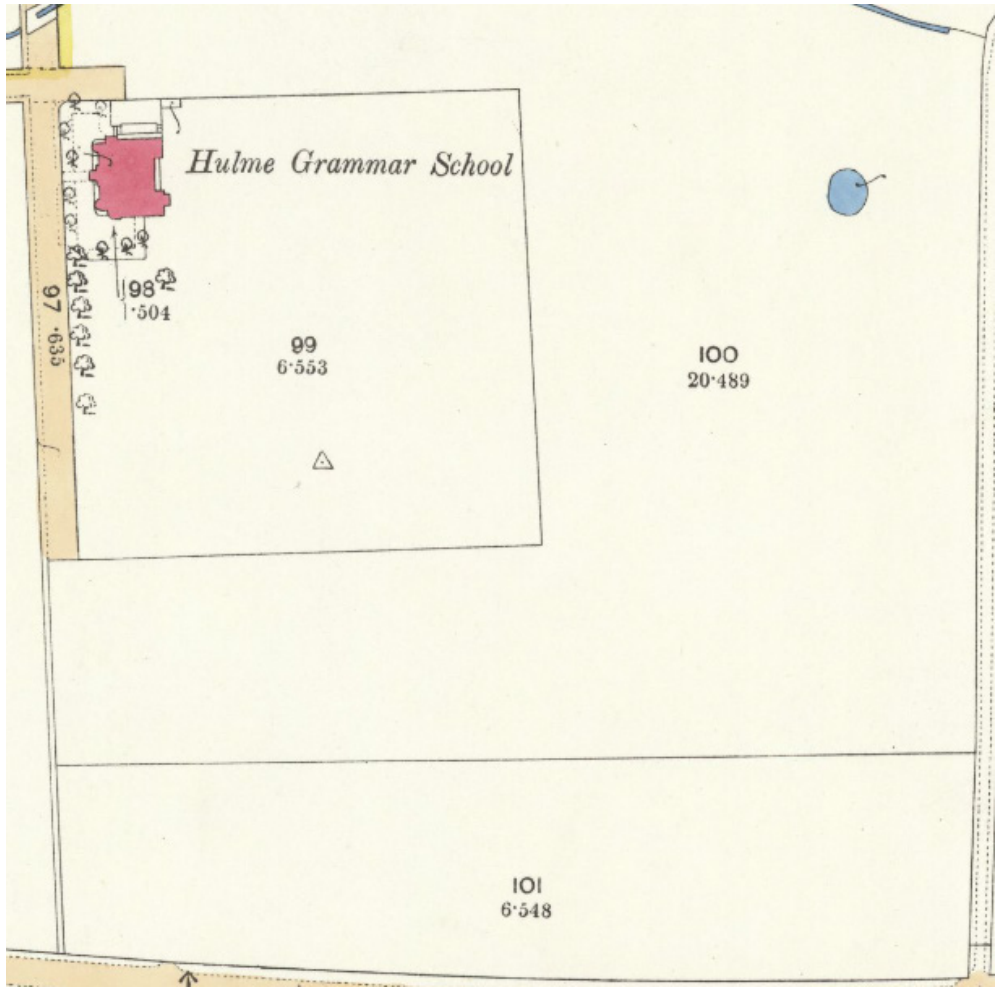
2.3 The Area of Proposed Development

The area of the site proposed for development appears to have remained undeveloped throughout the school's history. It is shown in the Ordnance Survey map surveyed in 1892 (published 1894) as part of the large school grounds (presumably playing fields) situated to the south and east of the building of 1886 **[Plate 2.13]**. By 1915-16 (when the map of 1922 was revised) the grounds had been extended to the east but no further development had occurred beyond the addition of the 1910 building **[Plate 2.14]**. The grounds – now labelled playing fields – had been further extended to the south by 1933 (when the map of 1935 was revised), but this part of the site still remained undeveloped, with the school buildings focused in the northwest and only a pavilion to their south (situated to the site's southeast) **[Plate 2.15]**.

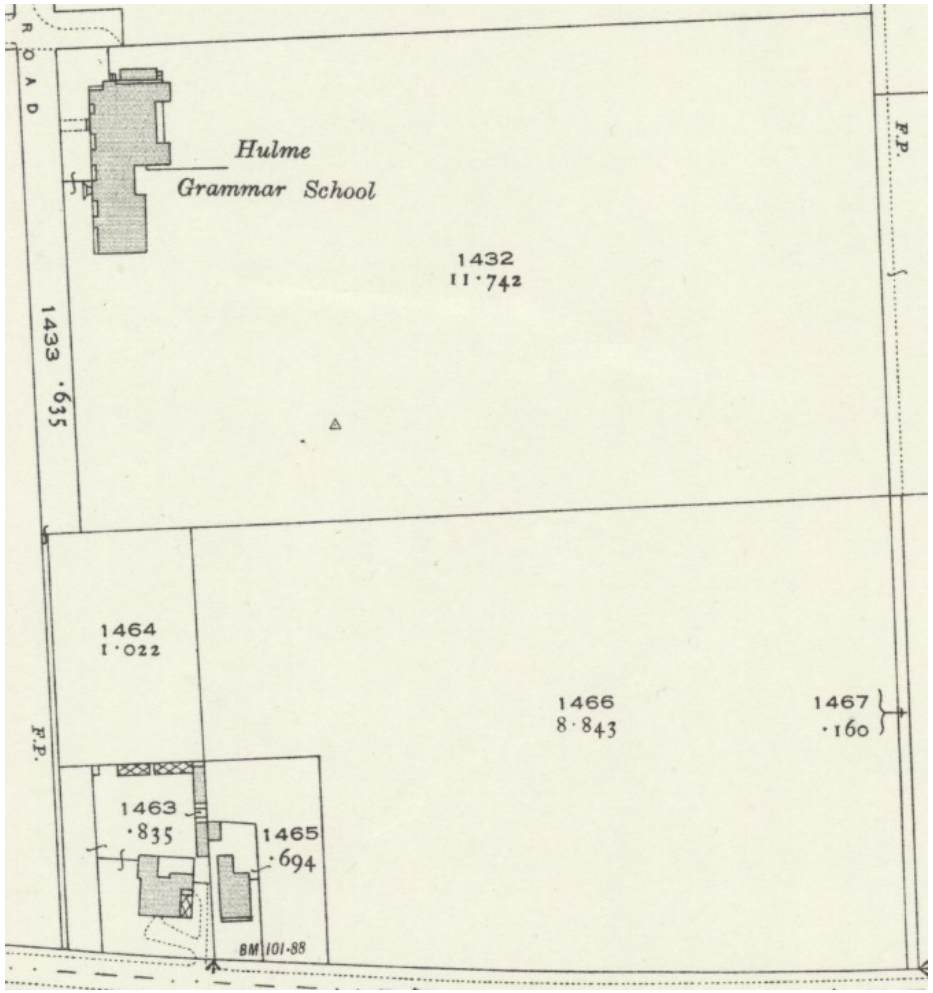
When further blocks were added in the 1930s-40s these were confined to the west perimeter, with the Dining Hall built to the immediate west. The development area, however, remained undeveloped even when these buildings were later replaced **[Plate 2.16]**.

