

**Land at the former Greenfinch Public
House, 108 Palatine Road,
West Didsbury, Manchester
M20 3ZA**

Heritage Statement

Planning Issues Ltd

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Ecus Ltd

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West Didsbury, M20 3ZA – Heritage Statement

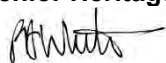
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Executive Summary

Ecus Ltd was commissioned by Planning Issues in July 2023 to assist in the design of a proposed redevelopment with regard to the surrounding historic environment which culminated in a heritage statement to inform a planning application for the redevelopment of land at the former Greenfinch Public House on Palatine Road in West Didsbury.

The former Greenfinch Public House has been the subject to recent renovation and is currently in commercial use. This heritage statement has concluded that the building makes a positive contribution to Albert Park Conservation Area in which it is located.

The Site comprises the former car park which does not contribute positively to Albert Park Conservation Area. In its current character and appearance it makes a negative contribution. The Site is proposed for redevelopment and whilst this heritage statement has concluded that the concept of redevelopment would not result in harm to the historic environment. This statement has concluded that the redevelopment would result in less than substantial harm, albeit at the lower end of the scale and at the threshold with no harm, to Albert Park Conservation Area and, as such, paragraph 202 of the National Planning Policy Framework is engaged. During the planning process this should be weighed against the public benefits provided by the scheme.

This statement does recognise that the redevelopment has paid attention to the historic environment by proposing a building of sympathetic and appropriate height, materials and colour palette to be in keeping with the locality. It would also retain features which do positively contribute to Palatine Road, including the mature trees and boundary treatments, ensuring their preservation and contribution to the Conservation Area. Through repair and positive management their contribution to the character and appearance of the Conservation Area would be enhanced.

No harm has been identified to any other designated or non-designated heritage assets on the historic environment as part of this assessment.

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues in July 2023 to assist in the design of a proposed redevelopment with regard to the surrounding historic environment which culminated in this heritage statement to inform a planning application for Greenfinch Public House on Palatine Road in West Didsbury. (hereafter ‘the Site’). The Site is centred on National Grid Co-ordinate 384318, 392073 (Figure 1).

1.2 The Site

1.2.1 The Site is located within the Manchester suburb of West Didsbury.

1.2.2 The Site is broadly L-shaped in plan, measuring c. 3,227 sqm in extent (Plates 1-2). The Site surrounds the former Greenfinch Public House on two sides and comprises the remnants of a car park which serviced the former public house; which has now been converted to commercial offices. The boundary treatments comprise a low stone wall along Lapwing Lane, a low stone wall with iron railings along Palatine Road, a wooden fence to the south west and to the north east a red brick wall. The Site is relatively flat, lying c. 36 m above Ordnance Datum.



Plate 1. View across the Site towards the south east



Plate 2. View across the Site towards the south west

- 1.2.3 To the north east, the Site is bounded by Lapwing Lane, to the south east by Palatine Road, to the south west by No. 114 Palatine Road, a detached nineteenth century villa, and to the north west by modern residential development around Raleigh Court.
- 1.2.4 The surrounding townscape is broadly residential in character, interspersed with leisure facilities to the south. The busy junction of Lapwing Lane and Palatine Road dominates the townscape in the immediate vicinity of the Site, while the Manchester Metrolink rail line passes to the east of the Site, with the West Didsbury Station located approximately 100 m south east of the Site.

1.3 Aims and Objectives

- 1.3.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:
- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
 - An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.
- 1.3.2 This assessment has been commissioned to focus solely on the proposals with regards to setting and built heritage (including Conservation Areas). It does not discuss the potential for buried archaeological remains within the Site.

1.4 Regulatory and Policy Context

- 1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - o *The Historic Environment in Local Plans* (2015a);
 - o *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - o *The Setting of Heritage Assets* (2017a).
- Historic England's *Understanding Place – Historic Area Assessments* (2017b);
- Historic England's Advice Notes:
 - o 1 (Second Edition): *Conservation Area Appraisal, Designation and Management* (2019a);
 - o 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019b).
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA, 2022);
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020a); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (2020b).

2.2 Scope of Assessment

- 2.2.1 The initial step of the heritage statement process is the identification of heritage assets likely to be affected by the proposed redevelopment due to their presence within the Site or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's GPA3 (2017a).
- 2.2.2 The spatial scope of the assessment was defined by a 250 m study area around the Site to inform for designated heritage assets. Designated heritage assets in the 250 m study area comprise Listed Buildings and Conservation Areas.
- 2.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE);
- Greater Manchester Historic Environment Record (HER) data provided by Greater Manchester Archaeological Advisory Service (GMAAS). Data was received on 6th November 2023. This information has been used to inform this heritage statement but is not reproduced on any accompanying figures or tabulated in the appendices. Where relevant, GMAAS HER references are made;
- Greater Manchester Local Heritage List¹
- Historic mapping available online;
- Aerial photography available online;
- Manchester City Council's online sources² relating to specific Conservation Areas including Albert Park Conservation Area³ (n.d.);
- Relevant primary and secondary sources including published and unpublished documents and reports; and
- A site visit undertaken in October 2023. This included an assessment of the general character of the Site, identification of any heritage assets not identified through desk-based review, and assessment of the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance, and viewpoints where they may be seen alongside one another. The site visit was undertaken in dry clear weather conditions.

2.2.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

- 2.2.5 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.6 Archival material relating to the Site and study area was consulted using online sources. The local archives were not consulted in-person; the online catalogue was reviewed and no further information which would inform our understanding of the Site beyond that which was available online was identified. There may also be other material held in private collections, local repositories

¹ Available at: <https://local-heritage-list.org.uk/greater-manchester> - reviewed November 2023.

² Available at: https://www.manchester.gov.uk/info/511/conservation_areas - reviewed November 2023

³ Available at: https://www.manchester.gov.uk/info/511/conservation_areas/1210/albert_park_conservation_area - reviewed November 2023

and the National Archives; it was not possible to view these as part of the statement.

- 2.2.7 Archival material reproduced in a former Planning and Heritage Statement produced for the Site in 2021 by Paul Butler Associates was utilised for the purpose of this assessment. For copyright reasons these have not been reproduced in this heritage statement.
- 2.2.8 All Ordnance Survey (OS) mapping was obtained from Emapsite and is provided in Appendix 3.
- 2.2.9 Aerial photography was used to inform understanding about the evolution of the historic environment and the Site. Due to copyright it is not reproduced.
- 2.2.10 Sufficient access was afforded to the Site and wider townscape during the site visit. Due to the location of some designated heritage assets within private ownership, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.

2.3 Assessment of Significance

- 2.3.1 The National Planning Policy Framework (NPPF 2023) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 194).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):
- **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.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

- 2.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.3.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 2.3.5 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.
- 2.3.6 Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 203 of the NPPF.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Context

3.1 Introduction

- 3.1.1 In accordance with Step 1 of Historic England's GPA3 (2017a) and *Understanding Place – Historic Area Assessments* (2017b) – Level 1 Outline Assessment, information has been provided below to inform understanding about the historic development of the Site. The information has been summarised to ensure it is appropriate and proportionate, in accordance with the NPPF, to understanding the significance and assessment of impact of the redevelopment.

3.2 Historic Development

- 3.2.1 Place name evidence suggests that Didsbury has Anglo-Saxon origins, deriving from the Old English personal name “Dyd” and “burh” (bury) meaning fortified place (Papillon Graphics 2000-2004).
- 3.2.2 Didsbury was not recorded in the Domesday Survey of 1086, with the earliest recorded reference to it being provided in 1235 by the granting of land for the building of a chapel. This became the parochial church of St. Oswald, later changing its name to St. James in 1855. Near the church on Stenner Lane was a spring or well which provided water and permitted the growth of the hamlet over the next few hundred years. The original core of the village was located approximately 1.5 km south east of the Site, supported by a typical agrarian economy. From the 1300 onwards Didsbury formed part of the manor of Withington, a feudal estate, and the Site is likely to have formed part of the rural hinterland supporting the village throughout the medieval and early post-medieval periods (Gardiner *et al.*, 1998; Manchester City Council 2023a). It is recorded in the thirteenth century as both Ddesbyre, Dydesbiri, Didsbury and Dodesbury (Farrer and Brownbill 1911).
- 3.2.3 Historic mapping from the seventeenth, eighteenth and early nineteenth centuries shows the Site as either blank or undeveloped. Based on the available evidence this suggests it was likely in agricultural use.
- 3.2.4 During the early to mid-nineteenth century the Site was surrounded by fields and farms in the township of Didsbury; a row of farm workers cottages (later redeveloped into commercial premises) was situated on the corner of Barlow Moor Road and Palatine Road with Lapwing Hall the largest farmstead in this area (Manchester City Council 2023a). The Tithe Map of the Township of Didsbury 1849 (Figure 3) records the Site as part of the farm holding, forming gardens.
- 3.2.5 During the Victorian expansion of Manchester, Didsbury developed as a prosperous suburb as local landowners developed new estates such as Albert Park. The settlement of Didsbury continued to expand during the latter part of the nineteenth century, due to its proximity to Manchester making it a desirable commuter town for the middle classes. This resulted in the

gradual expansion northwards to encompass the Site from the mid-1860s, with Palatine Road being authorised by Act of Parliament in 1861 and opened in 1862. The houses along Palatine Road were typically a mixture of detached and semi-detached villas, set within generous garden plots. Corner buildings were typically larger and set within large plots. It is understood that following the development along Palatine Road, development expanded along Old Lansdowne Road, Clyde Road, Northern Grove and Cresswell Grove by wealthy businessmen and merchants (Siddons 2020; Paul Butler Associates 2021; Manchester City Council 2023a).

- 3.2.6 During the 1860s Summer Hill (later becoming the Greenfinch Public House) was established as 60 Palatine Road (later 108 Palatine Road⁴). Summer Hill comprised a double pile house; these houses were common from the mid-eighteenth century to 1860. Summer Hill was in private residential use with census returns from 1871 recording a shipping clerk and his family living on the corner of Palatine Road/Lapwing Lane (Paul Butler Associates 2021).
- 3.2.7 In 1880 the Manchester South District railway line was opened, along with the Didsbury West station. The route of the railway line ran to the north east of the Site. The arrival of the railways further continued the growth of the town and its links to Manchester, resulting in Withington and Didsbury becoming incorporated into the City of Manchester in 1904 (Manchester City Council 2023a).
- 3.2.8 During the late 1880s and 1890s Summer Hill was in use as a school; 1881 census returns record Mary Hanel as the head and her daughter Amelia Hanel as the principal. The school was known as Collegiate High School in 1882 and a large single-storey extension was likely added in 1887 to support its educational function (Paul Butler Associates 2021).
- 3.2.9 OS mapping (Appendix 3) from the 1880s records the Site as part of the grounds associated with Summer Hill. Entry into Site was afforded via Palatine Road in the south with a path/driveway leading up the south east and south west sides of the building before connecting with Lapwing Lane in the north east. Outbuildings are recorded in the northern extent of the Site; two of which are likely associated with horticultural activity and the third, adjacent to Lapwing Lane, a possible coach house. The OS mapping appears to indicate that during this period the grounds within the Site were subdivided, with the principal gardens associated with Summer Hill to the south west of the building and more horticultural activity in the north/north west.
- 3.2.10 During the late nineteenth and early twentieth century, the expansion of residential development was accompanied by the construction of several ecclesiastical, educational, commercial and industrial buildings. These included the Withington Town Hall (Grade II Listed; NHLE: 1291512; GMAAS HER ref. MGM9684), which opened in the 1880s, two former banks - Mercantile Bank of

⁴ The numbering changed in the twentieth century.

