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Avrenim Energy Services Ltd.

Xaverian College, PV Installation

Heritage Statement

12 February 2024

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Contents

1. **Introduction**
2. **The Application Site and its Surroundings**
3. **Historic Development**
4. **Assessment of Significance**
5. **The Heritage Planning Context**
6. **Impact Assessment**
- Bibliography**
- Appendix A: Historical Sources**

1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Avrenim Energy Services Ltd. to support a planning application for the installation of Photovoltaic (PV) panels to the roof of three buildings at Xaverian Collage; the Teresa Quinn, Mayfield and Ryken buildings [the site]. This Heritage Statement has been prepared to consider the potential impact of the scheme on the significance and setting of any nearby designated and non-designated heritage assets.
- 1.2 This Statement should be read in conjunction with the supporting planning drawings prepared by Avrenim Energy Services Ltd.

Approach and Methodology

- 1.3 This heritage statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2023), specifically paragraphs 200 and 201, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.
- 1.4 The assessment follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*:
- *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
 - *Understand the significance of the asset(s)*
 - *Understand the impact of the proposal on that significance*
 - *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
 - *Look for opportunities to better reveal or enhance significance*

- 1.5 The report also draws on other best practice guidance documents such as, *Conservation Principles (2008)* and *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017)*.
- 1.6 Research has been primarily desk-based consulting; historic mapping and written secondary sources. A visual and photographic survey of the site and its surroundings were undertaken on 07th February 2024.

The Proposal

- 1.7 The proposal is to install PV panels to the roofs of three existing modern buildings within the college campus. The Teresa Quinn, Mayfield and Ryken buildings, where the panels are proposed, are shown on the college plan below.



Figure 1.1 The Xavierian College Campus

2. The Application Site and its Surroundings

Site location

- 2.1 The application site forms part of the Xaverian College Campus which is located in Rusholme, Manchester. Xaverian College is an open-access inner city Roman Catholic Sixth Form College, established in 1977, with the student cohort almost entirely full-time aged 16 to 19.
- 2.2 The College occupies a mix of new and converted buildings focussed around an open area green space. Many of the older buildings are former residential villas which have been converted and extended to accommodate educational use. The application site comprises three buildings along the western boundary of the campus.

Designations

- 2.3 The site sits within the Victoria Park Conservation Area with the western boundary of the area running just to the west of the site. There are two listed buildings within 100m of the site that could potentially be impacted, these are: Marylands (Grade II) and Xaverian Collage (Grade II). There are a further two designated assets within 150m of the site, Hume Hall (Grade II) and Park House (Grade II), but they are physically and visually separated and no further assessment is proposed.

Non-Designated Heritage Assets

- 2.4 St. Edward's Church on Thurloe Street; the former Theological Centre on the corner of Thurloe Street and Crescent Range; and the former Sunbury Hall on Crescent Range (the white rendered property now part of the collage) are potentially impacted and may be considered Non-Designated Heritage Assets (NDHAs).



Figure 2.1 Plan of the site area showing: the site location (red); the boundary of the Victoria Park Conservation Area (blue); NDHAs (yellow) and designated assets individually identified.

The site and its setting

- 2.5 The PV installation is proposed on, the Teresa Quinn, Mayfield and Ryken buildings; each of these buildings are modern buildings of no significance. They are built using modern construction materials including brick, render and cladding. They each have flat roofs, or with a slight gradient, of congregated metal sheets.
- 2.6 Looking across the green from the site buildings is a view of the Grade II Listed Maryland Building. The Grade II Listed Xaverian College building is screened from view from this part of the green as it is blocked by its later extensions and tree coverage.
- 2.7 There is some very limited visibility of the Grade II Listed Park House from across the green, but this is largely screened by the line of trees. The Grade II Listed Hume Hall is not visible.

- 2.8 To the south of the site buildings the rear extensions of St. Edward's Church of red brick forms a corner which the modern buildings enclose. The former villa, Sunbury Hall, is adjacent to the Ryken Building, its former gardens now lost and the setting somewhat comprised by the current car park.



