

SAFESTORE, CHEETHAM HILL MANCHESTER

HERITAGE STATEMENT

DECEMBER 2023



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1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Montagu Evans and is submitted on behalf of Safestore Properties Ltd (“the Applicant”) in support of an application for full planning permission (“the Application”) at Safestore, Cheetham Hill, Manchester, M8 8LW (“the Site”).
- 1.2 The Application seeks planning permission for a three storey extension to the existing Safestore unit on Cheetham Hill Road, to provide additional storage units as well as providing 22 single storey external access units. The proposals are detailed further in the accompanying Planning Statement provided by Vincent Gorbings, and the design information provided by Tew and Smith Architects.

THE SITE AND ITS SURROUNDINGS

- 1.3 The Site comprises the Safestore which fronts onto the east side of Cheetham Hill, and its car-parking to the rear. The redline extends to include the area to the rear of the Jewish Museum, forming an L-shape (see **Appendix 1.0**).
- 1.4 Cheetham Hill is characterised by a regular grid-layout, with the central spine of Cheetham Hill (the A665) running on a southwest-northeast axis from Manchester Victoria. Light-industrial and industrial uses dominate the area and define the architectural character, with the majority of buildings arranged on coarse grain plots. Buildings range from Victorian red brick to modern steel-framed industrial warehouses.
- 1.5 The key heritage consideration for this application is the grade II* listed Jewish Museum, adjacent to the south of the Safestore on Cheetham Hill. The proposals have the potential to affect the setting of the grade II* listed building.
- 1.6 The Site is not located in a conservation area and there are no other designated heritage assets in the vicinity of the Site. There is a cluster of grade II listed buildings on Cheetham Hill to the south, but they are located over 250m from the Site boundary and, given the nature of the existing surroundings, the proposals do not have the potential to affect their significance. There are no non-designated heritage assets in the vicinity of the Site.

THE JEWISH MUSEUM (GRADE II*)

- 1.7 The Jewish Museum was constructed as a Spanish and Portuguese Synagogue in 1889 to designs by the noted Manchester architect Edward Salomons. Overall it is a relatively plain building but has elaborate Spanish and Saracenic motifs in the façade, characteristic of the Moorish Revival. The building became redundant through the migration of the Jewish population away from Cheetham further north to Prestwich and Whitefield. It reopened as a museum in 1984 to tell the story of the history of Jewish settlement in Manchester.
- 1.8 A large extension was consented to the north of the Museum in 2017 (application reference 116668/FO/2017), which has now been constructed.

STRUCTURE OF THE REPORT

- 1.9 This report provides an historical overview of the Site and its immediate surroundings in **Section 2.0**, followed by an analysis of the significance of identified heritage assets in **Section 3.0**. A summary of the policy context and an assessment of the proposals in relation to identified heritage assets is provided at **Section 4.0**. The report is concluded at **Section 5.0**.

2.0 HISTORIC DEVELOPMENT

- 2.1 This Section sets out the historic development of the Site and its surroundings.
- 2.2 The first edition OS map shows the area around Cheetham Hill prior to the construction of the Portuguese Synagogue in the later 19th century and before the area had been fully developed. Development is concentrated around Cheetham Hill Road and North Street, and mainly comprises terraced housing.