Lancashire (Grade II Listed; NHLE:1200800; GMAAS HER ref. MGM9683) and District Bank (West Didsbury Branch; Grade II Listed; NHLE: 1393802; GMAAS HER ref. MGM18088), and a synagogue on Old Lansdowne Road (Grade II Listed; NHLE: 1246274; GMAAS HER ref. MGM17517). The former town hall and banks are no longer in their intended function use. The inter-war years saw renewed growth within the area with large residential estates being established to the north and north west of the previous development limits.

- 3.2.11 The Site is understood to have formed the garden to the Summer Hill residence for much of the twentieth century. In the early twentieth century Summer Hill was a residence and doctors' surgery, before being used as a hostel for men trying to get back into society (Paul Butler Associates 2021). The building was extended throughout this period and OS mapping records the Site subject to change, associated with the layout of the grounds, driveway and outbuildings.
- 3.2.12 In 1992 planning permission was granted for a change of use to a public house and it is likely that the gardens were converted into tarmac car parking around this time. The building was last used as Greenfinch Public House in mid-2020, following which it was a vacant property.
- 3.2.13 In 2022 planning permission was approved for the change of use of the public house to office and accommodation as well as the construction of 9 dwellings within the car park area (App ref. 133740/FO/2022).

3.3 Townscape Assessment

Development

- 3.3.1 The original settlement of Didsbury was centred around the parochial church of St. Oswald, some 1.5 km south east of the Site. It was not until the second half of the nineteenth century that the Site and immediate area was developed. This development was predominately linear following the alignment of existing field boundaries between Lapwing Lane and Barlow Moor Road.
- 3.3.2 Twentieth century development focused on expanding the settlement further to the north and north west, as well as infilling gap sites, which had in some cases remained undeveloped and in other cases had been cleared following bomb damage to houses during the Second World War. Furthermore, the inter-war years saw the creation of recreational sports complexes, which were expanded upon throughout the twentieth century, both to the north and south of the Site.

Character

- 3.3.3 The townscape in the vicinity of the Site, and which forms Albert Park Conservation Area (Figure 2), is defined by five principal parallel roads – Burton Road, Northern Grove (and Cresswell Grove), Clyde Road, Old Lansdowne Road (Plate 3) and Palatine Road. These streetscapes form the basic framework of the area which developed from the late Victorian period onwards.

- 3.3.4 The five streetscapes are characterised predominately by Victorian expansion although many of the historic buildings have since been converted to apartments, and there are purpose-built apartment developments with later infill housing developments on gap sites along the roads. These later developments comprise both townhouses, semi-detached and detached properties, along with blocks of flats (Plates 2, 6 and 7). The built character along the streetscapes therefore ranges in date from late nineteenth century to early twenty-first century (Plate 8), reflecting the growth and continued development of the area, and this is reflected within the height of development which varies from two to three (more historic properties) to four storeys (more recent development). The streets are characterised by built and active frontages and comprise tree-lined avenues (Plate 5). All, except for Palatine Road, are characterised by on-street car parking.
- 3.3.5 Built form along Palatine Road consists of predominately detached and semi-detached villas, set within large plots, typically two to three storey in height. They are constructed of buff bricks with pitched roofs with slate tiles; windows are typically wooden sliding sash design. To the east and west nineteenth century residences are typically more modest, consisting of semi-detached and terraced houses set in comparatively smaller plots. These are two to three storeys in height, constructed of red brick with pitched roofs with slate tiles, and windows are replacement uPVC. Bays are common throughout, as are dormers.
- 3.3.6 Along Palatine Road, buildings are typically set back from the footway behind low stone walls. Historically the residences had front gardens, which have almost entirely converted into driveways in the vicinity of the Site, and trees are retained in a number of properties. Built form along Palatine Road maintains a continuous building line along the streetscape, and the other streetscapes within the conservation area are defined by fine coarse built form with regular pattern and rhythm, reflected in plot subdivision and position in relationship to the streetscape.
- 3.3.7 The townscape in the immediate vicinity of the Site is dominated by the busy junction of Lapwing Lane and Palatine Road, and its associated infrastructure. The Site forms part of the western corner plot of the junction and commercial activity is focused on the east side of Lapwing Lane.
- 3.3.8 Enclosed within the residential townscape are two large recreational sports complexes which contrast with the built-up character of the townscape. To the south west of the Site is a tennis and bowls club, and to the south of the Site a tennis and squash centre.



Plate 3. View along Old Lansdowne Road



Plate 4. Example view of buildings along Old Lansdowne Road



Plate 5. View along Palatine Road looking west



Plate 6. Example view of villas along Palatine Road



Plate 7. Example view of later development along Palatine Road



Plate 8. Example view of modern recent development along Palatine Road

3.4 GMAAS HER Data

- 3.4.1 GMAAS HER data relating to historic landscape character (HLC) records the Site as 108 Palatine Road (ref. HGM14564). The HER data record refers to the building as a public house situated in a 'heavily converted late 19th century villa named Summer Hill' (GMAAS n.d.). It notes the building was in residential use from the late nineteenth to early twentieth century, prior to which it comprised enclosed farm land. The building and its grounds were then recorded as 'commercial' reflecting the use of the building as a public house in the twentieth century.

3.5 Summary of Potential Heritage Constraints

Designated Heritage Assets

- 3.5.1 The Site is located within Albert Park Conservation Area (Figure 2) and this heritage asset will be subject to further assessment in Section 4 to understand how the Site contributes to the significance. Listed Buildings within the Conservation Area will be assessed in conjunction with the designated area and these include:

- Withington Town Hall (NHLE: 1291512) c. 40 m north west of the Site;
- Mercantile Bank of Lancashire (NHLE:1200800) c. 240 m north west of the Site;
- A synagogue on Old Lansdowne Road (NHLE: 1246274) c. 240 m south west of the Site; and

- Oak Bank (NHLE: 1279558) c. 550 m south west of the Site.
- 3.5.2 Two further Conservation Areas are located within 250 m of the Site: Ballbrook, Withington and Blackburn Park, Didsbury. As illustrated on Figure 2, these Conservation Areas abut the boundaries of Albert Park to the east and south east. The contribution the Site makes to the setting of these designated areas is discussed in Section 4 (paragraph 4.2.23).
- 3.5.3 Within Ballbrook Conservation Area is the Grade II Listed District Bank (West Didsbury Branch; NHLE: 1393802), c. 100 m east of the Site. Due to a level of intervisibility, this Listed Building will be assessed individually in Section 4.
- 3.5.4 No further designated heritage assets were identified as potential receptors to the proposed redevelopment thus requiring further assessment as part of this heritage statement.

Non-Designated Heritage Assets

- 3.5.5 There are no known Locally Listed Buildings within the vicinity of the Site, and none were identified as part of the previous planning application (130831/FO/2021). The former Greenfinch Public House is not considered to be a non-designated heritage asset in its own right but as it is located within Albert Park Conservation Area, the heritage interests of the building, and how it contributes to the character and appearance of the designated area, will be assessed in conjunction with the Conservation Area.
- 3.5.6 Other buildings located within Albert Park Conservation Area which as part of this assessment are identified to positively contribute (Albert Park Methodist Church and Cavendish Road School) will be assessed as part of the designated area.
- 3.5.7 No further non-designated heritage assets were identified as potential receptors to the proposed redevelopment thus requiring further assessment as part of this heritage statement.

4. Statement of Significance

4.1 Introduction

- 4.1.1 The following section assesses the heritage significance of designated heritage assets which have been identified as potentially receptors of change within the Site in Section 3 above. This was undertaken in accordance with Step 2 of Historic England's GPA3 (2017a) and assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Designated Heritage Assets

Albert Park Conservation Area

- 4.2.1 Albert Park Conservation Area (Figure 2) is situated c. 6.4 km south of Manchester city centre. It encompasses a total area of c. 38.9 ha and the boundaries extend to the disused Midland railway line in the north, Palatine Road in the east, Barlow Moor Road in the south, and Withington Hospital and government buildings in the west.
- 4.2.2 The Conservation Area was designated in March 1988. No known Conservation Area Appraisal document exists for the Conservation Area but information relating to the history, appearance and built form is available online via Manchester City Council website⁵. The following assessment of significance is therefore informed by the material available online and as well as observations undertaken during a walkover of the Conservation Area as part of the site visit. The level of detail provided is considered proportionate to the Conservation Area's significance and sufficient to inform Section 5 of this heritage statement. This accords with paragraph 197 of the NPPF.

Overview

- 4.2.3 Albert Park Conservation Area is a heritage asset of high significance which derives from its historic and architectural interests inherent in the townscape and associated infrastructure. This includes the historic buildings and is also expressed through the architecture (including materials), street pattern (five principal roads), and approaches into and out of the designated area, as well as sitting in Didsbury abutting the boundaries of Ballbrook Conservation Area to the east and Blackburn Park Conservation Area to the south east. The heritage significance can be summarised as follows:
- The historic development of this area from the Victorian period onwards;
 - The Victorian expansion demonstrated through the parallel street pattern (Burton Road, Northern Grove and Cresswell Grove, Clyde Road, Old Lansdowne Road and Palatine Road) and surviving Victorian villas which exhibit architectural and decorative features;

⁵ Available via: https://www.manchester.gov.uk/info/511/conservation_areas/1210/albert_park_conservation_area - accessed November 2023.

- Continued expansion of the area reflected in the variety of building types comprising villas, townhouses, semi-detached and detached, and blocks of flats of nineteenth to twenty-first century date;
- Special interest drawn from the designated historic buildings within this area which demonstrate late nineteenth and early twentieth century development of residential, civic and public administrative buildings;
- Special interest from non-designated buildings comprising Albert Park Methodist Church and Cavendish Road School expressed through their architectural design, materials and decorative elements;
- The junction between Palatine Road and Lapwing Lane which is characterised by commercial activity and is a key road junction affording entry/exist and defining the boundaries of the Conservation Area and associated built form;
- The street pattern and contrast in character between streetscapes such as Palatine Road and those to the north (Old Lansdowne Road, Clyde Road and Northern Grove), the latter of which is defined by greater enclosure and higher-density development;
- Streetscapes characterised by setback building lines, orientation of built form to the road, boundary treatments and tree-lined avenues;
- Activity, noise and light generated along key streetscapes including Palatine Road and Burton Road, key access routes through the townscape;
- Limited areas of open green space which contrast with the built-up character of the townscape (i.e. The Albert Bowling and Tennis Club and Cavendish Road School playing grounds);
- Mature vegetation comprising tree-lined avenues and greenery in gardens;
- Views albeit restricted and enclosed to along the streetscapes due to density of development in the townscape; and
- Setting of the Conservation Area in the townscape of Didsbury with Ballbrook Conservation Area (a former Edwardian suburban housing estate) to the east and Blackburn Park Conservation Area (an area of larger family houses) to the south east.