Figure 2.2 The Mayfield and Teresa Quinn Buildings



Figure 2.3 The Ryken Building to the left with Sunbury Hall to the right

- 2.9 Opposite the Church and Sunbury Hall is a red brick building with stone dressings of three stories occupying the corner plot. This building being the former Theological Centre is currently vacant.
- 2.10 Further south from Crescent Range the character of the area is predominantly suburban with tree lined streets of mid-20th century properties. West of the site area is the rear of various retail premises that front onto Wilmslow Road, and a car garage; these sit outside the Conservation Area.



Figure 2.4 The Church of St. Edward with Sunbury Hall in the distance



Figure 2.5 A view across the green to the Marylands Building

3. Historic Development

- 3.1 The Victoria Park Conservation Area, lies three kilometres to the south of Manchester City Centre, and was designated in March 1972. The origins of the Conservation Area date back to the 1830s when Manchester was not yet a city, and Rusholme was an independent township. Richard Lane was commissioned to plan a 70-acre private estate of villas at Victoria Park and the scheme was officially launched in 1837.
- 3.2 The estate was intended for occupation by wealthy merchants who could afford to escape the unpleasant living conditions in the City. The professions of the early residents reflect this, with 24 of the 39 residents in 1845 being merchants (Spiers 1975, 8). In the early days and for some years afterwards access could be gained only by paying a toll at the Park's entrance gates.
- 3.3 When the Park opened in 1837 only nine houses had been built, mainly around Oxford Road Crescent and Oxford Place, although Park Villa, at the junction of Oxford Place and Upper Park Road, was also among the first (Spiers 1975, 15 & i). By 1839 there were 19 villas, although only eight were occupied.
- 3.4 A Victoria Park Trust was formed in 1845 to manage the area as a private park and large houses continued to be built up until 1880 (ibid). The Marylands Building was constructed as a villa as part of this phase of building between 1870-1880, as was Firwood (Xaverian Building) in 1874-5.
- 3.5 By 1849 the Manchester and Salford Sheet 47 (Surveyed 1849, Published 1850) shows that the area had started to be developed with several villas already in place (see **Figure 3.1** . Park House is shown just to the north of the site area. Park Road is shown (now Lower Park Road) and an unidentified road is laid out which will become the surviving Regent Place. The site area is still undeveloped but shows a band of trees along the road.

- 3.6 By 1889 there was rapid expansion of the area with several new developments. The site area is shown as 'Tennis Grounds', what would become the Xaverian Building is shown and labelled 'Blagdon'. Blagdon / Firwood at No.8 Lower Park Road, was a former villa and comprises of several phases of building and is attributed to Alfred Waterhouse, for T. R. Heatherington (see **Figure 3.2** .



Figure 3.1 (Manchester and Salford Sheet 47 (Surveyed 1849, Published 1850) 1:1056).



Figure 3.2 (Manchester - Lancashire CIV.15.17 Surveyed 1889, Published 1891. 1:500).

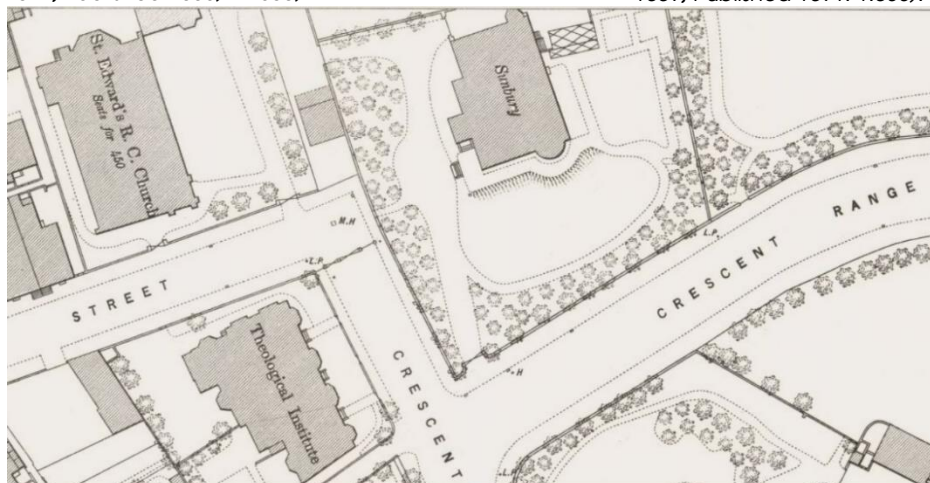


Figure 3.3 (Manchester - Lancashire CIV.15.22 Surveyed 1889, Published 1891. 1:500.)