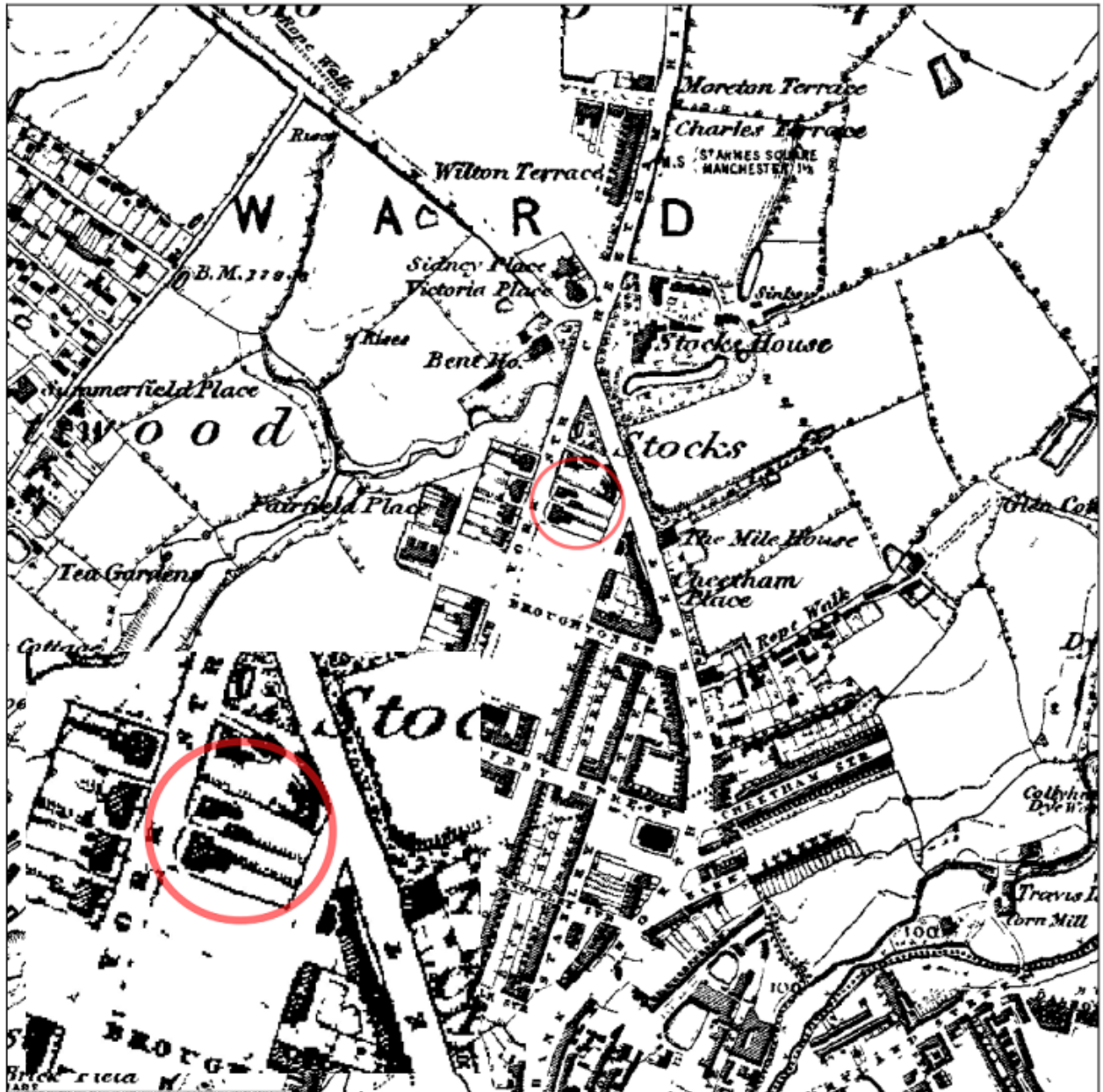


Figure 2.1 – First Edition OS map, surveyed and published 1848.

- 2.3 During the 19th century, the population of Manchester expanded rapidly, with many people immigrating for work. As the cotton-capital of the world, many people moved to Manchester to work in the textile industries and settled in newly-built terraces such as those in Cheetham Hill. Some of these immigrants were Jewish, seeking solace from persecution in Europe.
- 2.4 By the end of the 19th century, the area had been increasingly densified with further terraced housing set on a grid of newly laid out roads. Terraced housing was supplemented with associated public and municipal buildings, mainly located on Cheetham Hill Road, including Assembly Rooms, a Public Library and a Jewish School. There were also some industrial uses to the west of the main road, including a railway ticket manufactory and a brewery.

- 2.5 Further to the east and west, most of the land is given over to clay pits and brick works, helping to meet the demand for new buildings and housing. The railway line, sidings and carriage shed, built in the late 1870s for the Lancashire and Yorkshire Railway company, can be seen to the east passing through Great Horrocks.