It is not recorded at what date the multi-use games area (MUGA) was erected on the site.

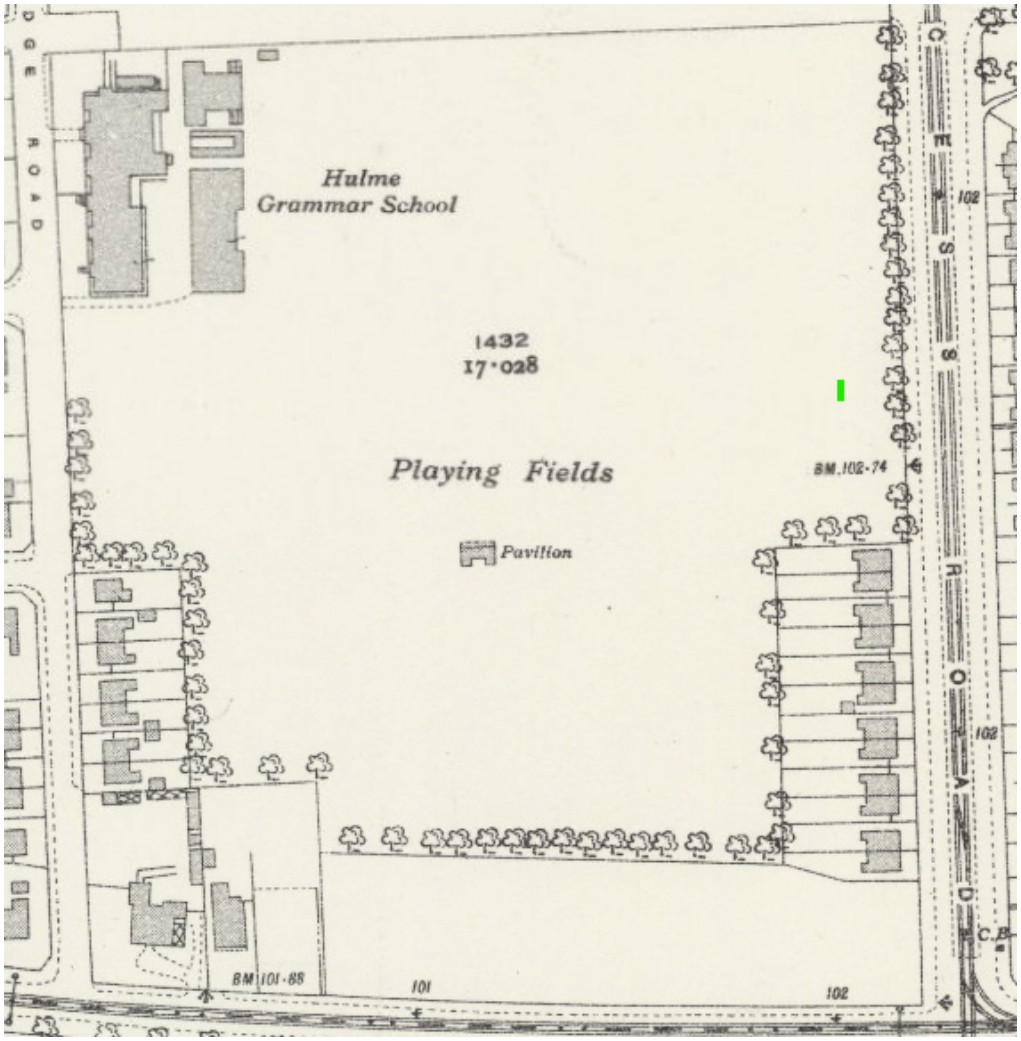
The existing Resource Provision building to the immediate south appears to have been constructed in the 2010s (probably as one of the buildings granted retrospective planning permission in 2014) **[Plate 2.17]**.



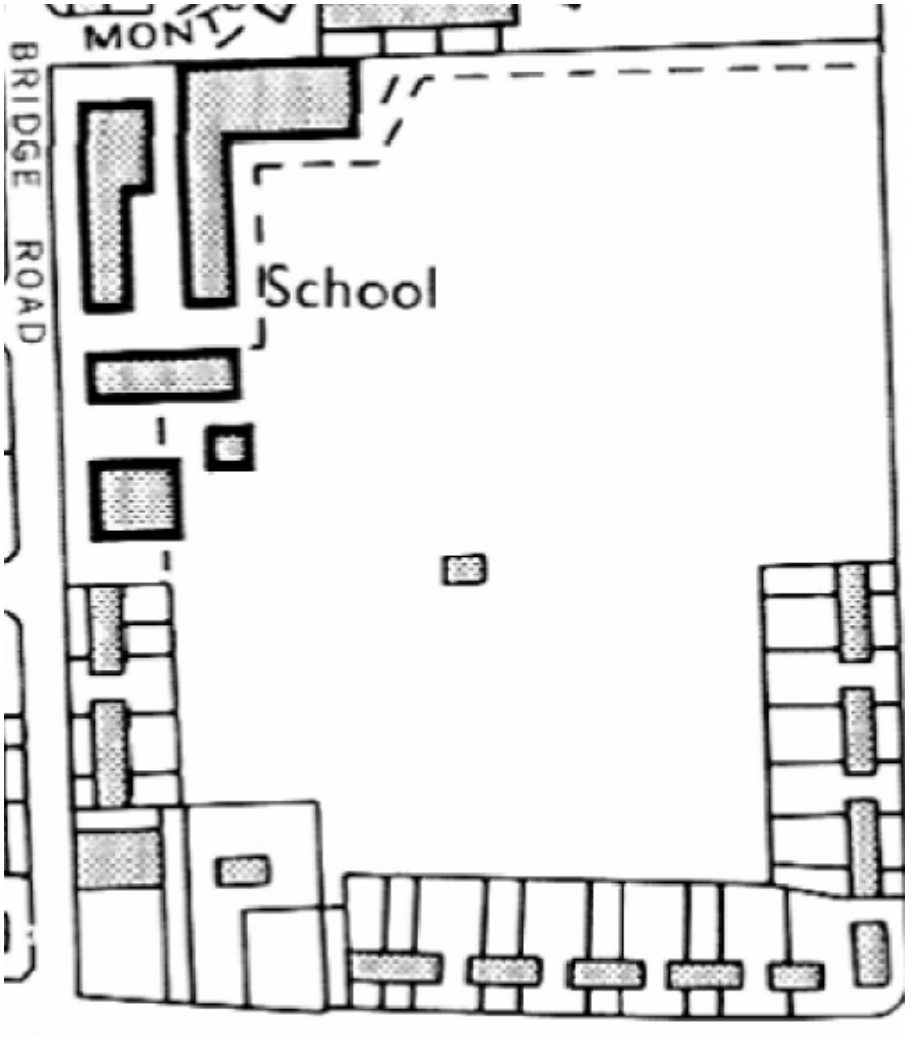
2.13 *Site, OS map surveyed 1892, published 1894 (NLS)*



2.14 *Site, OS map revised 1915-16, published 1922 (NLS)*



2.15 *Site, OS map revised 1933, published 1935 (NLS)*



2.16 *Site, OS map published 1989 (Landmark)*



2.17 *Site, Esri, c.2023*

2.4 Relevant Planning History

There have been a number of applications for planning permission and listed building consent within the school grounds. Those of most relevance to the current proposals are listed below.