- 3.7 During the latter half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived

in Addison terrace; Richard Cobden lived at Crescent Gate and the Pankhurst family lived at No. 4 Buckingham Crescent in the 1890s.

- 3.8 The building known as 'Marylands' is also shown by 1889 at that point called 'Regent House' and likely dates from the 1870s. Within the curtilage of the listed building are ancillary buildings which form a courtyard with the Marylands Building and have been converted to operate as a canteen known as the Pavilion. The Pavilion was converted from a nursery although the earliest part of this dates from the same time as the villa.
- 3.9 On the accompanying map of 1889, sheet 22 (**Figure 3.3**), the Church of St. Edward can be seen and was constructed by E.W. Pugin in 1861 along with the associated Theological Institute on the corner of Thurloe Street and Crescent Range. The villa known as 'Sunbury' has also been constructed by this point, it was sited within gardens on the corner plot opposite the Church (**figure 3.3**). The wider suburbs of Manchester have started to enclose much of the area with several rows of terraces also laid out.
- 3.10 The college would move to Victoria Park in 1907 first occupying the former Blagdon / Firwood Building and gradually expanding over the 20th century.



Figure 3.4 Sunbury House before the current render scheme. Note the lost chimney stacks and bracketed eaves. The rear of the Xaverian Building is in the distance.

4. Assessment of Significance

- 4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* the following criteria are employed within this report to assess significance:
- 4.2 Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 4.3 Architectural and artistic interest – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 4.4 Historic interest – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. 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.

4.5 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest' sometimes considered of local interest. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

Figure 4.1 Criteria for significance assessment

4.6 A summary of significance of the assets that may be potentially impacted by the proposal is shown on the following pages using the above criteria.

Heritage Asset	Summary of Significance	Level of Significance
Xaverian College (Grade II)	Known as Firwood or Blagdon, the property was built in 1874-5 by prominent 19th century architect Alfred Waterhouse, for T.R. Heatherington. The building is a good survival of the 19th century villas around Victoria Park, is architecturally impressive and by a nationally significant architect. The views along Lower Park Road contribute to the site's setting and significance, although because it is ancillary wings that face onto the college green this has a more limited contribution to the site's setting.	High
Marylands (Grade II)	Marylands was constructed as a villa c.1870. It is an architectural impressive property built in a Gothic style. The building is a good survival of the 19th century villas around Victoria Park. The views across the green, of and from the building, strongly contribute to setting and significance, along with the views along Lower Park Road.	High
Sunbury Hall (NDHA)	Constructed c.1870 the building is a heavily altered example of the 19th century villas around Victoria Park. Historical images show the render to be a later addition and the chimney stacks and bracketed eaves have also been removed. The setting of the site has been somewhat compromised by neighbouring developments and the conversion of the former grounds into car parking.	Medium
Church of St. Edward (NDHA)	Constructed in 1861 by prominent 19th century architect E.W. Pugin, its exterior survives with a good level of architectural interest. The interior was reordered in the 1960s, with loss of original furnishings, although the original structure, internal volumes and roof timbers are largely intact.	Medium
Theological Institute (NDHA)	19th century theological school with associated group value with the Church. There is architectural treatment to the ground floor with good quality stonework. Windows have been replaced with uPVC.	Medium

Heritage Asset	Summary of Significance	Level of Significance
Victoria Park Conservation Area	The houses in Victoria Park are large and are set in spacious grounds. In many cases the large spaces between buildings have been maintained along with a significant number of trees. The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them for additional height. Other walls are high enough to screen the house and grounds entirely from the road. At the entrances to properties there are some large gates and gate piers. The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically-proportioned windows, roofs were pitched and finished in blue slate. The area represents the developing middle class of Manchester and Rushholme in the 19th century and has strong historic connections to several prominent individuals and architects. The area today has strong aesthetic and architectural interest from its built heritage and tree lined streets and gardens.	High