Figure 2.2 – OS map, surveyed 1892 published 1893.

- 2.6 The Site, at the end of the 19th century, comprised a series of terraces. The synagogue can be seen directly to the south of the Site, and there are a number of public buildings opposite.
- 2.7 By the 1930s, terraced housing and a Picture Theatre had been built in the land between the terraces and the synagogue. Further infill development had been built to the west and east of Cheetham Hill Road, and generally the area has undergone further industrialisation and densification.

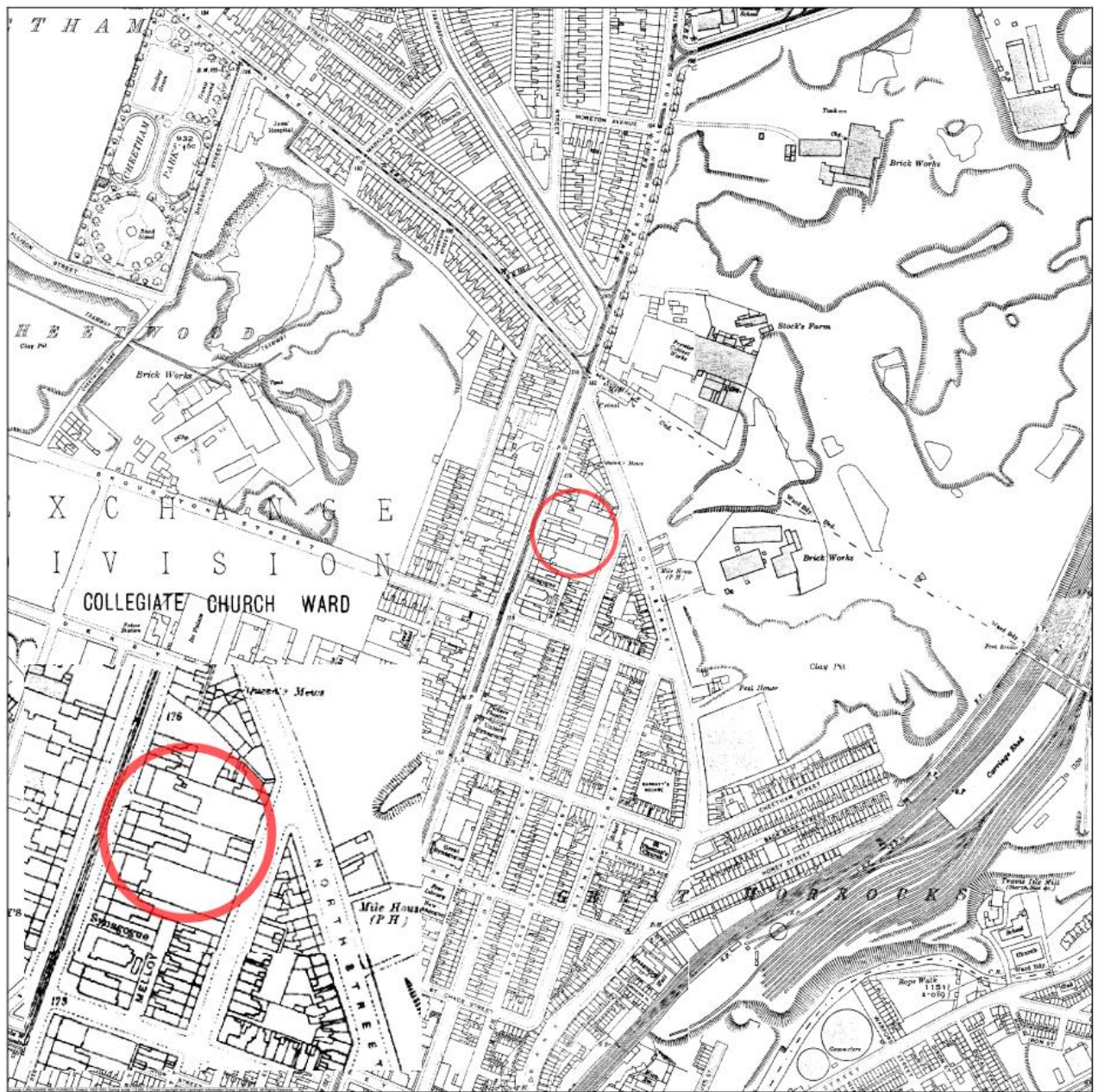


Figure 2.3 – OS map, surveyed 1922 and published 1933.