021830
Construction of an infill building within existing science block
Approved 22.05.1984

023669
Erection of a single storey 6th form block
Approved 11.03.1985

023668
Development of a 2 storey 6th form block
Approved 11.03.1985

034422
Construction of a two storey changing room facility adjacent existing sports hall on part of playing fields to rear of 4-16 Broadmeadow Avenue
Approved 09.10.1989

040432
Re-location of existing garage to house mowing equipment for playing fields
Approved 16.12.1991

053501/LO/CENTL1/98
Listed building consent for alterations to main building and existing vehicular access and associated works to form separate access to prep school.
Approved 15.07.98

062380/LO/SOUTH1/01
Listed building consent for alterations to main entrance area of building to form reception area with improved security.
Approved 13.09.2001

072286/FH/2004/S1
Erection of a single storey rear extension for form additional living accommodation
Approved 03.08.2004

082021/LO/2007/S1
LISTED BUILDING CONSENT demolition of existing gym, technology block, dining hall and Bursars office to facilitate the erection of a 3 storey building with 2 storey entrance, covered walkway, creation of 2 new play areas and 2 car parks and associated landscaping
Approved 02.05.2007

082020/FO/2007/S1
Erection of a 3 storey building with two storey entrance and plant rooms above, erection of a covered walkway, creation of new play areas and two new car parks with associated landscaping following demolition of existing gym, technology block, dining hall and Bursars office
Approved 05.07.2007

087458/FO/2008/S1
Elevational alterations to new school block together with single storey extension to Sports Hall to form new store
Approved 30.01.2009

089754/FO/2009/S1
Changes to car park layout, landscaping and the erection of new 2.8 metre high security fence and gates, together with the relocation of bin store in order to retain dining hall previously to be demolished
Approved 04.07.2009

092617/FO/2010/S1
Erection of single storey detached building to store maintenance equipment
Approved 27.04.2010

105924/VO/2014/S1
CITY COUNCIL DEVELOPMENT retrospective installation of 2no single-storey pre-formed classroom units for a temporary period of 5 years
Temporarily approved 04.09.2014

108713/FO/2015/S1
Erection of a two-storey replacement 420 place primary school (currently 210 pupils) with a 30 FTE place day nursery, car parking, cycle parking, lighting, CCTV and new fencing. Re-profiling of the existing soft landscape and provision of hard and soft play.
Approved 27.04.2015

111584/FO/2016/S1
Erection of first floor extension to rear of primary school building and infill extension at ground floor and first floor to the existing Donner building
Approved 10.05.2016

113324/NMC/2016
Non-material change to planning approval ref 108713/FO/2015/S1 to relocate the cricket nets, up-date the cricket square to full size and correct the size of the running track
Approved 09.08.2016

115018/LO/2017
LISTED BUILDING CONSENT - Internal refurbishment of school building
Approved 24.03.2017

2.5 Sources and Bibliography

Historic Maps
National Library of Scotland, Maps, https://maps.nls.uk/
Landmark, Promap, https://www2.promap.co.uk/#/login

Historic Photographs
Historic England, Archive, https://historicengland.org.uk/images-books/archive/collections/aerial-photos/
Manchester City Council, Manchester Local Image Collection, https://images.manchester.gov.uk/

Heritage Management Resources and Documents
Manchester City Council, 'Whalley Range Conservation Area', https://www.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area

Idem., Building case file and online planning records

Secondary Literature
Thompson, K. P. (undated). *The History of William Hulme Grammar School, Manchester 1887-1980*
Moss, J. (2002). 'Philanthropy, Philosophy and Religion: William Hulme', *Virtual Encyclopaedia of Greater Manchester,* http://www.manchester2002-uk.com/celebs/philanthropy1.html (archived copy)
Pevsner, N. (2004). *Lancashire: Manchester and the South East* (Pevsner Architectural Guides: Buildings of England)
Wells, J. F. *The British Architect* (26th February 1876), pp.90-91

3.0 Site Survey Descriptions

3.1 The Setting of the Proposed Development Area

3.1.1 The School Campus and its Setting

The campus is formed of a rectangular area to the north with a more irregular area (its later extension) to the south, the latter enclosed to east, south and west by housing. In the north the campus is bound by Spring Bridge Road to the west, housing and an area of commercial development to the north, and Princess Road to the east. There are public frontages to the east and west, both present in the north of the site only **[Plate 3.1]**.

The school buildings are situated exclusively along its north and west edges, with development having spread out from the northwest corner. Those along its western perimeter front onto Spring Bridge Road.

General access into the campus is from Spring Bridge Road, where there are entrances into the 1886 and 1910 buildings and three points of access into the interior of the site. The southernmost access, situated at the campus's original southern edge, runs past the side of the Primary School to connect with an access road that runs along the east of the Zochonis and Donner Buildings to reach the car park situated in the north of the campus before wrapping around the All Weather Pitch. A further access point is situated in the west of the northern perimeter, accessed from Montcliffe Crescent, and leads to a small car park situated between the 1886 building and the Sports Hall.

There is an irregular development line to the interior of the site. The 1886 and 1910 buildings occupy the northwest corner, with the later buildings situated to their east and south, all enclosed to the east by the access road and car park. Sports facilities are focused to the north and east of the access road, with the Sports Hall and changing rooms in the north and the All Weather Pitch, MUGA and cricket nets to their south. The Playing Fields occupy the remainder of this part of the campus, running to the east to the campus boundary on Princess Road.

The southern extension of the campus contains the new Primary School, which sits forward of the access road, positioned behind the housing that runs along Spring Bridge Road here. The Playing Fields continue to its east, with housing to their south.

The existing Resource Provision building is the only building situated to the east of the north-south access road, with the cricket nets to its rear (east) and MUGA to its north.

The school's surroundings are primarily residential. Spring Bridge Road and the short connecting streets that run to its west are comprised of interwar semi-detached houses, set back from the road behind domestic gardens **[Plates 3.2-3.3]**. The development to Princess Road is similar, although smaller in scale and more densely packed, whilst in the south the detached houses to the north side of Wilbraham Road are early post-war semi-detached buildings **[Plates 3.4-3.5]**. In the north, Montcliffe Crescent and Broadmeadow Avenue form part of a larger modern development of detached houses, whilst the large-footprint, larger scale, commercial development to their east is also entirely contemporary style **[Plates 3.6-3.8]**.