Listed Buildings

4.2.4 Within the designated area there are a total of four Grade II Listed Buildings. These comprise:

- Withington Town Hall (NHLE: 1291512; Plate 9) c. 40 m north west of the Site. Originally the Board of Health Offices, it is built of buff brick with red brick and terracotta dressings which form elliptical arches over the first floor windows. Decorative features include a central gable and finials on the

parapet and central clock turret surmounted by a weather vane. Within the listing description it is noted as a '*good example of modest late C19 civic building, representing an important phase in the development of local government*' (Historic England 2023);



Plate 9. Withington Town Hall

- Mercantile Bank of Lancashire (NHLE:1200800) which dates to 1903 and is located c. 240 m north west of the Site. The single storey building is of red brick with red and yellow terracotta detailing forming string courses, eaves cornices with brackets and hood moulds over the semi-circular arched windows. The L-shaped plan is formed of a long range which historically contained the banking hall and general office, and the smaller range (to the left) the former manager's office;
 - A synagogue on Queenston Road and Old Lansdowne Road (NHLE: 1246274; Plate 10) c. 240 m south west of the Site. Constructed of red brick with a Portland stone entrance and architraves around the side doors, the two storey building features a symmetrical composition and comprised a rectangular plan with projecting wings and porch. Within The listing description it is described as a '*fine example of a synagogue of this period*' (Historic England 2023); and
 - Oak Bank also referred to as Oakbank or 112-114 Barlow Moor Road (NHLE: 1279558) comprises a pair of houses dating to 1851 situated c. 550 m south west of the Site. Constructed of red brick the two storey building features a Georgian style and features an iron lattice porch.
- 4.2.5 These Listed Buildings are of high heritage significance; their significance derives from the historic and architectural interest inherent in their historic development and physical fabric. They contribute to the architectural interest and experience along the streetscapes in Albert Park Conservation Area. The setting of these buildings derives from their position within their grounds and the wider

streetscapes in this part of Didsbury. Due to the densely developed nature of the townscape, views of the Listed Buildings from the wider townscape are restricted and those views which provide the greatest contribution to their significance are afforded from their immediate surroundings.



Plate 10. Synagogue on Old Lansdowne Road

- 4.2.6 The Site does not form part of the principal setting of these Listed Buildings. Whilst the Site forms part of the wider context, it is not considered to positively or meaningfully contribute to the legibility or significance of these buildings. It does not contribute to the shared streetscape of Lapwing Lane with the former Withington Town Hall and the Site does not contribute to its experience or appreciation in views which encompass the principal façade (east elevation) of the former town hall. The Site is not encompassed in any further views which contribute to the appreciation or legibility of these buildings. Where visible it forms part of the wider townscape context.

The former Greenfinch Public House

- 4.2.7 The former Greenfinch Public House (Plate 1 and 11) comprises a square double pile building constructed in the 1860s. The building is three storeys in height, with basement, and single storey extensions and additions. It is constructed of buff coloured brick in Flemish bond and all windows and doors are modern additions.
- 4.2.8 The principal (south east) elevation of the building fronts onto Palatine Road and comprises three bays, with the righthand bay forming a projecting gable. Entry is afforded via a central doorway and this is set within a projecting porch which features sandstone columns and coping, lead capital and round arch lintel, and circular feature bearing the image of a head below the porch apex. A large window is present to the left of the door with arch lintel of brick and keystone, and to the right of

the door is a project bay window. Windows on the first floor comprise timber frame sash windows with rounded arch lintels. Cills are formed of a sandstone string course below which is a dogtooth string course formed of brick. The third floor features a window on the projecting gable above which is a dogtooth string course which follows the pitch of the door along the elevation.



Plate 11. The former Greenfinch Public House

- 4.2.9 Either side of the principal elevation are more single storey elevations and on the north east and south west elevation decorative elements match those on the principal south east elevation. A brick stack rises up the face of each of these elevations. The north west elevation forms the rear of the building and this is featureless and blank. Evidence of the later additions and extensions to the building, extending up to the third floor, are evident on this elevation.
- 4.2.10 Historically a residential building, later used for a variety of functions, a planning application was permitted (ref. 130831/FO/2021) in 2022 by Manchester City Council for its change of use and conversion to provide office accommodation and three apartments. These works have been undertaken and the building was in commercial use at the time of the site visit.
- 4.2.11 During the course of planning application 130831/FO/2021, the former Greenfinch Public House was not identified as a Locally Listed Building or non-designated heritage asset by the Local Planning Authority (LPA). Greater Manchester have published the criteria for local listing online; having reviewed this information, the building is not considered to meet the criteria for identification as one⁶.

⁶ Available at: <https://local-heritage-list.org.uk/greater-manchester/criteria> - reviewed November 2023.

4.2.12 Having reviewed the available documentary information and undertaken a site visit, this heritage statement has concluded that the former Greenfinch Public House makes a positive contribution to Albert Park Conservation Area for the following reasons:

- As a late example of a double pile house associated with the development of Palatine Road in the late nineteenth century;
- It shares architectural characteristics with many other surviving villas in the townscape. Its overall design and appearance, and surviving plan/layout, and construction do not feature innovation, architectural quality or rarity. There is no known association with any individual that would heighten its interest.

4.2.13 This heritage statement has concluded that those elements of setting which make a positive and meaningful contribution to the former Greenfinch Public House comprise the following:

- Its position on the corner of Lapwing Lane and Palatine Road which is a prominent junction. It is from this location and the immediate streetscapes that allow for the heritage interests of the building to be understood, experienced and appreciated. Long-distance views from along the streetscapes and wider townscape are restricted (Plate 13-14);
- Its position on the road junction, although the level of activity, noise and light is considered to be a negative contribution to the building;
- The original stone boundary walls which survive along Lapwing Lane and Palatine Road (Plate 12) and former gate piers inscribed with 'Summer Hill'; and
- Mature trees in the grounds associated with the building.

4.2.14 Whilst historically the building would have been situated within a residential context with gardens surrounding the building, its principal setting (which comprises the Site) has been subject to considerable change and alteration. The current character and appearance of the Site does not resemble that which was present during the late nineteenth and early to mid-twentieth century. In its current character and appearance, the Site does not provide any meaningful or positive contribution to the historic interest of the building and its former use, as gardens, is not intelligible in the landscape. Its former layout, appearance and function is therefore best understood, experienced and appreciated from cartographic and historic sources.



Plate 12. Boundary wall and former gate piers along Palatine Road

- 4.2.15 Although the setting reflects the continued development of the Site and comprises the remnants of a former car park which serviced the public house, it comprises a vacant undeveloped area in an unkempt condition which is of no visual interest and poor public realm. In its current character and appearance it has a negative impact on the Conservation Area.

Streetscape

- 4.2.16 The character and appearance of the streetscapes in Albert Park Conservation Area derives from the built up character and function. During the site visit it was noted that although many Victorian villas survive along Palatine Road, the streetscape has also been subject to later change and development resulting in buildings of modern date (Plates 7-8) alongside former villas being converted for multi occupancy. Modern development (Plate 8) has regenerated this area and during the site visit was noted for being of sympathetic design and materials to the historic environment. This is reflected in key architectural traits such as steep gabled roofs, chimneys, vertically proportioned windows, projecting bays and brick and stone detailing.
- 4.2.17 The Site does not contribute to the northern side of Palatine Road⁷ and comprises an area where the built environment structure and townscape character break down. Although historically the Site would have comprised gardens associated with Summer Hill, this functional association was diminished following the conversion of the building to use as a public house. It was subsequently used as a car park for the Greenfinch Public House before its subsequent closure and recent conversion for commercial use. These former functions are not appreciable in the townscape or

⁷ The southern side of the road falls within Blackburn Park Conservation Area.

street today. It does not comprise an area of mature landscaping and is of no visual or aesthetic interest. As the remnants of a former car park, it is no longer in active use. Whilst the Site is an area of open space, it is not an open space of any heritage value and is not in keeping with the residential context of built form along Palatine Road. In its current character and appearance it is considered an intrusion in the streetscape and does not reflect the historic character of the streetscape or character of space surrounding/between built form. The Site is of poor public realm and lacks no meaningful positive dialogue with its surroundings. Its overall contribution is considered negative.

- 4.2.18 The southern side of Palatine Road forms part of Blackburn Park Conservation Area which features both historic and modern development. This heritage statement has concluded that the Site, a detracting negative parcel of land, does not contribute to this side of the streetscape and therefore setting of Blackburn Park Conservation Area.
- 4.2.19 Online information relating to Albert Park does not identify any significant or key views within the Conservation Area. The Site is visible on the approach into Albert Park Conservation Area from the junction between Palatine Road/Lapwing Lane, and directly from these streetscapes (Plate 14). Views from the wider townscape are restricted (Plate 13). In views along Palatine Road/Lapwing Lane, the Site appears as a vacant undeveloped area which lacks coherence with its surroundings. Its unkept character is appreciable in such views and is considered to negatively detract from its surroundings. It does not provide a positive contribution to its surroundings or enhance our understanding of the historic environment or significance of Albert Park Conservation Area.
- 4.2.20 Within the Site itself, positive features which contribute to the streetscape and Conservation Area are limited to the mature trees along the Site boundaries and boundary treatments along Palatine Road. The latter comprises a stone boundary wall and the former gate piers to Summer Hill. The railings are not original.



Plate 13. Long-distance view along Palatine Road



Plate 14. View towards the Site from Palatine Road

Setting

4.2.21 The setting of Albert Park Conservation Area is defined by the diverse townscape of Didsbury, reflected in the designation of two separate Conservation Areas in the immediate environs: Ballbrook Conservation to the east and Blackburn Park to the south east.

4.2.22 Whilst the wider townscape forms part of the context of Albert Park Conservation Area and contributes to understanding and appreciating the historic development and expansion of Didsbury

from the Victorian period onwards, its overall contribution to the significance of Albert Conservation Area is considered to be low.

- 4.2.23 Where encompassed in views which also incorporate Ballbrook and Blackburn Park Conservation Areas, notably from Palatine Road and Lapwing Lane, the appearance of the Site does not positively or meaningfully contribute to the townscape. In turn, it makes a negative contribution to the setting of these two independently designated areas.

Summary

- 4.2.24 Overall this heritage statement has concluded that the Site makes a negative contribution to Albert Park Conservation Area, with only those elements which positively contributing comprising the boundary treatments along Palatine Road and mature trees along the Site boundaries.

District Bank

- 4.2.25 Located c. 100 m east of the Site the former District Bank, also known as West Didsbury Branch (of the Manchester and Liverpool District Banking Company), comprises a building dating from 1914-1915 by architects Barker, Ellis and Jones of Manchester constructed of brick with mock timber framing and cement rendered panels (Gardiner et al., 1998). The two storey detached building features a Tudor Revival style with deep pitched and half hipped roof (Plate 15). Subject to some later alteration, since the late twentieth century the building has been in commercial (office) and residential use.
- 4.2.26 The building is of high heritage significance which derives from its historic interest, architectural interest and group values forming part of a group of buildings⁸ fronting onto Lapwing Lane, Palatine Road and Ballbrook Avenue representing post-war development in this area. The historic interest derives from its historic development and association with Manchester and Liverpool District Banking Company and associated architects who were a regional firm and responsible for designing banks in Greater Manchester. The architectural interest, and principal reasons for designated, are summarised as follows in the listing description:

*‘*External architectural quality: It possesses a distinctive and striking Tudor Revival design incorporating the use of jettied gables, mock timber framing and leaded mullioned windows * Interior architectural quality: The Tudor Revival design of the exterior is echoed in the decorative treatment of the interior, such as applied ‘beams’ in the banking hall and a Tudor-arched fireplace in the public waiting area * Intactness: Both the exterior and interior remain largely unaltered and the principal public and private spaces retain many original features, including fireplaces, the original public counter, panelled dados, and the banking hall skylight’* (Historic

⁸ The group includes the former post office (now 101 Palatine Road) and telephone exchange (now 33 Ballbrook Avenue) buildings.