- 2.8 Significant change occurred in the period between the 1930s and the 1970s. Most of the Victorian terraces, regarded as slums, were cleared after WWII to make way for new development. This largely took the form of light-industrial warehousing. The area continued to develop with light-industrial uses into the late 20th century, and it is this use and architectural typology which now defines the character of the area. Some of the Victorian industrial and municipal development remains as testimony to the boom in the 19th century (see Figures 3.12 and 3.13, for example) but they have changed to commercial uses. The cluster including Cheetham Town Hall, its annexe, and the Former Free Library located to the south of the Site, are listed at grade II.

3.0 SIGNIFICANCE OF HERITAGE ASSETS

- 3.1 The significance, and the contribution made by setting to significance, of the listed buildings, is described in the next section. This has been carried out in accordance with best practice and the Historic England Guidance Practice Notes (GPA), namely *Managing Significance* (2015) and the *Setting of Heritage Assets* (2017), with reference to the attributes of significance as set out in the NPPF (2023).

MANCHESTER JEWISH MUSEUM (GRADE II*)

LIST ENTRY NUMBER: 1208472

DATE FIRST LISTED: 03-OCT-1972

- 3.2 The Manchester Jewish Museum (Manchester Spanish and Portuguese Synagogue) was built in 1874 to designs by Edward Salomons (1828-1906). Salomons was a member of the Manchester Jewish Community and had considerable experience designing synagogues (including the Manchester Reform Synagogue, 1857-8 – destroyed in the Blitz) and the Bayswater Synagogue (completed 1863) as well as other public buildings.
- 3.3 The building is of simple form externally, featuring two bays flanking a central projecting gabled bay. It is built of Cheshire red brick with sandstone detailing. The detailing is extensive and elaborate, mainly on the principal façade, and follows a Moorish language.
- 3.4 The building is of historic interest for its association with Edward Salomons. Salomons studied architecture at the Manchester School of Design and was later articled to Scottish architect John Edgar Gregan and was draughtsman for a number of other architects. He set up his own architectural practice in 1853 and became an elected member of the RIBA in 1860. He set up the Manchester Society of Architects of which he was president numerous times, and acted on committees and as secretary of a number of other societies. He designed in a number of different styles, Romanesque and Italianate being his preferred. His most notable building in Manchester is perhaps the Reform Club, King Street (1870-71), built in a Venetian gothic style and grade II* listed. The Jewish Museum therefore has historic interest for its association with Salomons, who was a prolific and successful architect both on a local and nationally important level.
- 3.5 The building also has historic interest as dating to the period of rapid expansion of this part of Manchester during the industrial revolution, and its use as a synagogue as reflecting the shift in demographic at this time and the large number of Jewish immigrants moving to the area in the period. Jews started emigrating to Manchester in larger numbers from the 18th century, attracted by the growing textile industry. Many settled in northern Manchester around Victoria and Cheetham. The use of the building as museum of Jewish migration and settlement in Manchester further reinforces the historic interest of the former synagogue.
- 3.6 The building is of architectural interest for its 'delightful' decorative detailing¹. Designed for a Spanish and Portuguese congregation, it takes reference from Moorish architecture, including use of saracenic motifs which can be found in the fenestration reveals (cusped arches). Other detailing includes blue bosses within the horseshoe entrance arch, which surmount slender columns echoing the refined arcades at the Alhambra, and latic banding. It has a high level of architectural interest for being one of the only synagogue's designed in the Moorish style.
- 3.7 The interior is similarly elaborate and well-preserved, having been altered very little (see Figure 3.3). The columns in the main worship space have been repainted to emulate the original design.
- 3.8 In 2017, approval was granted for a two-storey side extension on the northern elevation of the synagogue, to create museum space (refs. 116668/FO/2017 and 116669/LO/2017). The Heritage Lottery Fund project was designed by Citizens Design Bureau architects, drawing on the forms, detailing and material palette of the host building. The result is a striking contemporary design that stands out against the visual clutter of the main road through its simplicity of form. See Figures 3.2, 3.7 and 3.10, for example.