3.1 *1886 (L) and 1910 (R) buildings, west (principal) elevation, to Spring Bridge Road.*



3.2 *Spring Bridge Road, looking north.*



3.3 *Spring Bridge Road, looking south.*



3.4 *Princess Road, viewed from the campus looking east.*



3.5 *Rear of housing to Wilbraham Road.*



3.6 *Montcliffe Crescent, looking east towards Broadmeadow Avenue.*



3.7 *Broadmeadow Avenue, viewed from the campus looking northwest.*



3.8 *Commercial development to the campus's north.*

3.1.2 The 1886 and 1910 buildings (Grade II listed)

The 1886 building has its principal frontage to Spring Bridge Road, where it is set back behind a large lawn, enclosed by a red brick boundary wall with railings (also Grade II) **[Plate 3.9]**. Its secondary frontage is to the north, and its rear to the east, the south elevation now mainly obscured from view by the 1910 building **[Plate 3.10]**. A red brick building with decorative terracotta panels and polychromatic banding, banded parapets and bevelled windows, all in an eclectic late Gothic style, it is of four storeys at its tallest, with a hipped roof with gablets, gable ends and a fleche, dropping down to a single storey in its south. The polychromy and gablet features are continued on the north frontage, which is complementary but much plainer, the building height here dropping down to three storeys.

The 1910 building (the school hall) abuts this in the south, set slightly further back and slightly lower in height but echoing the materials and polychromy of its neighbour, and much of its detailing, although here in red Ruabon brick **[Plate 3.11]**. This too presents its principal frontage to the street (west), where it combines Gothic and Tudor features, including oriel windows, transomed windows, buttresses and terracotta detailing. Four storeys high, its steeply pitched roof is again with gablets, strong gable ends and a fleche. The 1920s south elevation is much plainer, although the polychromatic banding is continued.

Both buildings present their rears to an enclosed courtyard area (used as a playground), where they are faced by the post-war Science Building opposite. The 1886 building is here much plainer and a storey shorter than its principal frontage, replicating its gablets, hipped roof and polychromatic banding but without gable ends, fleche and decorative panels. Similarly, the 1910 building here continues the tall buttresses of its principal elevation but lacks the polychromy, oriel windows and gablets. It also has several low-rise modern additions to this elevation, all very functional in character **[Plate 3.12]**.



3.9 *1886 building, north (L) and west (principal, R) elevations.*



3.10 *1886 building (R), south elevation, to the courtyard.*



3.11 *1910 building, west (principal) elevation, to Spring Bridge Road.*



3.12 *1910 building, east (rear) elevation.*

3.1.3 Other Buildings

The other buildings on the site show a variety of ages, scales and footprints and are eclectic in their styles and materials. With the exception of the sports buildings they do, however, show a uniform east-west orientation, their rears presenting to the east.

Science Building
This two-storey rectangular flat-roofed building faces the listed buildings across the courtyard but makes no effort to mimic their form, appearance or character **[Plate 3.13]**.

To the 1920s principal (west) frontage this is a long building of 17 bays in brown brick, its centre bays stepping forwards slightly but with few other architectural features or details. Visually, it is characterised by its two horizontal rows of narrow alternating brick and glazing. The south elevation is similar to the west, whilst the east (rear) elevation is more utilitarian, comprised of two rows of wider windows and a slightly stepped roofline to its 1950s central infill, the latter matching in design but in a contrasting red/brown brick. The 1980s extension wraps around the north of the building and projects out in the north east. It is visibly different in style and material, with a large area of blind orange/red brick and the windows divided by a horizonal band of coloured pre-cast panels, the north elevation dominated by the panels and increased glazing.

Substation, Sports Hall and Changing Block
The north of the site is occupied by a modern **substation building** in the west, situated to the north of the 1886 building and the east (rear) of the tarmacked playground. This is a small single-storey flat-roofed brown brick structure of a very functional design, with no features of interest. To its east is the much larger **Sports Hall**, constructed in brick with a metal gambrel roof above and similar in height to the two-storey Science Building adjacent. It too is very plain and without adornment to its mainly blind elevations **[Plate 3.14]**.

The **Changing Block** is a shallower, slightly lower, building situated to the east of the Sports Hall. This is a plain red/orange brick building of a more domestic style, with a hipped tiled roof and a prominent porch to the front **[Plate 3.15]**. There are various storage containers to its side (east) and rear (north), with a car park running to the east.

Donner Building, Performing Arts Centre , and Zochonis Building
The **Donner Building** is a comparatively large-footprint structure building, running into the interior of the site from the west frontage and facing the listed buildings and Science Building from the south across the enclosed courtyard **[Plate 3.16]**. Two and three storeys high, with a flat roof, it has a modern contemporary style and is clad in a mixture of brown brick and grey metal with double-height glazing to the street-facing entrance. Its principal frontages are to the west and north, the east elevation plain and the south elevation, which serves as its rear, containing plant.

Two buildings sit to the immediate south of the Donner Building. That in the southwest is the **Performing Arts Centre** (PAC) and is set back behind the Donner Building, with parking to its front. A single-storey building of brown brick, this has a louvred plant area in its northwest and a single row of short windows below the eaves, with the west elevation otherwise plain.

A playground runs along the east of the PAC and is bound by two buildings in its east. In the north, to the southeast of the Donner Building, is the **LRC Building** - a small building that appears to present its rear to the access road **[Plate 3.17]**. This structure of red brick has a shallow footprint and is a single storey high, with a pitched roof above. Abutting it in the south is the larger **Zochonis** Building, which occupies a medium-sized L-shaped footprint **[Plate 3.18]**. Built in red and buff brick, with a hipped roof above, this has a setback bay in the north with pedestrian access below, which links the playground behind to the access road. Its east (rear) elevation has a number of air conditioning or extraction units at first floor.

These three buildings are all built hard against the narrow pavement of the access road, to which they present their rear elevations.

Existing Resource Provision

The **Resource Provision building** is a fairly shallow temporary structure of a very utilitarian character. A single storey high, with a flat roof, this grey-painted building has no features of interest and is dominated visually by the extraction units to either end and the long wooden ramp along its west. It sits in a mainly tarmacked site, with some grass edging, enclosed behind metal security fencing to the west and south, the MUGA to the north and the cricket nets to the east **[Plates 3.19-3.21]**.

Primary School

The **Primary School** is the newest building on the site and is a large-footprint two-storey structure of brown brick with a gentle pitched roof with numerous extraction units/ducts, all in a contemporary style **[Plate 3.22]**. Its principal frontage is to its west (onto the playground) is heavily glazed, whilst the side frontage to the north (onto the access road) is much plainer. The east elevation is the rear and has an irregular pattern of windows, with no other features.