England 2023).

4.2.27 The Listed Building is situated on a corner plot at the junction between Palatine Road and Ballbrook Avenue. The building fronts onto Palatine Road but is setback from the pavement beyond an area of hardstanding enclosed by railings (Plate 15). An enclosed yard is located to the rear. Mature vegetation is located within its grounds and along Ballbrook Avenue. Due to its setback position and presence of mature vegetation, the Listed Building is best appreciated from within close proximity from the surrounding streetscapes with views from further along these streets and wider townscapes is restricted. It is from its immediate grounds and immediate surrounding streetscape the heritage interests inherent in physical fabric and form of the Listed Building, as well as its group values with the former post office and telephone exchange, are best understood, experienced and appreciated.



Plate 15. District Bank

4.2.28 The Site is located 100 m west of the former District Bank. There is no known historical or functional association and the Site does not form part of the principal setting (i.e. immediate grounds) of the Listed Building. Although the Site forms part of the wider streetscape of Palatine Road, it is not in keeping with the built up character of the townscape and does not enhance the heritage interest, legibility or setting of this Listed Building. The Site does not possess attributes that make a positive contribution to the understanding and/or appreciation of the interests that embody the significance of the Listed Building, and in views from the former District Bank, it provides no meaningful contribution. The Site therefore provides a negative contribution to the setting and significance of the former District Bank.

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

5.2 Redevelopment Proposals

5.2.1 The proposed redevelopment of the Site comprises:

- Construction of a retirement development building – a single linear building with rectangular footprint set perpendicular and orientated onto Palatine Road;
- Access will continue to be afforded off the existing pedestrian entry point off Lapwing Lane;
- The central extent of the Site will remain an area of hardstanding, utilised for car parking;
- Pedestrian access of Palatine Road will be retained and run through the centre of the Site; and
- Landscaping comprising amenity grass surrounding the retirement development building, retention of mature trees and hedges with the Site and retention of existing boundary treatments.

5.2.2 Materials comprise buff brick with blue brick banding and reconstructed stone headers and cills. Slate effect roof tiles are proposed for the roof and white uPVC for the windows. Balconies are proposed along the north east and south west elevations, albeit limited in number.

5.3 Impact upon the Identified Heritage Assets

5.3.1 The proposed redevelopment would not directly impact upon any Listed Buildings within the vicinity of the Site or the following Conservation Areas: Blackburn Park and Ballbrook Conservation Area. The change posed to the setting of these heritage assets is not considered to equate to harm and they are therefore not discussed in anymore detail.

5.3.2 The Site lies within Albert Park Conservation Area on land associated with the former Greenfinch Public House. The former Greenfinch Public House is considered to make a positive contribution to the Conservation Area, whilst the Site which forms its former car park is considered to be a negative feature.

5.3.3 This heritage statement has concluded that the planning application for change to the Site is not harmful to either Albert Park Conservation Area or the former Greenfinch Public House. No harm has been concluded due to the negative contribution the Site provides as a result of its absence of value, lack of coherence with former and existing character along the streetscape and poor public realm.

- 5.3.4 The redevelopment would not directly impact upon the physical fabric of the former Greenfinch Public House and the boundary treatments and mature trees within the Site would be retained. They would continue to contribute to the streetscape of Palatine Road and Albert Park Conservation Area.
- 5.3.5 The proposed scheme retains and preserves key elements that positively contribute to the character and appearance of Albert Park Conservation Area. The proposed redevelopment takes this opportunity to preserve and enhance through these numerous points::
- The contributing heritage interests to Albert Park Conservation Area would largely remain and there would be no total loss of vitiate of the significance altogether;
 - The redevelopment would not diminish our understanding of the historic environment or the ability to appreciate and experience it;
 - The former Greenfinch Public House would be retained and its position on an important road junction would be unaffected;
 - The corner plot location of the former Greenfinch Public House would remain prominent and visible and appreciable;
 - The proposed residential character of the Site would not deviate from the residential character of Palatine Road, Lapwing Lane or the wider context;
 - The redevelopment would form part of the residential frontage along Palatine Road;
 - The existing entrance into the Site and former Greenfinch Public House would be retained and there would be no changes to the plot boundaries;
 - Through positioning, the proposed redevelopment ensures a clear distinction between the proposed building and the former Greenfinch Public House, and thus ensures the historic development of the built environment and streetscape remain readable and appreciable. The former Greenfinch Public House would not be overshadowed;
 - Through positioning and orientation to Palatine Road the redevelopment accords with the streetscape as it creates a continuous building line facing Palatine Road, in turn creating a visual and stylistic association and connection between the former Greenfinch Public House and the villas south of the Site;
 - Retention of the existing boundary treatments and mature trees alongside a proposed small garden space fronting Palatine Road which make a positive contribution to the streetscape and compliment/add to the green aesthetic extent along the road;

- Retention of the existing boundary treatments and mature trees would positively contribute to the former Greenfinch Public House;
 - Through repair and restoration, the boundary wall and former gate piers along Palatine Road would be made good and preserved for the enjoyment of current and future generations. They would be subject to positive management enhancing and preserving them and their contribution;
 - Through height the redevelopment is subservient to the former Greenfinch Public House and would not challenge or draw attention away from this building through the proposed height/number of storeys. The height also corresponds with but does not exceed the established roof/ridge lines and building heights in the surrounding context. It would not therefore negatively impact upon the positive contribution the former Greenfinch Public House makes to the experience of the streetscape or approach into/from the Conservation Area. Through the proposed height, the redevelopment would not challenge other landmark buildings including the Withington Town Hall (Grade II Listed; NHLE: 1291512);
 - Through height and positioning, setback in the Site, the redevelopment would not become a detracting focal point or be visible from the majority of the streetscape. As such, the former Greenfinch Public House would continue to be appreciable on the corner between Lapwing Lane and Palatine Road and part of the streetscape of surviving villas which has evolved as the area has developed;
 - The design of the roof and use of gables reflects architectural traits inherent in the area;
 - Materials proposed are sympathetic and appropriate through the use of buff brick and a traditional colour palette;
 - The architectural style of the former Greenfinch Public House is reflected through the choice of materials (buff brick) and architectural detailing (window headers). Its neutrality and coherence in materials and detailing avoids introducing visually striking building which would detract architecturally from the former Greenfinch Public House or from other buildings along Palatine Road; and
 - The proposed location for car parking prevents it being visually intrusive and removes a large area of hardstanding which would be unsightly. On-site car parking is a characteristic of Palatine Road.
- 5.3.6 This statement has therefore concluded that the redevelopment would result in less than substantial harm, albeit at the lower end of the scale and at the threshold with no harm, to Albert Park Conservation Area
- 5.3.7 In line with paragraph 202 of the NPPF: *'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' (2023, p. 57).

6. Conclusion

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposed redevelopment. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 6.1.2 The Site comprises the former car park associated with the Greenfinch Public House, recently converted for commercial use. This heritage statement has concluded that the site makes a negative contribution to the historic environment.
- 6.1.3 The Site is proposed for redevelopment comprising retirement living development with associated services, utilities, access, landscaping and car parking. Whilst this statement has concluded that the redevelopment would result in harm to Albert Park Conservation Area, the level of harm identified is not considered to be substantial and would equate to the lower end of the scale of harm – *less than substantial harm (lower end at the threshold with no harm)*. This heritage statement recognises that the redevelopment has paid attention to the historic environment by proposing a building of sympathetic and appropriate height, materials and colour palette to be in keeping with the locality. It would also retain positive features which contribute to Palatine Road within the Conservation Area, which includes the mature trees and boundary treatments, ensuring their long-term preservation and contribution to the streetscape of Palatine Road. Through repair and positive management their contribution would be enhanced.
- 6.1.4 As less than substantial harm has been identified, paragraph 202 of the NPPF is engaged. During the planning process this should be weighed against the public benefits of the redevelopment. Whilst a level of harm has been identified, the opportunities redevelopment of this Site cannot be overlooked. Redevelopment would provide an opportunity for regeneration and to improve the contribution the Site makes to Albert Park Conservation Areas.
- 6.1.5 This heritage statement has concluded that the proposed redevelopment of the Site would not result in harm to any further heritage assets located within the vicinity of the Site including Blackburn Park and Ballbrook Conservation Area and the following Listed Buildings:
- Withington Town Hall (NHLE: 1291512);
 - Mercantile Bank of Lancashire (NHLE:1200800);
 - A synagogue on Old Lansdowne Road (NHLE: 1246274);
 - Oak Bank (NHLE: 1279558); and
 - Grade II Listed District Bank (West Didsbury Branch; NHLE: 1393802).

6.1.6 This heritage statement been commissioned to focus solely on built heritage (including Conservation Areas) and therefore does not discuss the proposals with regard to buried archaeology.