5. The Heritage Planning Context

Town and Country Planning Act 1990

- 5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.
- 5.2 In this instance the development plan comprises the Manchester's Core Strategy (2012-2027) The provision of this documents is discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.3 The Planning Act (1990) defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 5.4 Paragraph 72 states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
- 5.5 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 5.6 The Revised NPPF which was published in July 2018 and most recently updated in December 2023, sets out the Government's planning policies regarding the conservation of the historic environment.
- 5.7 Section 16, *Conserving and Enhancing the Historic Environment*, and policies 195-214 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their

significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

- 5.8 Paragraphs 200 and 201 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- 5.9 Paragraph 203 sets out three considerations which local planning authorities should consider when determining applications -
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.10 Paragraph 205 notes 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. Paragraph 206 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 5.11 Paragraph 207 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 208 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- 5.12 Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

- 5.13 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 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 apply.
- An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 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.
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance

meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

- It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.

5.14 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, 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.'* (Paragraph: 018 Reference ID: 18a-018-20190723).

Manchester's Core Strategy (2012-2027)

5.15 Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against. It outlines the approach to heritage with the key policy outlined below:

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

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

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

- 5.17 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 5.18 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.19 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 5.20 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

6 Impact Assessment

- 6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 6.3 The following discusses the potential for impacts on the significance of the heritage assets previously outlined.

Impact upon Heritage Assets

- 6.4 The existing site buildings where PV is proposed are all flat roofed, or with a slight slope, and the visibility of the roofs in general is limited. The roofs themselves are corrugated metal and the panels will not obscure any material that makes a positive visual contribution.
- 6.5 The Conservation Area covers a large area that extends eastwards from the site, with the western boundary running roughly along the edge of the College. Potential visibility of the scheme within the Conservation Area will be along the roads adjoining the site and from within the College campus itself and across the green. A selection of potential viewpoints have been considered in the assessment (see **Figure 6.1**).
- 6.6 The College boundary along Lower Park Road and the partly pedestrianised Regent's Place benefit from both a boundary wall and a heavy line of trees which mean there is very limited visibility across the green towards the site locations. The site buildings are partially visible in specific locations, although only the Mayfield Building will give any visibility of the roof and no panels are proposed on the roof slope facing the green (see **Figure 6.4**).

- 6.7 The views across the green are significant, representing an important open space. As discussed above, there is very limited visibility of the roofs on the existing buildings. When near the Mayfield Building (Grade II) at the opposite side of the green the roofscapes are largely not visible. There may be some visibility of the slight building up of the panels as a cross section, although this will make a negligible visual impact on the view (see **Figure 6.6**).
- 6.8 The Ryken Building sits within a group of NDHAs comprising the Church, the Theological School and Sunbury House; again this roofscape is not visible from any of the viewing angles around these assets, generally around the corner of Thurloe Street and Crescent Range. There may be a slight visibility of the cross section of the panels but again this impact is considered to make a negligible impact on any views (see **Figure 6.2** **Figure 6.3**).
- 6.9 The former Blagdon House / Xaverian College building (Grade II) presents rear elevations and extensions onto the green and the proposal will not alter or harm the setting of the asset as the site area is visually separated.
- 6.10 In summary, it is considered that there will be no harm to any designated or non-designated heritage assets resulting from the proposals.

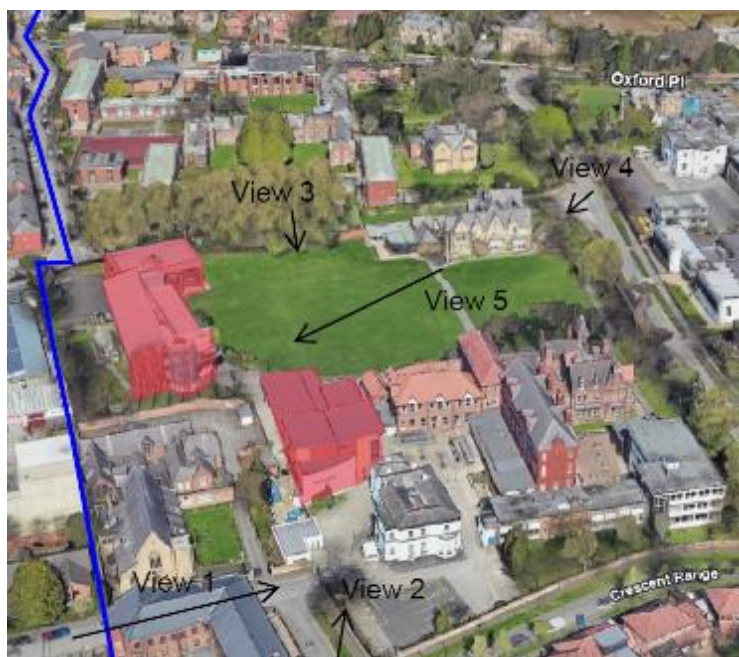


Figure 6.1 The site area shown in red along with the Conservation Area Boundary in blue with identified views around the surrounding development.