¹ Oxford Dictionary of National Biography, Edward Salomons entry.



Figure 3.1 – historic photograph of the Manchester Jewish Museum (formerly the Manchester Spanish and Portuguese Synagogue)



Figure 3.2 – Recent photograph of the Manchester Jewish Museum from Cheetham Hill Road. The building is best appreciated in such views, where its principal façade can be appreciated in conjunction with the recent extension.



Figure 3.3 – The interior of the synagogue

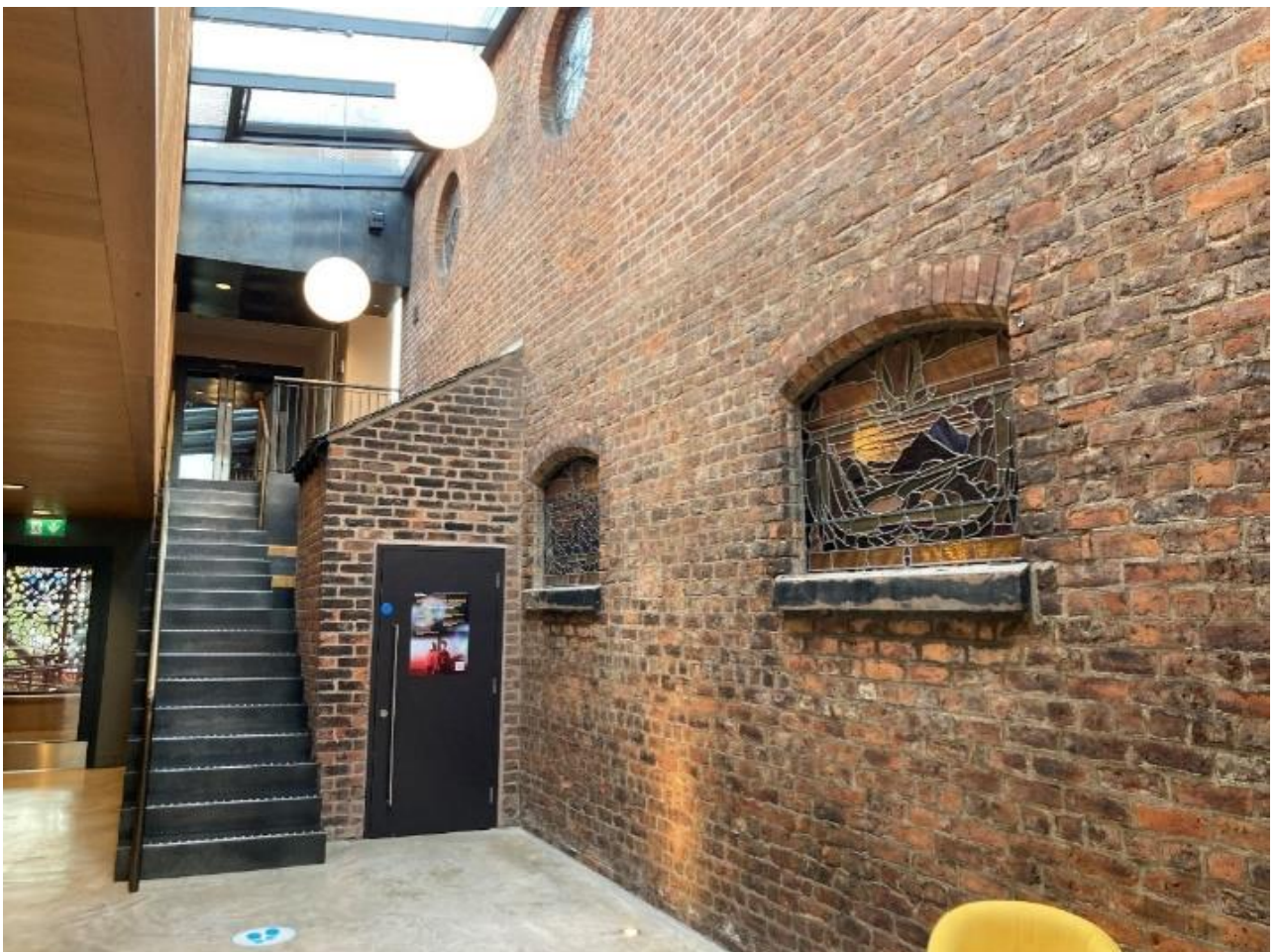


Figure 3.4 – the interior of the Jewish Museum showing the sensitive link between the synagogue and the museum



Figure 3.5 – detailing on the principal elevation of the synagogue

SETTING

- 3.9 The building is located on the east side of Cheetham Hill Road, which is on a gradient rising northwards. It is approximately 700m up the road from the ring road junction.
- 3.10 Historically, the building would have been surrounded by terraced housing which extended up to its boundary and enclosed it to the rear around Melloy Place. The building's modern setting is characterised by light-industrial and large retail units and their associated car-parking. Adjacent to the immediate south is a modern red brick unit in use by Granmore Ceilings. To the rear on Stocks Street, mid-to-late 20th century warehousing lines the road. To the north, separated by an area of car-parking is the Safestore premises (nos. 202-208 Cheetham Hill Road).
- 3.11 In 2017, consent was granted to extend the building to the north in order to provide museum space connected to the former-synagogue. The extension, built in copper-toned fretted Corten Steel complements the original red brick building, with decorative pattern cut-out on the west and part of the north elevations to emulate the sarcenic motifs in the synagogue. The roof form also echoes the main building as well as the warehouse typology in the wider area. Plain rear and side elevations, with detailing concentrated to the principal elevation, reflects the principles of the synagogue.