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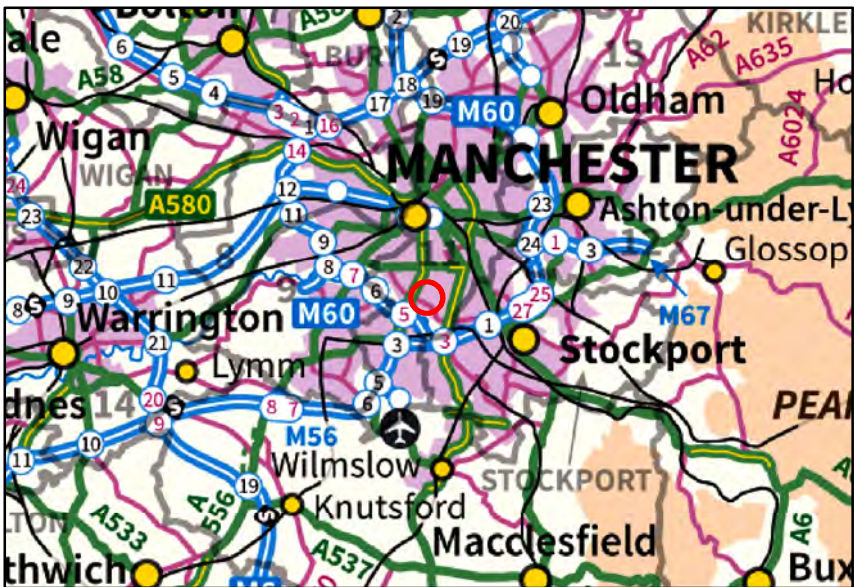
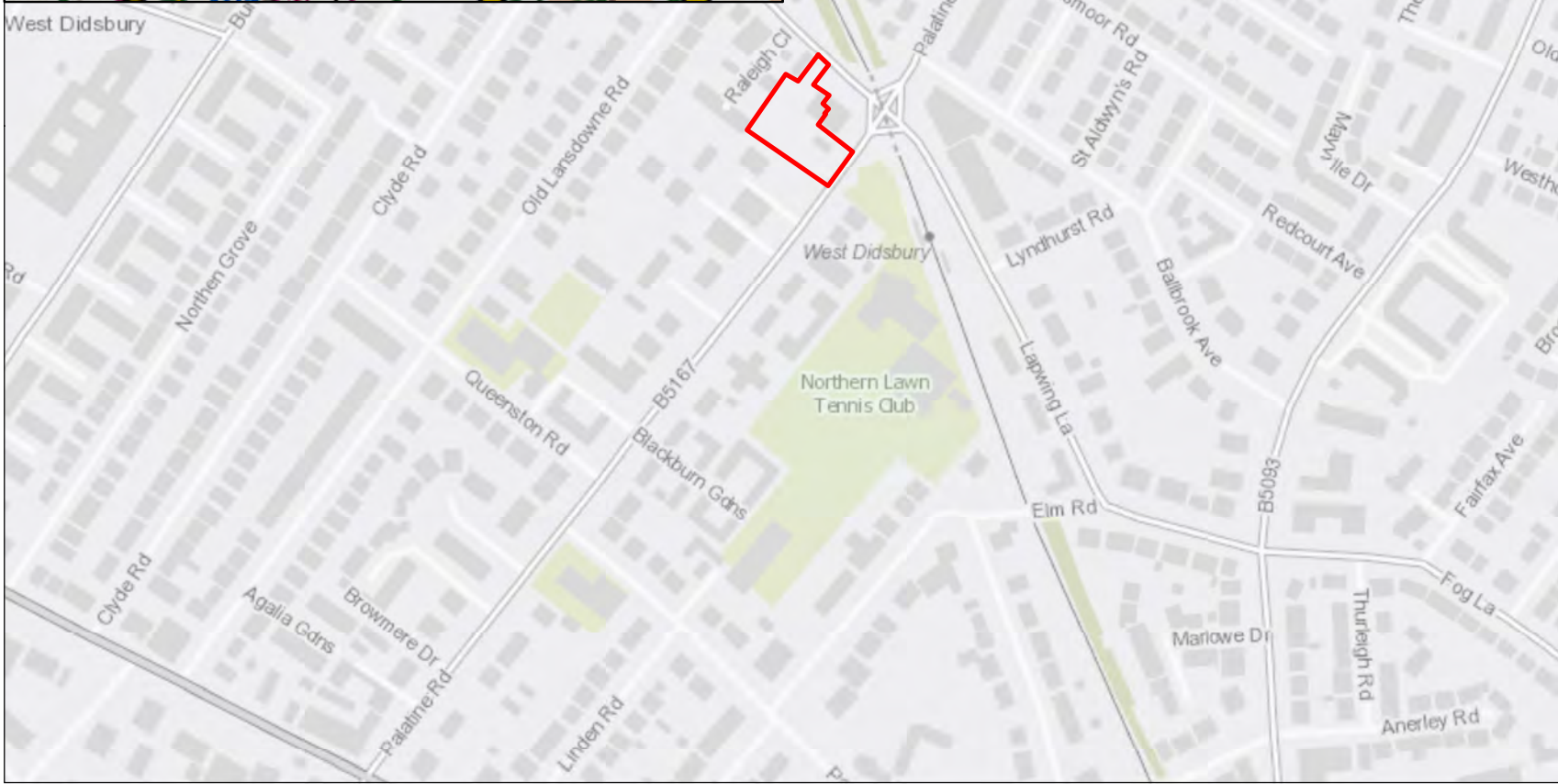
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Figures



KEY

 Site



Planning Issues Ltd
 Land at the former Greenfinch Public House, 108 Palatine Road, West Didsbury, M20 3ZA – Heritage Statement

Figure 1: Site Location

Brook Holt 3 Blackburn Road Sheffield S61 2DW
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KEY



Site



Grade II Listed Building

Conservation Areas by Name



Albert Park, West Didsbury



Ballbrook, Withington



Blackburn Park, Didsbury

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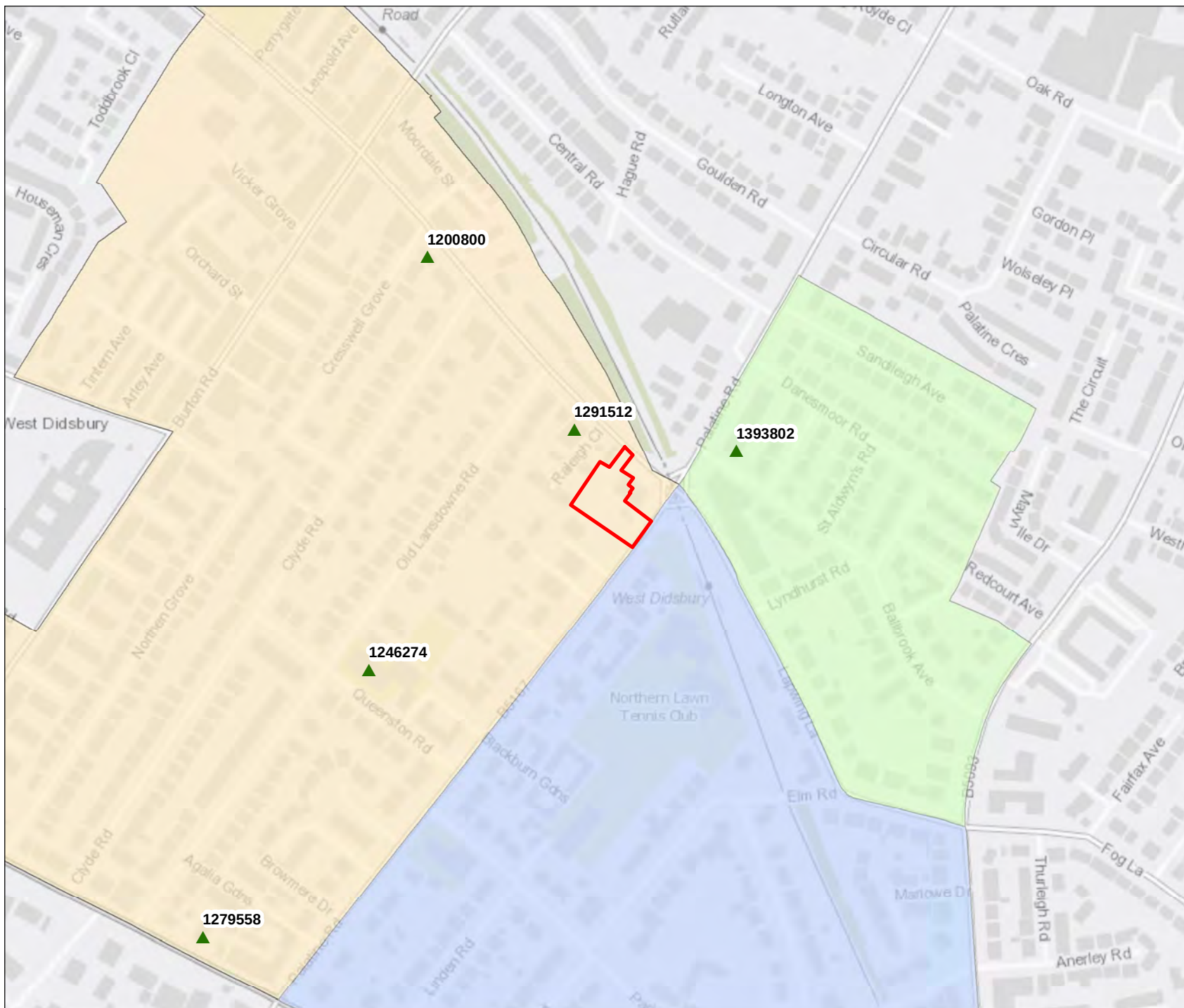


Planning Issues Ltd

Land at the former Greenfinch Public House, 108 Palatine Road, West Didsbury, M20 3ZA – Heritage Statement

Figure 2: Select Conservation Areas and Select Listed Buildings

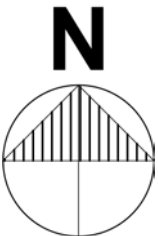
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KEY

 Site



0 10 20 30 40 50 m

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Land at the former Greenfinch Public
House, 108 Palatine Road, West
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Heritage Statement

Figure 3: Extract from the Township of
Didsbury Tithe Map (1849)

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Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the unitary authority of Manchester City Council and the Development Plan for Manchester comprises the following documents relevant to this assessment:

- The Core Strategy Development Plan (2012) of which relevant policies comprise:
 - o Policy EN1 Design Principles and Strategic Character Areas;
 - o Policy EN3 Heritage; and
 - o Policy DM 1 Development Management.
- Saved policies of the Unitary Development Plan for Manchester (1995) of which relevant policies comprise:
 - o DC18 Conservation Areas; and
 - o DC19 Listed Buildings

Appendix 2: OS mapping

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Map Name: County Series

Map date: 1881

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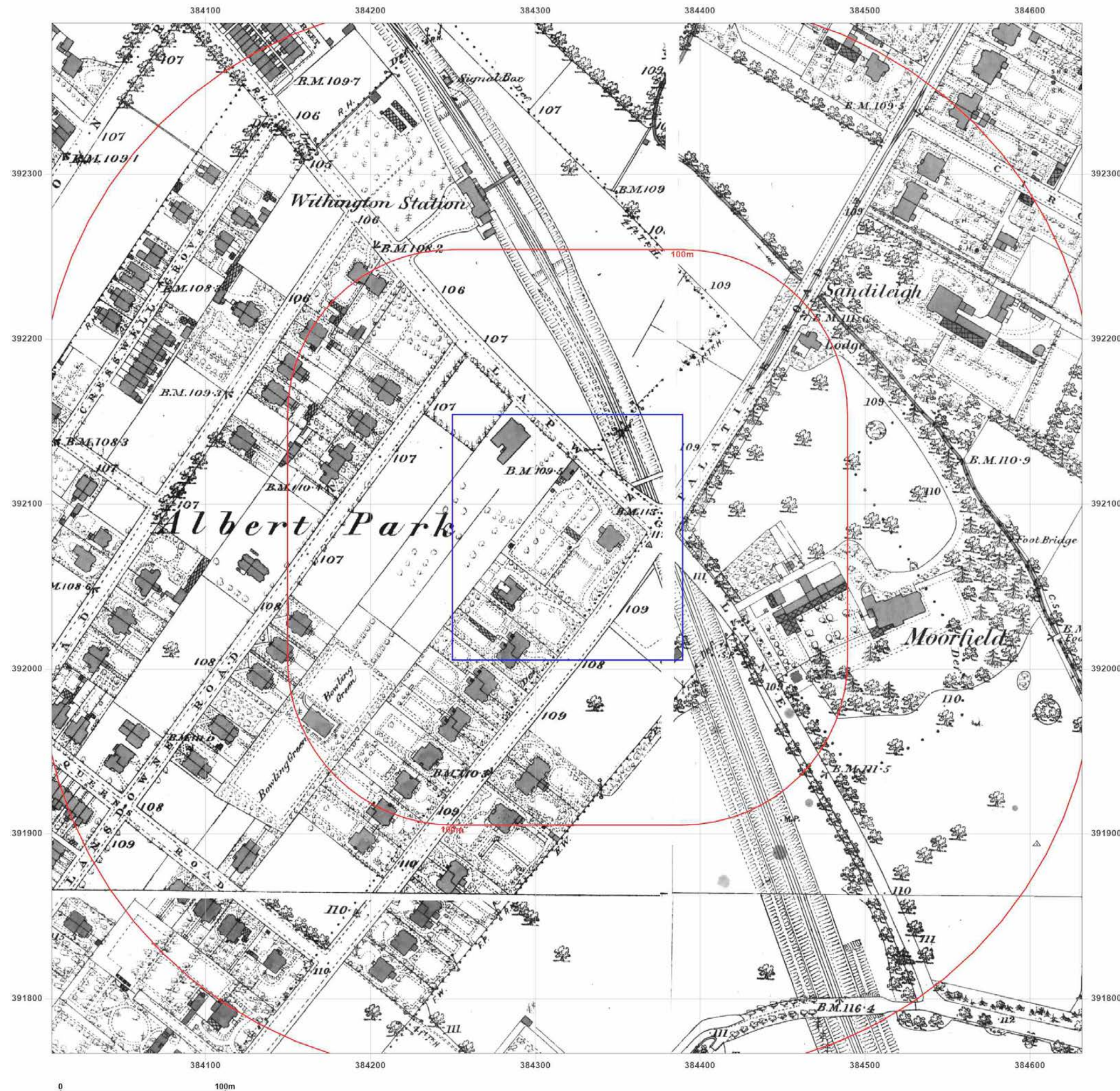