3.13 *Science Building, west elevation, to the courtyard.*



3.14 *Substation, Sports Hall, Science Building extension and 1886 building.*



3.15 *Changing Block and Sports Hall, viewed from the east.*



3.16 *Donner Building and PAC, west (principal) elevations, to Spring Bridge Road.*



3.17 *Small LRC Building between the Donner and Zochonis Buildings.heic*



3.18 *Zochonis Building, east elevation.*



3.19 *Existing Resource Provision building, north (L) and west (R) elevations).*



3.20 *Existing Resource Provision building, west (L) and south (R) elevations.*



3.21 *Existing Resource Provision, east elevation*



3.22 *Primary School, north (L) and west (R) elevations.*

3.2 The Area of Proposed Development and its Immediate Setting

Site
The proposed development area forms the western half of a modern hard-surfaced multi-use games area (MUGA),which is enclosed within weldmesh fencing **[Plates 3.23-3.25]**. The MUGA area is uniform throughout and there is nothing to distinguish or differentiate the west half (the area of proposed development) from the east **[Plates 3.26-3.28]**.

Within the MUGA as a whole, there are litter bins and wooden picnic benches along the inside of the perimeter fencing. Access into is through gates positioned in the west and the northwest and southwest corners, the latter leading into the existing Resource Provision **[Plates 3.29-3.30]**.

Immediate Setting
To its west the MUGA is positioned hard against the access road, with only a narrow pavement between, the latter obstructed by telecoms poles, a basketball net and a redundant lamp standard column. Cables trail between the poles at various heights.

To the north the MUGA is abutted by the car park in the west and the All Weather Pitch in the centre and east, where tall lights are positioned along the north side of the shared fence **[Plates 3.31-3.33]**. On its east the fence opens onto the Playing Fields, whilst to the south it separates the MUGA from the existing Resource Provision and the cricket nets **[Plates 3.34-3.35]**. There are basketball nets situated immediately on the outside of the west, south and east fences.

Within the MUGA, the site is abutted by the car park and part of the All Weather Pitch in the north, the remainder of the MGUA in the east, the existing Resource Provision and part of the cricket nets in the south and the access road in the west, where it is faced by the Donner and Zochonis Buildings and the smaller building in between **[Plates 3.36-3.39]**. To either end of this group is the Primary School to the immediate south and the Science Building to the immediate northwest, with the Sports Hall and Changing Block to the north beyond **[Plates 3.40-3.42]**.



3.23 *MUGA, looking west from the Playing Fields.*



3.24 *MUGA, looking northwest from the Playing Fields.*



3.25 *MUGA, looking northeast towards the Playing Fields.*



3.26 *Site in the west of the MUGA, looking southwest.*



3.27 *Site in the west of the MUGA, looking northwest.*



3.28 *Site in the west of the MUGA, looking west*



3.29 *Site, north (L) and west (R) perimeters.*



3.30 *Site, west (L) and south (R) perimeters.*



3.31 *Site in its setting, looking northwest.*



3.32 *Car park to the immediate north.*



3.33 *All Weather Pitch to the immediate north*



3.34 *Playing Fields to the immediate south.*



3.35 *Cricket nets and existing Resource Provision building, looking south.*



3.36 *Access road to the immediate west.*



3.37 *Donner Building to the site's west.*



3.38 *Building to the site's immediate west.*



3.39 *Zochonis Building to the site's immediate southwest.*



3.40 *Primary School to the site's south.*



3.41 *Science Building to the site's northwest.*



3.42 *Sports Hall and Changing Block to the site's north.*

3.3 The Contribution of the Area of Proposed Development to the Setting of the Listed Buildings

3.3.1 Views Between the Listed Buildings and the Area of Proposed Development

Due to the intervening Science and Donner Buildings and the constrained size of the footpath between the two there are **no views from the listed buildings.** There is no visibility of the area for development either from the courtyard to the immediate east/south of the listed buildings or from the interior of these two buildings themselves. Views from the inside of the 1886 building are obscured by the Science Building and although there could potentially be views over the intervening buildings from the top of the 1910 building this is a single-volume hall, with no access to upper-level windows.

Views from the area for development towards the listed building are similarly obscured by the Donner and Science Buildings. There is some visibility, particularly, of the roof of the 1910 building, from the northeast of the site but this is reduced moving south and west. In the southeast of the site only certain rooftop features are visible in glimpsed views, whilst there is no intervisibility at all from the south **[Plates 3.43-3.46]**.



3.43 *Views towards the listed buildings from the site's northeast.*



3.44 *Limited view of the 1910 building from the site's east.*



3.45 *Listed buildings mainly obscured from view in the site's southeast.*



3.46 *Listed buildings entirely obscured from view in the site's south and southwest.*

3.3.2 Shared Views including both the Area of Proposed Development and the Listed Buildings

Views from the East
The area of development features in views towards the listed buildings from the east, southeast and northeast, as encountered from the remainder of the MUGA, the Playing Fields and, to a lesser extent, from Princess Road, although it does not sit directly in front of these buildings. There is, however, only very limited visibility of the listed buildings themselves, which are present in these views primarily at roof level and in the upper levels of south elevation of the 1910 building, their east elevations being entirely obscured by the Science Building. This view also contains all of the modern (and eclectic) school buildings that run to both the south and the northeast of the school **[Plate 3.47]**. The visibility of the listed buildings further decreases moving east across the Playing Fields and is heavily reduced towards Princess Road **[Plate 3.48]**.

Whilst there is visual interest in the varied rooflines of the listed buildings and in the polychromy visible in the south elevations, these buildings are not dominant features in the view from the east, the large mass of the Doner Building immediately adjacent competing for prominence. The All Weather Pitch to the immediate east of the historic group, and features such as the All Weather Pitch fencing and tall floodlighting to their immediate south, are also detracting **[Plate 3.49]**.

Views from the Area of Proposed Development's Immediate East (the east of the MUGA)
Looking towards the listed buildings across the area for development from the east section of the MUGA there is some limited visibility of the roofs of the listed buildings. In the northeast, where they are strongest, the views split, some running through the All Weather Pitch rather than across the area for development; here, there only very limited views across the development area itself **[Plates 3.50-3.51]**.The views are reduced on moving to the southeast and are absent in the south **[Plate 3.52]**.

Views from the outside the MUGA
In the Playing Fields to the immediate east of the MUGA views across the area for development include both the 1886 and the 1910 buildings and are greatest in the north **[Plates 3.54-3.55]**. These are not affected by distance. In addition, the listed buildings appear in an entirely transformed setting when viewed across the development area **[Plates 3.53-3.55]**.

There is no visibility of the listed buildings looking across the area of development from the Playing Fields at the south of the MUGA **[Plate 3.56]**.