- 3.12 Much of the asset's immediate setting reflects the period in the mid-20th century when the area was substantially redeveloped, with terraces cleared to make way for light-industrial uses. The resulting townscape and architecture does not contribute to the significance of the asset, having been developed much later and being generally of utilitarian form. The building is understood within a wider context of surviving Victorian buildings on Cheetham Hill, particularly former-public buildings facing onto the street such as grade II listed Cheetham Town Hall and the Former Free Library, which can be appreciated in the wider setting of the asset when travelling northwards up Cheetham Hill Road.
- 3.13 The asset is best experienced in direct views from Cheetham Hill Road, where its original decorative principal façade can be appreciated in conjunction with the north extension (see Figure 3.2, for example). The immediate landscaped forecourt and boundary railings contribute positively in these views. The flank and rear elevations of the building are plain and were not designed to be viewed by the public, having been enclosed at the rear by terraced housing. A plain brick single-storey building with hipped roof backs onto the synagogue at the rear, with access onto Melloy Place. Melloy Place runs along

the rear of the building plot and would have formerly been lined with such terraces, retains its historic setts and this enables an appreciation of the historic grain of the area.

- 3.14 Overall, the building's special interest is derived from its inherent architectural and historic interest, which is best appreciated in views of its principal façade from Cheetham Hill Road. There is little in its modern setting that contributes positively to the experience of the asset and reveals its significance, as it mainly comprises modern utilitarian light-industrial and retail units in the run-down area of Cheetham Hill. Aspects of the asset's setting do contribute positively, and these are specifically the 2017 north extension and the wider setting to the south on Cheetham Hill Road, including the grade II listed buildings Cheetham Town Hall, its annexe, and the Former Free Library, as these reveal more about the historic development of the area in the 19th century.