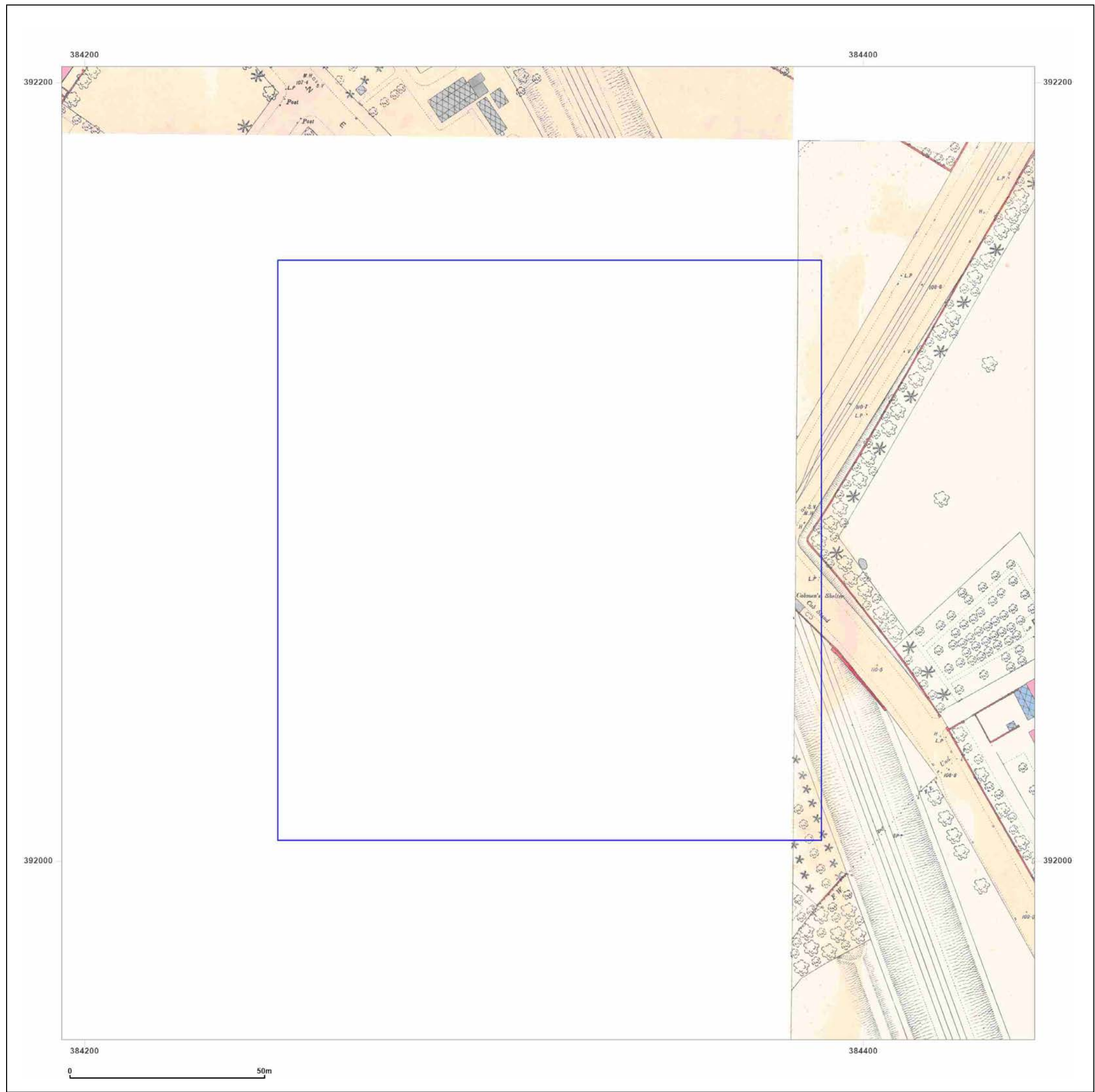
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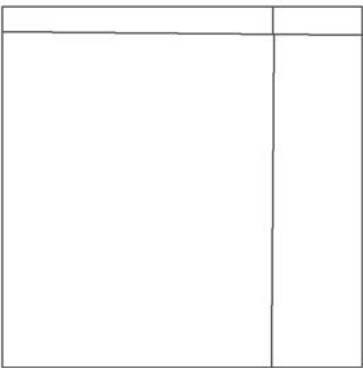
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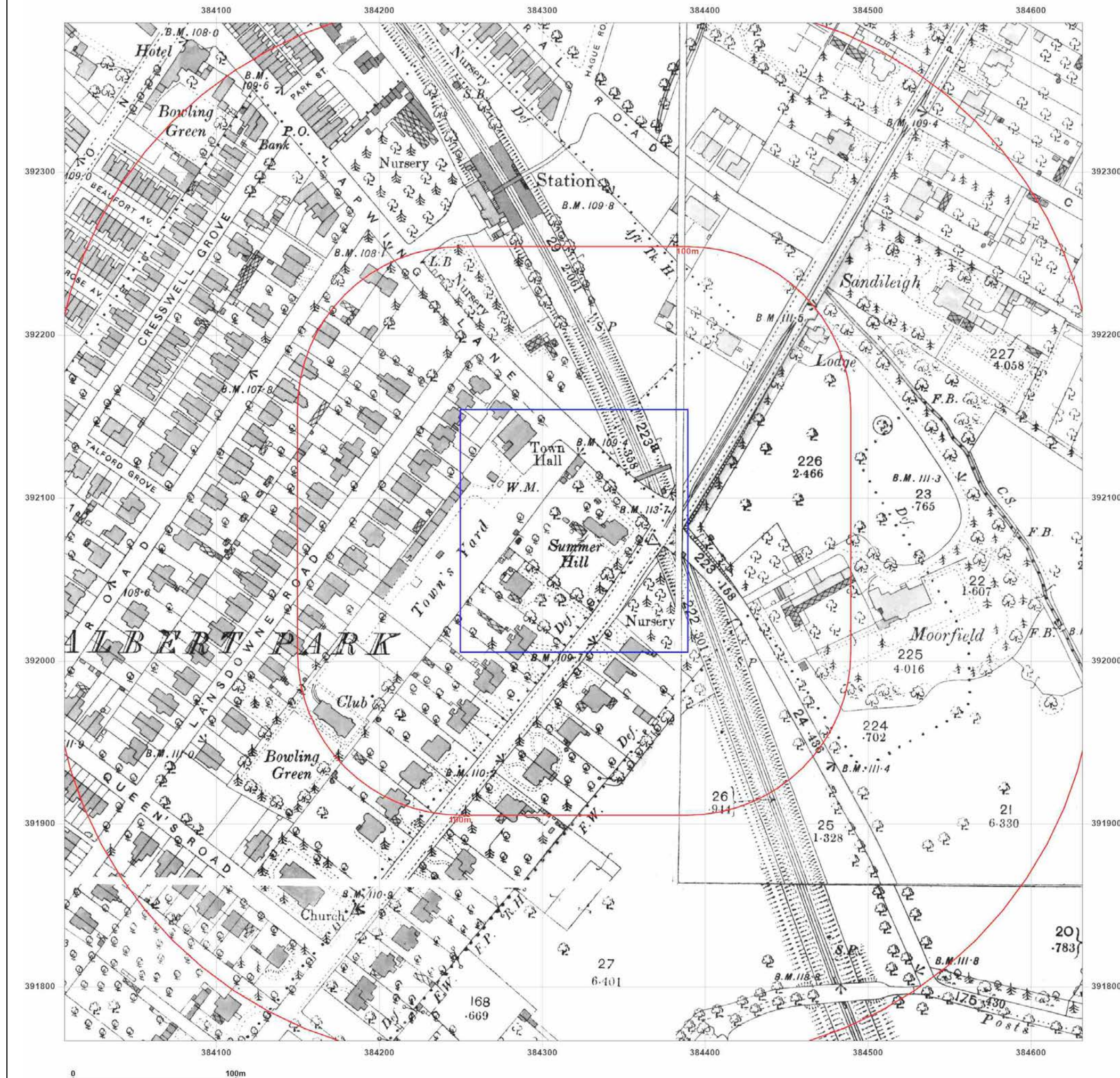