3.47 *Site visible in views of the listed buildings, looking west from the west of the Playing Fields.*



3.48 *Site visible in very limited views of the listed buildings, looking west from the east of the Playing Fields.*



3.49 *Transformed setting to the south of the listed buildings*



3.50 *Projecting roof features of the listed buildings visible looking across the site and adjacent All Weather Pitch at the northeast of the MUGA.*



3.51 *Very limited glimpsed view of the 1910 building, looking across the site from the east.*



3.52 *Only the projecting roof features of the listed buildings visible looking across the site from the southeast of the MUGA.*



3.53 *Projecting roof features of the listed buildings visible looking across the site at the southeast of the MUGA.*



3.54 *Projecting roof features of the listed buildings visible looking across the site at the southeast of the MUGA.*



3.55 *Modern buildings dominating views of the listed buildings from the southwest.*



3.56 *Absence of views towards the listed buildings looking across the site from the existing Resource Provision building at the south.*

3.3.3 The Setting of the Listed Buildings

The setting of the listed buildings is compromised to the front (west), side (north) and rear (east) elevations. From Spring Bridge Road, the modern Donner Building sits to their immediate south and, whilst of a high-quality design and generally subordinate, is entirely modern in style. Set back between the two, across the access point, are the inter-war Science Building (also subordinate but very much of its period) and a very utilitarian projecting wing to the Doner Building, both visible behind contemporary metal gates and a set of cycle racks. Modern railings run across the entire frontage of the campus, with a wide pair of automatic gates situated to the immediate south of the 1910 building **[Plates 3.57-3.58]**.

To the north of the 1886 building, there are views of the modern substation building and Sports Hall – both very utilitarian in character – across the functional, tarmacked, playground and staff car park **[Plate 3.59]**. From Montcliffe Crescent, at the campus's north, this view opens up to also include the 1980s north elevation of the Science Building, where the heavy geometrical fenestration and pre-cast panels give a utilitarian character **[Plate 3.60]**.

Within the interior of the campus, the listed buildings are enclosed within a courtyard setting that includes the inter-war Science Building to the east and the modern Donner Building to the south **[Plates 3.61-3.62]**. The courtyard itself is hard landscaped, with young trees, picnic benches and rows of metal cycle racks, and is used as a playground.

More generally, the frontage of the campus to Spring Bridge Road is otherwise occupied by the modern Donner Building and Performing Arts Centre, with hard landscaping in front. Inside the campus, the grounds are entirely built up to the south and northeast.



3.57 *Modern setting to the south of the 1910 building.*



3.58 *Modern setting to the south and southeast of the 1910 building.*



3.59 *Substation and Sports Hall visible to the rear of the north frontage.*



3.60 *Sports Hall and 1980s Science Building extension visible to the northeast of the 1886 building.*



3.61 *Courtyard setting to the listed buildings, with the Science Building (L), Donner Building and 1886 building (R).*



3.62 *Donner Building, north elevation, facing the listed buildings.*

3.4 Other Views of the Area of Proposed Development

Due to the intervening buildings and narrow through-routes there is no visibility of the area for development from Spring Bridge Road, where the school presents its principal frontage.

In its current undeveloped state, there is also no visibility from the rear gardens to the Montcliffe Crescent development, due to the existing buildings in the north of the campus.

The development area is visible against the mixed backdrop of school buildings when viewed from the rear gardens to the south and southeast. These are long distance views, which run along the Playing Fields. There are similar views from the west side of Princess Road, but not from the houses on its east, which overlook the tree-lined central island.

3.5 The Interiors of the Listed Buildings

Due to internal works it was not possible to survey the interiors of the 1886 and 1910 buildings. However, information provided by the school has confirmed that in the 1886 building no substantial alterations have occurred subsequently to the survey carried out by Insalls in 2017.

The 1886 building is currently in use as the sixth form, having fallen vacant in 2017 after the construction of the new Primary School building. Interventions carried out to facilitate this change of use are believed to have focused on repair and redecoration, the replacement of existing poor-quality suspended/floating ceilings, consolidation of cabling/wiring and the removal of other insensitive modern additions (including lobbies and fire cages).

Reflecting its continuous use, the building shows evidence of modernisation, with the subdivision of rooms, replacement of doors and side panels, introduction of sinks, tongue and groove timber cladding, cabling and surface-mounted wiring, and insertion of partitioning and suspended ceilings. A lift and separate platform lift have also been inserted and the reception area modified. The principal staircase and the central hall – the building's highest status spaces – and the secondary entrance and staircase retain their essential historic character, although the hall shows evidence of modern insertions and additions **[Plates 3.63-3.69]**.



3.63 *1886 building, principal staircase (Insall, 2017)*



3.64 *1886 building, principal staircase (Insall, 2017)*



3.65 *1886 building, central hall (Insall, 2017)*



3.66 *1886 building, central hall, gallery (Insall, 2017)*



3.67 *1886 building, secondary entrance (Insall, 2017)*



3.68 *1886 building, example first-floor room (Insall, 2017)*



3.69 *1886 building, example second-floor room (Insall, 2017)*

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of the area of proposed development and the wider school campus as a whole, so that the proposals for change are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as:

> *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

4.2 Assessment of Significance

The **area for development** has no heritage significance in its own right. As part of the original school campus, it does have a historic relationship with the main buildings and with the school as an institution. This historic interest is, however, comparatively low, this part of the site seemingly never having been occupied by buildings or used for more formal purposes than sports and recreation. For similar reasons, it has no known potential archaeological value. Currently occupied by a multi-use games area (MUGA) it is of no architectural interest.

The **school campus** as it exists today derives historic interest from the provenance and longevity of the school, its origins as a charitable grammar school and its association with local philanthropist Wiliam Hulme (through which it has an association with the grammar school in Oldham similarly established by Hulme). Further historic interest comes from its continuous occupation by the school and, therefore, its continued educational activity (although the school itself has evolved in character and identity over the years). A limited degree of architectural interest is present in the evolution of styles visible in the eclectic character of the buildings present today on the campus, although this is reduced by the loss of the majority of the mid and later 20th century buildings, leaving only the (altered) Science Building. Aesthetically, to the rear (east) of the buildings, the Playing Fields create a visually attractive backdrop, looking out across the campus, with only very limited visibility of the Princess Road dual carriageway beyond.

The architectural interest of the campus is, however, derived almost entirely from the two **listed buildings** in its northwest corner. As these were the first buildings constructed for the school (and until the 1920s its only buildings) and have remained in use subsequently, they are at the heart of its historic interest too. Their architectural interest is greatest in their exteriors, and primarily in their street-facing principal frontages and roofs, where they present eclectic Gothic and Tudor facades with ornate roofs above. The set back from the street allows these to be appreciated in full, their corner plot giving them townscape importance as a local landmark. Their rears and side elevations are of lower architectural interest but still of value. Internally, it is likely to have been reduced in the 1886 building by modern alterations, with the central hall and the staircases believed to be of greatest architectural interest. The architectural interest of the interior of the 1910 building is unclear.