Figure 6.2 View 1



Figure 6.3 View 2



Figure 6.4 View 3



Figure 6.5 View 4



Figure 6.6 View 5

Compliance with Planning Policy

- 6.11 The above impact assessment demonstrates there is no harm to significance of any designated or non-designated heritage assets and therefore no further 'clear and convincing justification' is required, as per the NPPF (2023: Para 206).
- 6.12 The proposal will allow the College to reduce its reliance on the national grid and carbon intensive energy production. It will reduce running costs and help with a transition to renewable energy sources and the Government's objectives to meet 'net-zero'. As per paragraph 164 of the NPPF (2023) 'local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings...'
- 6.13 The proposal is compliant with Policy EN 3 (Heritage) of the Manchester Core Plan, as it has been demonstrated that it is 'preserves the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance' evidenced by the fact there is no harm to any heritage assets.
- 6.14 Therefore, the proposal is fully compliant with both local and national planning policy in relation to heritage with no areas of conflict.

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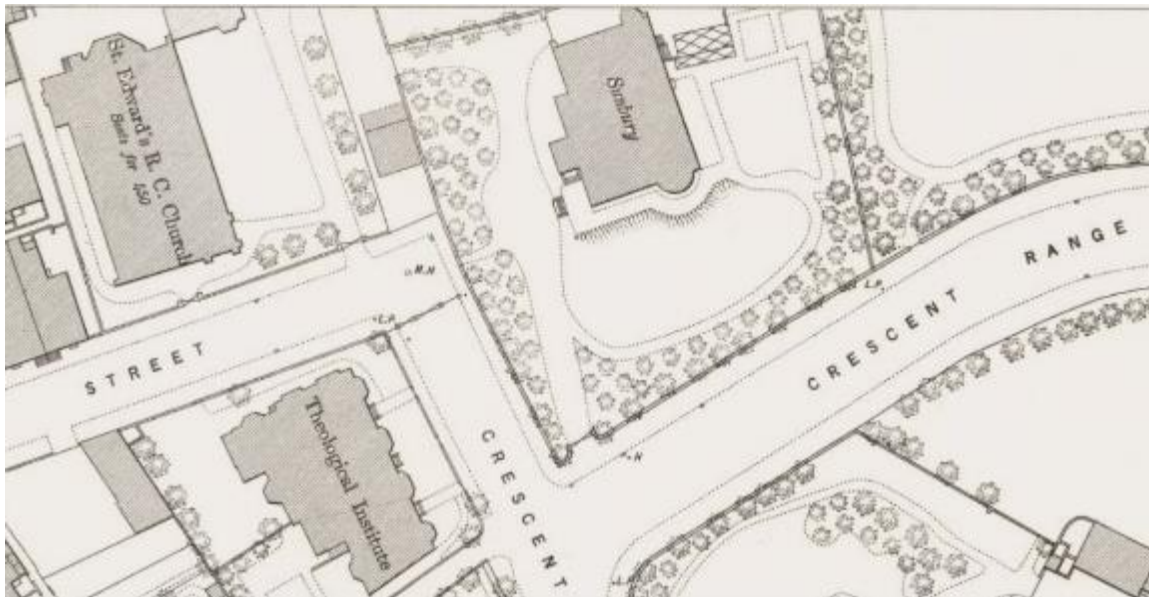
Appendix A – Historical Sources



(Manchester and Salford Sheet 47 (Surveyed 1849, Published 1850) 1:1056).



(Manchester - Lancashire CIV.15.17 Surveyed 1889, Published 1891. 1:500).



Manchester - Lancashire CIV.15.22 Surveyed 1889, Published 1891. 1:500.



Sunbury House before the current render scheme. Note the lost chimney stacks and bracketed eaves. The rear of the Xaverian Building is in the distance.