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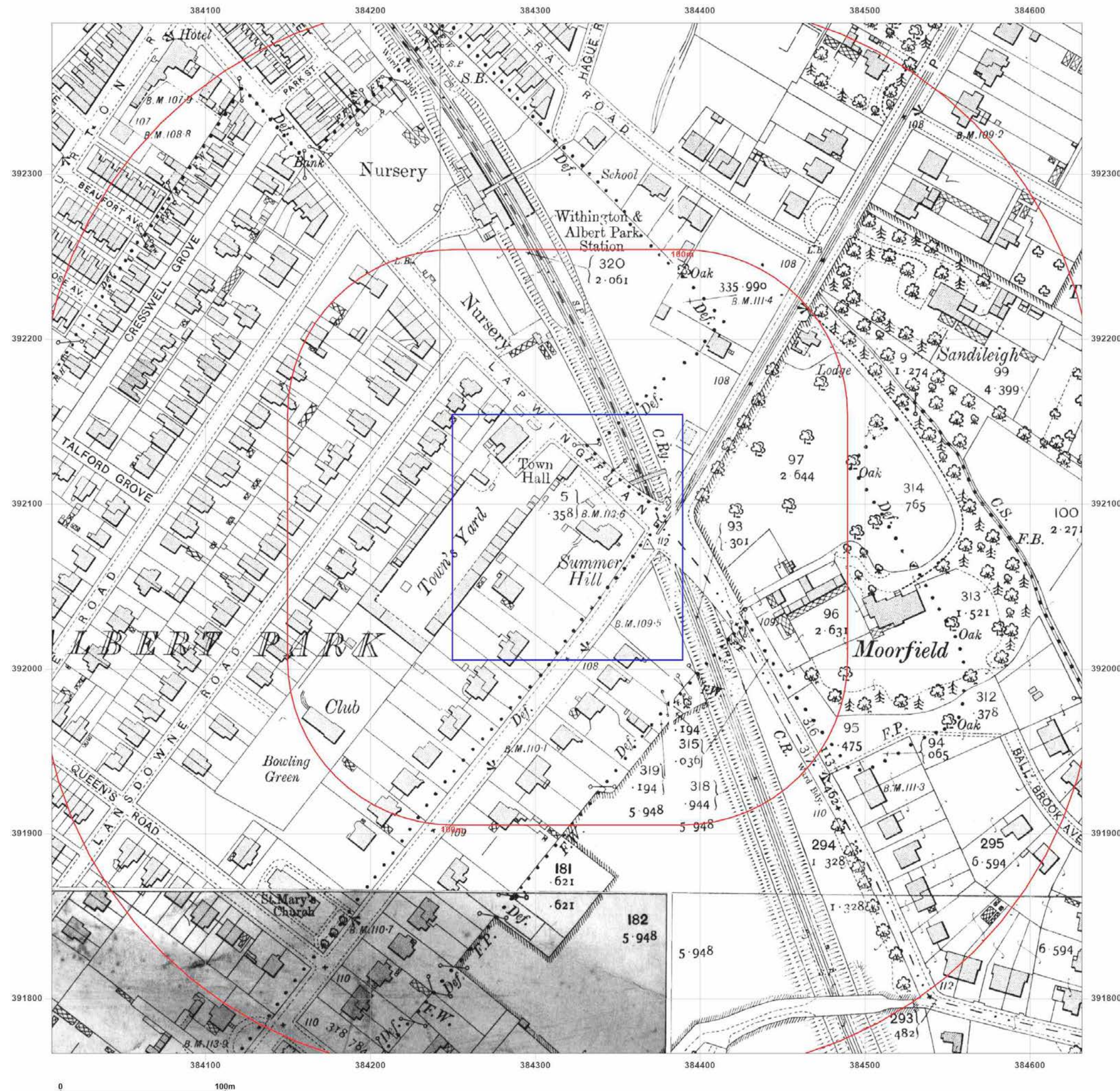


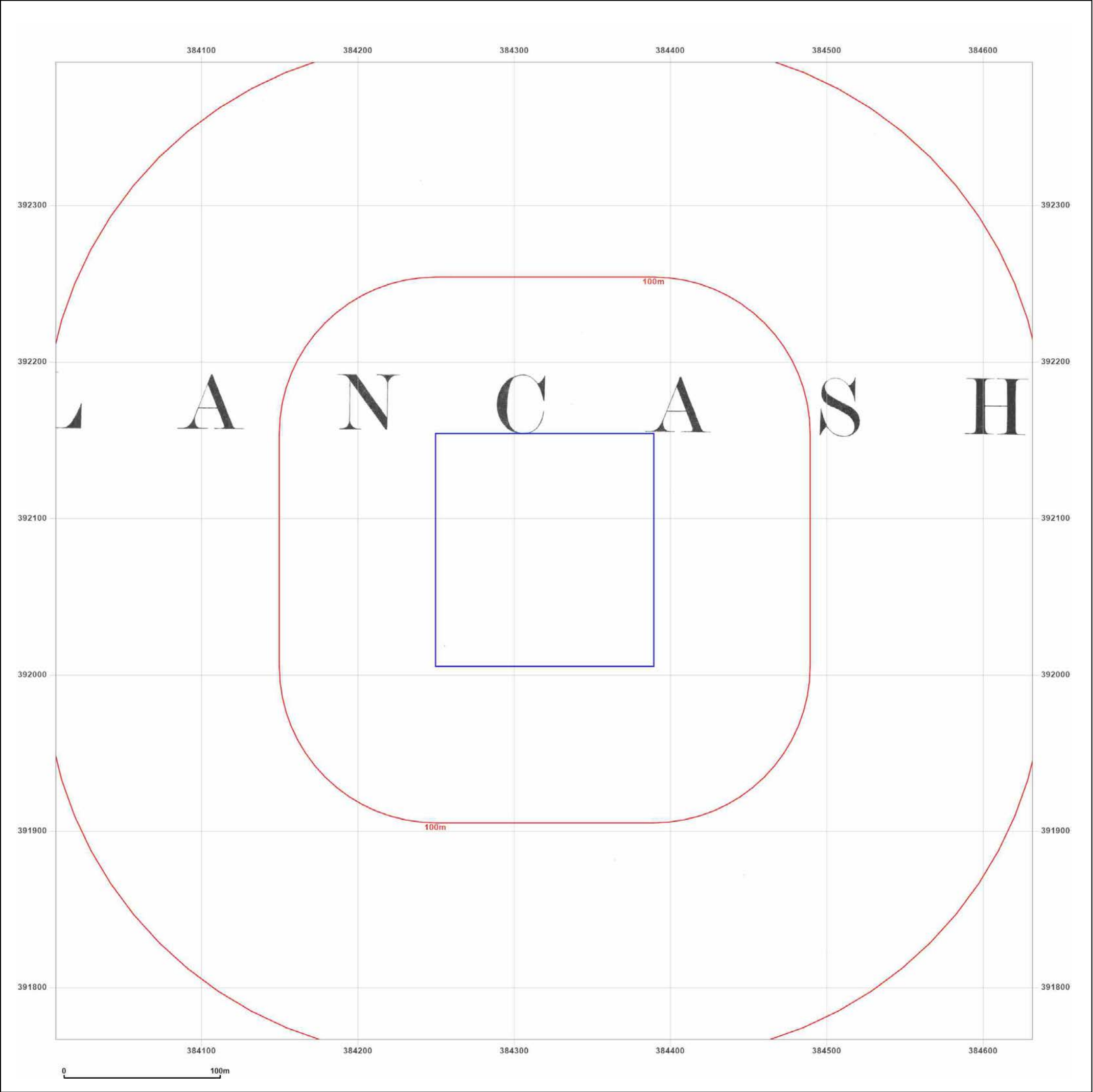
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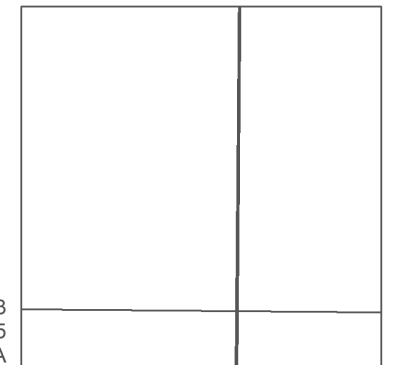
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Map Name: National Grid

Map date: 1955-1957

Scale: 1:1,250

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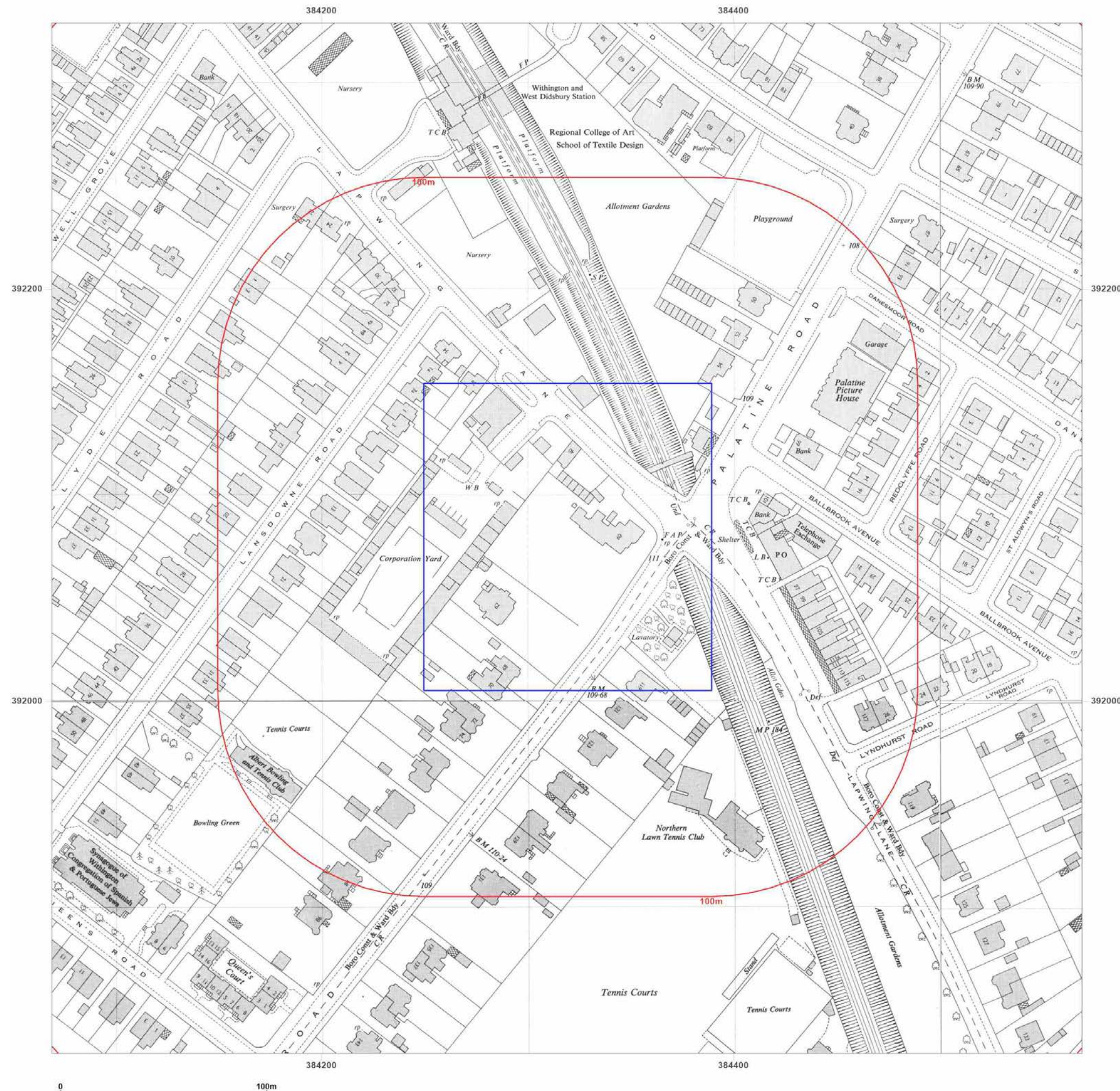