The setting of the listed buildings is, furthermore, heavily altered, with little consistency of style, scale, mass or material. Development of different eras in the immediate setting of the listed building impacts on the setting of their most significant frontages – the principal frontages to Spring Bridge Road – and whilst they retain their prominence within the campus when viewed from the northwest, the buildings to the immediate south compete for dominance and are visually discordant. Aesthetically, the lawn in front of the 1886 building creates an attractive frontage, but the car parks, gates and cycle racks to the south are detracting, as is the car park to its northeast and the functional modern buildings that are visible across it. There is a similar, if lesser, effect to the interior of the site, where the rear frontages of these buildings front onto a fairly attractive courtyard. Again, however, there is a lack of architectural coherency and the Donner Building competes for dominance both architecturally and in activity.

To the rear, the ability to appreciate the listed buildings is heavily reduced. Their rear elevations are visible only from what is now a constrained and almost fully enclosed courtyard, the buildings having lost their original open aspect as the Playing Fields have been encroached on. This process began at an early date,

with the 1920s Science Building fully obscuring the 1910 building from the east, with a similar on the 1886 building added by its 1980s extension. Modern redevelopment to the south has had a similar effect on views from the south and centre of the Playing Fields, with the Donner Building particularly impactful.

Consequently, looking towards the buildings from the Playing Fields to the east and southeast only the roofs and the upper levels of the southern elevations – or parts of these – are visible, which substantially reduces their architectural presence. Whilst the buildings running along the western side of the access road appear out of character with the listed buildings the structures and features on its eastern side – the existing Resource Provision building, the sports facilities and the two car parks – also form detracting elements that are present in the strongest views of these heritage assets.

The area for development makes, therefore, no contribution to the significance of the listed buildings. There is minimal to no intervisibility between the two, due to intervening buildings, and whilst this part of the site is present in some views towards the listed buildings these views are themselves heavily constrained (the strongest views being situated to the north). Its setting too is very functional, forming the rear of the campus and containing the access road, car park, rear elevations and sports facilities. Adjacent, the existing Resource Provision building has a negative impact on the setting of the listed buildings – and, therefore, the ability to appreciate their setting – due to its poor appearance (whilst also having no architectural or historic interest).

This special interest of the campus is manifest in the fabric and setting of its buildings, which have the following hierarchy of significance.

Of the **highest significance** are:

- The principal (west) frontages and the roofs of the two listed buildings
- The rear (east) and side frontages of the two listed buildings
- The railings (Grade II) and lawns to the front of the two listed buildings
- The interiors of the two listed buildings (believed)

Of **moderate significance** are:

- The Playing Fields in the east of the campus, which provide an attractive feature in views towards the listed buildings from the east
- The original exterior of the 1920s Science Building (although its 1980s extension is detracting)

Of **neutral significance**, neither contributing to or detracting from the significance of the whole is / are:

- Modern school buildings to the northeast and south of the listed buildings, which lack architectural coherency but are visually distinct from the historic buildings
- The access roads

Factors that detract from the campus's significance are:

- The Resource Provision building and its fenced site
- The sports pitches and their fencing and lighting, and the modern Sports Hall
- Car parks visible in views of the listed buildings from the east

5.0 Commentary on the Proposals

5.1 Description of the Proposals and their Impact on the Listed Buildings

The proposals for the construction of a new Special Resource Provision (SRP) building are outlined in the drawings and Design and Access Statement by CoARC. There is an identified need for a new, purpose-built, resource building for dedicated use by both primary and secondary school pupils. It is recognised that this building should provide outdoor spaces that can be situated away from the main school and, as far as possible, screened from adjacent noise and disturbance.

The proposals aim at developing the western part of the MUGA with the new building and associated grounds, with the small section of MUGA remaining to be reinstated into the Playing Fields adjacent. Replacement MUGAs would be created elsewhere in the campus on existing Playing Fields and an adjacent car park. The existing SRP building – a temporary structure – would be demolished as part of the works.

The proposals are described below, with their impact on the setting of the listed buildings set out in italics.

5.1.1 The proposed SRP building

The new SRP building would be situated in the west of the current MUGA, set back within the site, its west (front) elevation parallel with the existing Resource Provision building and with small areas of landscaped grounds to all sides. It would be one storey high and have a roughly rectangular footprint, with the north of the west elevation set slightly back and a plant room projecting in the southeast corner. The roof would be primarily flat, with areas of chamfered pitching providing visual interest.

It is proposed to provide accommodation for EYFS and primary school pupils in the southwest of the building and for secondary school pupils in the north and east, connected by a central circulation area, both age groups having a dedicated outdoor space adjacent. Associated entrances from the access road to the west would lead into both the building and the associated outdoor area. These are proposed to be situated in the southwest corner for EYFS/ primary school pupils and in the northwest corner for secondary pupils, the latter also providing access to an independent footpath that would run along the edge of the grounds to provide access to the Playing Fields. The primary outdoor learning/play space would also be accessible from the rooms adjacent.

The new building would have a red brick exterior, referencing the listed buildings. Design features to the exterior would be focused at lower levels and would be informed by the wider sensory approach taken to the building's design and fit out. This would incorporate detailing in feature brickwork, making a contemporary reference to the decorative brickwork features of the listed buildings.

The building and its grounds would have some visibility in views towards the listed building from the Playing Fields to the east and, potentially, from outside the campus on the west side of Princess Road. However, this setting is already heavily altered, with the ad hoc style of the buildings in general, and the poor quality of certain individual buildings in particular, detracting. The proposed building would generally be screened by tree coverage, reducing its own visual impact, whilst the trees themselves would be a positive feature in these views. The trees and building would also provide screening of the low quality single-storey LRC Building to the rear of the site. As such, the proposals have the potential to enhance views towards the listed buildings and this secondary part of their setting.

The use of red brick, with a degree of brickwork detailing, would also reference the listed buildings, giving a sense of coherency.

5.1.2 The proposed SRP grounds

Tree screening would be provided to the north, west and east of the grounds of the proposed SRP building and also to its southwest corner. In addition, it is proposed to include a sensory garden in the outdoor space to the west of the new building (serving the secondary school area) and a shelter abutting the east elevation (serving the primary school area), with a store in the southeast corner of the grounds.

Fences and gates would be used to enclose the site as a whole and individual areas within it. The footpath to the Playing Fields would be similarly enclosed to all sides.

The fences and gates would be in character with those already existing around the sports facilities adjacent and would have only a very small visual presence in views of the listed buildings. Therefore, they would cause no harm to these views, whilst the

tree coverage and plant screening is expected to bring an enhancement to these views and the listed buildings' setting.

Adjacent to the grounds, the eastern edge of the current MUGA would be reabsorbed into the Playing Fields.

This being a very small piece of ground there would be no substantive impact on the setting of, or views towards, the listed buildings.

5.1.3 Other changes

Two areas of replacement MUGAs are proposed to be created as replacements, one positioned on the current car park to the east of the Changing Blocks and an area of Playing Fields adjacent (to serve secondary school pupils) and the other to be located in the southwest of the Playing Fields, facing the Primary School (which it would serve).

This would present a minor enhancement in the removal of the car park to the south of the Changing Block, which is a detracting feature in views of the listed buildings from the south. The MUGAs themselves would be neutral in their impact, whilst that to the southwest would have no presence either in views towards the listed buildings or in their setting.

The construction of replacement accommodation would also allow the demolition of the existing SRP building.

This would allow the removal of a poor-quality temporary structure that has a visually detracting presence in views towards the listed building from the east and southeast.

5.2 Justification of the Proposals and Conclusion

The proposals are necessary in order for this established school to provide appropriate high-quality indoor and outdoor space for Special Resource Provision. It is recognised that due to the constrained character of development in the remainder of the campus there is no opportunity to accommodate this provision within existing buildings, and that any effort to do so within the listed buildings would require a high degree of physical intervention, potentially causing harm to their significance. The new building has been designed to minimise any visual impact, being positioned to the rear of the listed buildings, and would have no impact on principal views towards these, the ability to appreciate these, or the primary setting of the buildings, whilst having a slightly positive impact on their setting within the campus more broadly.

The proposals have been sensitively designed and on balance it is considered that, they would cause no harm to the setting (and therefore significance) of the listed buildings (the 1886 and 1910 buildings). They would therefore sustain the significance of the listed buildings in accordance with paragraph 203 of the National Planning Policy Framework (NPPF) while offering public benefits in terms of the SRP provision which would contribute towards the beneficial long-term and optimum viable use of the campus as a school. The statutory duties set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the setting and special interest of listed buildings would also be met alongside Policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Policy CC9 of the Manchester Local Plan. Core Strategy Development Plan Document (2012) and Policy JP-P2 of the Greater Manchester Combined Authority's Places for Everyone (2024).

Appendix I - Statutory List Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1270699
Date first listed: 19-Jun-1988
Date of most recent amendment: 05-Jun-1994
List Entry Name: WILLIAM HULME GRAMMAR SCHOOL
Statutory Address 1: WILLIAM HULME GRAMMAR SCHOOL, SPRING BRIDGE ROAD

School. Dated 1886. Designed by A. H. Davies Colley; with extension of 1910. Red brick, some yellow brick bands, and stone coping; terracotta dressings; green slate roofs. Two blocks with linking entrance and reception hall. Eclectic late Gothic manner. The 1886 block (to the north) has a basement, 2 tall storeys and a full attic storey, 1:2:3:2:1 windows, with gabled centre breaking forwards; traceried terracotta panels between floors; banded attic storey, steeply-pitched hipped roof with lead-clad fleche. The centre has a porch with round-headed doorway, string-course, and parapet with lettered panels; various narrow transomed windows; and shaped gable with oculus. Large mullion-and-transom cross-windows, mostly with arched lights, those at the ends in 2-storey canted bays with banded parapets and those to the attic set in round-headed blank arches with banded heads and shaped gables breaking into roof. Attached at south end, a single-storey (over basement) link of 3 bays, with terracotta buttresses, frieze and pierced parapet, 6-light transomed windows in the first 2 bays and a gabled entrance in the third, with a round-headed doorway in a richly ornamented terracotta surround including a swan-neck pediment. The 1910 block, attached and set back to the south of this, is a large school hall over a basement, 6 bays; the 2nd and 5th bays break forwards, with 5-sided oriel windows carried up from the basement (a doorway at ground floor level of that to the right) and banded gables; these and the other bays have tall 6-light windows with low transoms and Tudor-arched lights, and traceried terracotta panels below. Steeply-pitched roof trapped between gables, with lead-clad cupola in the centre. Rear and interior not inspected.

Heritage Category: Listed Building
Grade: II
List Entry Number: 1254638
Date first listed: 19-Jun-1988
Date of most recent amendment: 05-Jun-1994
List Entry Name: RAILINGS, 2 PAIRS OF GATEPIERS AND GATES TO WILLIAM HULME GRAMMAR SCHOOL
Statutory Address 1: RAILINGS, 2 PAIRS OF GATEPIERS AND GATES TO WILLIAM HULME GRAMMAR SCHOOL, SPRING BRIDGE ROAD

Railings, gates and gate piers in front of north block of William Hulme Grammar School. Probably 1886. Brick with sandstone dressings, cast-iron railings. Two pairs of square banded gate piers with shaped pyramidal caps; low walls with stone coping; gates and railings with fleur-de-lys standards and traceried panels. Included for group value.

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(I) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

> *[...] 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.*

Similarly, section 66 of the above Act states that:

> *In considering whether to grant 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.*

Similarly, section 72(I) of the above Act states that:

> *[...] 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 a conservation area.*

Local Policy

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council in 1995 as the statutory document that set out guidelines for all development in Manchester and provided a framework from which to base decisions about planning applications. Although the UDP has been superseded the following policies were retained and remain extant.

19. Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

> c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
>
> d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Manchester Local Plan. Core Strategy Development Plan Document (2012)

Manchester Local Plan was adopted by Manchester City Council in 2012. The following policies are of relevance.

Policy EN 3: Heritage

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

Policy CC 9: Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

[...]

Greater Manchester Combined Authority, Places for Everyone (2024)

The Places for Everyone plan was adopted by the Greater Manchester Combined Authority in March 2024 to direct and set out guidelines for all development in Greater Manchester and provided a framework from which to base decisions about planning applications. Several of the policies have superseded the existing Manchester Core Strategy, including the second paragraph of Policy CC9, which has been replaced by the following heritage policy:

Policy JP-P2: Heritage

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 [...]

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 place-making, 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.

<u>National Policy</u>

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (December 2023). This sets out the Government's planning policies for England and how these are expected to

be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

> *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:*
>
> *a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
>
> *b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
>
> *c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

and notes at paragraph 10:

> *10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*

With regard to the significance of a heritage asset, the framework contains the following policies:

> *201. Local planning authorities should 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.*

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 203 of the NPPF identifies the following criteria in relation to this:

> *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
>
> *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
>
> *c) the desirability of new development making a positive contribution to local character and distinctiveness*

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 205 the framework states the following:

> *...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.*

The Framework goes on to state at paragraph 206 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. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 207 of the NPPF states that:

...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 or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 208 of the NPPF states the following;

208. 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.

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 212 states that:

... Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas and world heritage sites it states, in paragraph 213, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have

no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 211)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest**: As defined in the Glossary to the National Planning Policy Framework, 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 skill, 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.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which

we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 205-208 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 205-208) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the

National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms 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 (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 206).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (December 2017)

Historic England: Conservation Principles and Assessment (2008)

Donald Insall Associates