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Map Name: National Grid

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Map Name: National Grid

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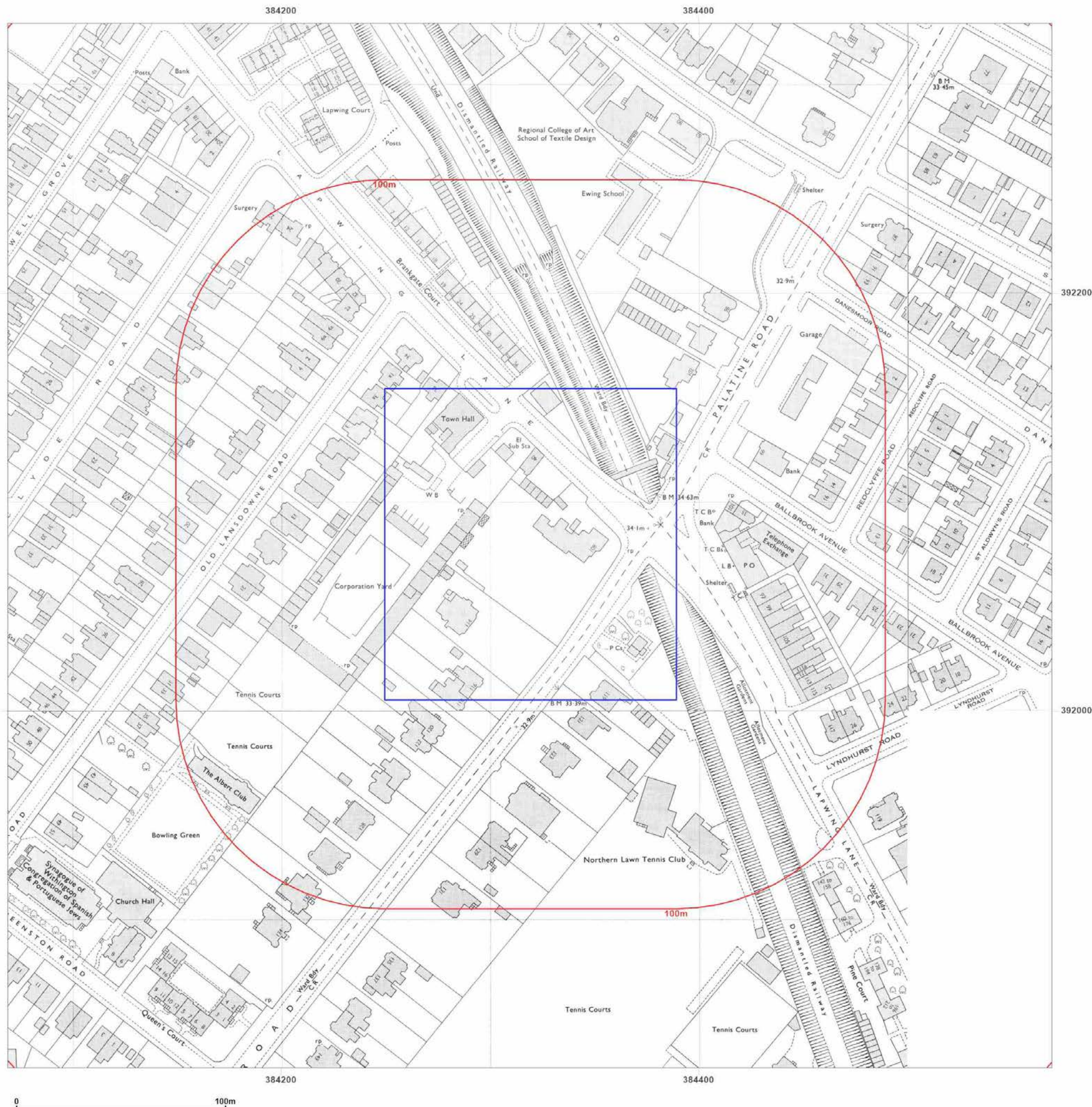


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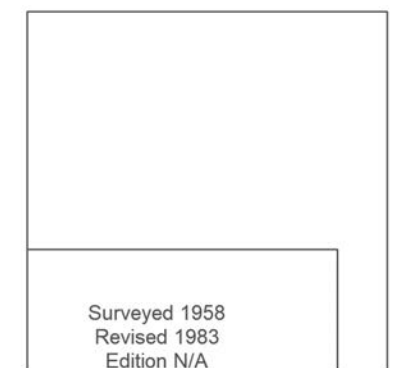
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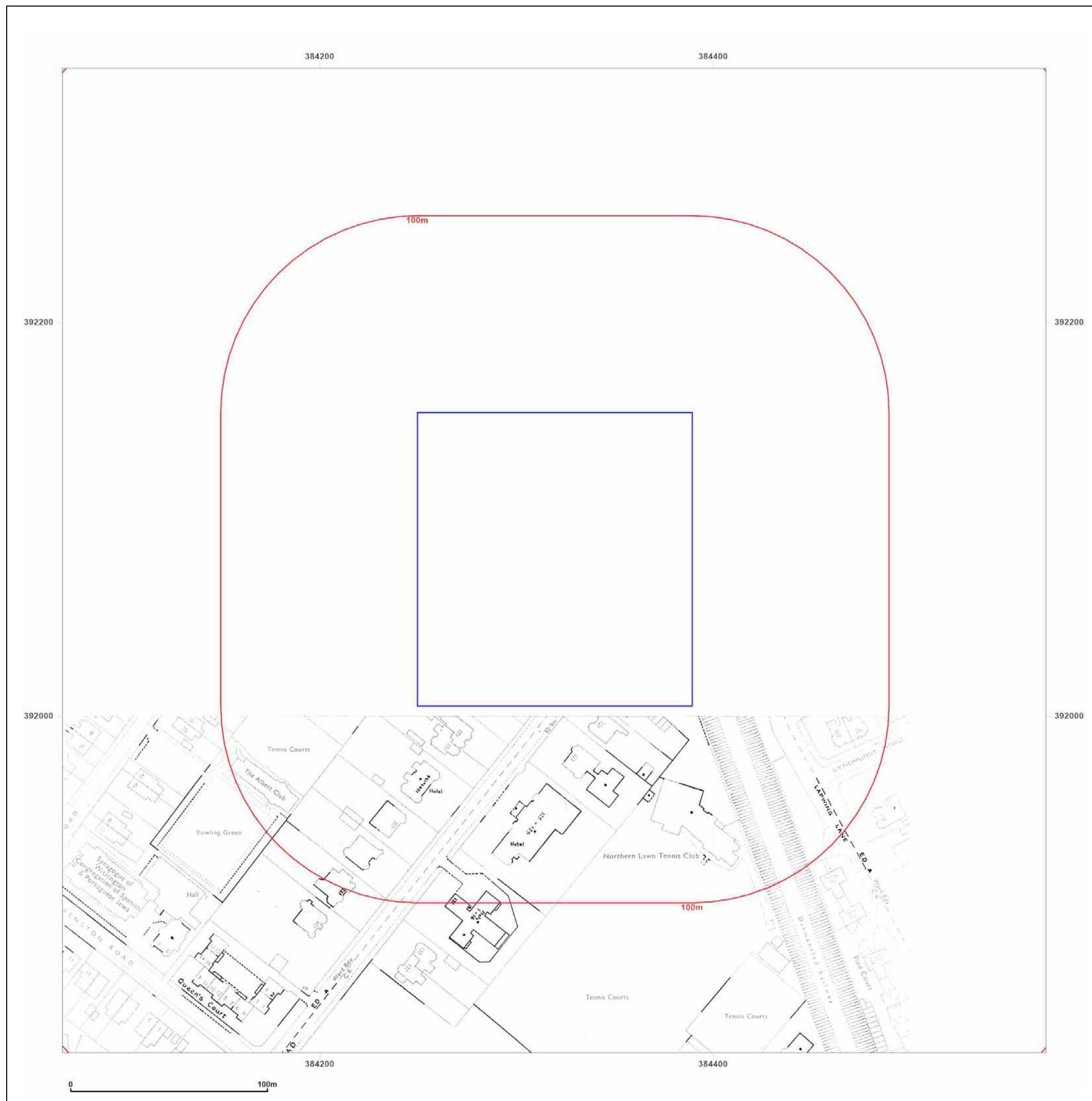


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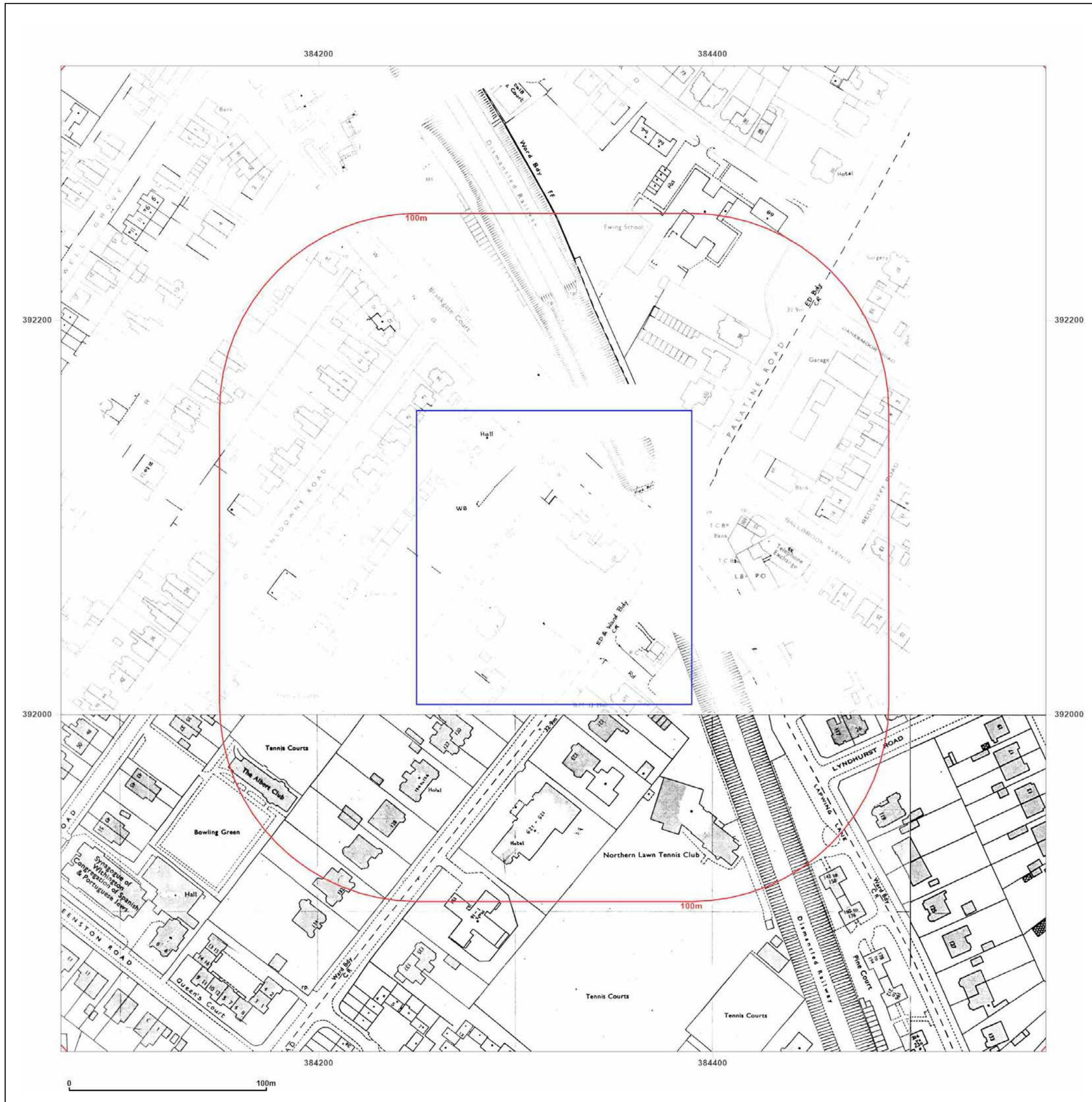


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