CONTRIBUTION OF THE SITE

- 3.15 As set out above, the Site is located to the north and rear of the listed building. The redline includes the area of car-parking adjacent to Melloy Place to form an L-shape.
- 3.16 Car-parking to the rear of the building, surrounded by fencing, is unattractive and the area at the rear generally is littered with vehicles (see Figure 3.10). Given the asset's special interest is best experienced in principal views from Cheetham Hill Road, and internally, the detracting setting at the rear does not implicate on the experience of the asset.
- 3.17 In views from Cheetham Hill Road, the existing Safestore building can be seen to the north of the car-park area which separates the buildings (see Figures 3.7 and 3.11). This area of open space is important in affording the listed building space and prominence in the streetscape. The Safestore building has a red brick frontage onto Cheetham Hill, with a blue steel warehouse to the rear. The blue tone is complementary to the brick, and clearly differentiates it from the listed building adjacent. Its scale and height is typical of the area and not overbearing on the listed building, the roof of which extends slightly higher and is hipped. The relationship can be seen in Figure 3.7 on the approach from the north, and Figure 3.11 from the south.
- 3.18 Overall, the Site makes a neutral (existing Safestore building and western car-park) to detracting (rear car-parking) contribution to the setting of the asset but does not detract from an appreciation of its significance, as its significance is mainly appreciated in views of its principal façade and the interior of the former synagogue.



Figure 3.6 – the car park between the Safestore unit and the Jewish Museum.



Figure 3.7 – view of the Jewish Museum on the approach from the north



Figure 3.8 – the rear of the Jewish Museum on Melloy Place.



Figure 3.9 – View of the location of the proposed extension



Figure 3.10 – View towards the Jewish Museum and the Safestore unit from Broughton Street



Figure 3.11 – View of the Jewish Museum and the Safestore unit on the approach along Cheetham Hill Road from the south

OTHER HERITAGE ASSETS

- 3.19 The closest heritage assets to the Site, beyond the Jewish Museum, is a group of listed buildings further south on Cheetham Hill Road. These include Cheetham Town Hall Annexe (grade II – see Figure 3.12) and Cheetham Town Hall (grade II – see Figure 3.13). They are located over 250m from the Site boundary. As illustrated in Figure 3.14 which is taken from the pavement directly outside the Annexe building, the Site is discernible from the listed buildings in their wider setting, albeit at a considerable distance and as part of a visually noisy urban environment. The Site makes no contribution to the setting of the heritage assets, and given the proposals involve an extension at the rear, there is no potential for the heritage assets to be impacted by virtue of the proposals. As such they have not been assessed further.



Figure 3.12 – Cheetham Town Hall Annexe (grade II)



Figure 3.13 – Cheetham Town Hall (grade II)



Figure 3.14 – View northwards up Cheetham Hill Road from outside the grade II listed buildings, Cheetham Town Hall and annex. Given the extensive separating distance and orientation of the Site in relation to the listed buildings, the proposals do not have the potential to impact the significance of the listed buildings.

4.0 ASSESSMENT OF THE PROPOSALS

4.1 In this section we consider the proposals against adopted policy and the legislative framework that provides the tests for development proposals which have an effect on the historic environment.

4.2 First we summarise the relevant legislative and planning policy.

LEGISLATION AND POLICY STATUTORY DUTY

4.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') sets out the legislative duties of the decision maker in this case.

4.4 The relevant provision to this application extends from Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the decision-maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.*

DEVELOPMENT PLAN

4.5 The Site is located in the jurisdiction of Manchester City Council. The statutory Development Plan comprises the Manchester City Council Core Strategy Development Plan Document 2012 - 2027 and the Proposals Map and associated supplementary planning documents.

4.6 The Site is not subject to any site allocations or designations in the Development Plan.

4.7 **Local Plan Policy SP 1 (Spatial Principles)** requires all development proposals to be of a high quality design that is appropriate to its surroundings.

4.8 **Local Plan Policy CC 9 (Design and Heritage)** requires that the design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

4.9 **Local Plan Policy EN 3 (Heritage)** stipulates that 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.

MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (2023)

4.10 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment in determining planning applications.

4.11 The NPPF requires an 'applicant to describe the significance of any heritage asset affected by a proposed development including any contribution made by their setting.'² Setting is defined as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

4.12 The proportionality approach arises from the methodology that the protection afforded to heritage assets is relative to that asset's significance; in other words, the higher the significance of the heritage asset, the greater weight will be given to its protection. Significance is defined in the NPPF as:

² MHCLG, National Planning Policy Framework, rev. edn (London: HMSO, 2023) p56

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 4.13 Paragraph 199 sets out the principle affording great weight to the conservation of designated heritage assets:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 4.14 This is followed by Paragraph 200 which stipulates that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

GUIDE TO DEVELOPMENT IN MANCHESTER (2007)

- 4.15 This SPD sets out principles for development in Manchester and encourages developers to consider the wider context and collective value of their proposals, and in order to retain and enhance the long-term quality of the City's built environment.

HISTORIC ENGLAND GUIDANCE NOTES

- 4.16 *Managing Significance in Decision-Taking in the Historic Environment* is a guidance document published by Historic England in March 2015 (GPA2). The purpose of this Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). It contains useful information on assessing the significance of heritage assets, including on using appropriate expertise, historic environment records and recording and furthering understanding.
- 4.17 *The Setting of Heritage Assets* is a guidance document published by Historic England in December 2017 ("GPA3"). It sets out a staged approach to taking decisions based on the contribution which setting and related views makes to the significance of heritage assets. This includes assessing the degree to which setting makes a contribution to the significance of the heritage asset(s) or allows significance to be appreciated.

ASSESSMENT OF THE PROPOSALS

THE PROPOSALS

- 4.18 The proposals seek to expand the existing building with a rear extension to the existing building (Building A). The proposals are for a three-storey extension to the east of the existing building. The extension would occupy the area currently in use as the Safestore car park. There is an existing single storey structure along the eastern boundary which the extension would replace. In addition, 22 external access units are proposed to the rear of the Jewish Museum on land currently in use as a car park.
- 4.19 We set out the main principles of the proposals here that are relevant for our assessment of the effects of the scheme on heritage assets identified.
- 4.20 The extension is smaller in scale in relation to the existing building but marks an increase in height.

ASSESSMENT OF THE EFFECT ON SIGNIFICANCE OF THE HERITAGE ASSETS

JEWISH MUSEUM (GRADE II*)

- 4.21 The proposals have the potential to impact the significance of the grade II* listed building by virtue of development within its setting. This section assesses the impact of the proposals on the significance of the building as detailed in **Section 3.0**. The assessment follows the Assessment Step 3 Checklist in GPA3.
- 4.22 The listed building's special interest is best appreciated in views of its principal façade, which is richly detailed. These are obtained from Cheetham Hill Road. The flank walls and rear elevation of the building were designed in a plain manner, befitting the building's location within a terrace and with terraced housing backing onto it at the rear. Furthermore,

historically the area to the rear of the building would have been occupied by terraced housing, so the building had an enclosed setting to the rear.

- 4.23 Its special interest is not appreciated in views from the rear of the building.
- 4.24 The extension would be located to the northeast of the listed building, i.e. to its rear, and separated by the existing Safestore car park. The car park to the rear of the listed building, adjacent to Melloy Place, would be replaced by single storey external storage units.
- 4.25 The extension has the potential to impact views of the listed building from Cheetham Hill Road. Some street sections have been prepared by Tew and Smith Architects and are reproduced at **Appendix 1.0**. They illustrate the elevation from Cheetham Hill Road, Stock Street and through the Site showing the proposals alongside the Jewish Museum.

Form and appearance of the development

- 4.26 The proposed extension is slightly taller than the existing Safestore building fronting onto Cheetham Hill Road, a difference of c.3m. However, as the extension is set back at the rear of the existing building, the increase in height would be less noticeable from Cheetham Hill Road.
- 4.27 The extension would increase the height to the rear of the existing Safestore unit, but this is a marginal increase in height that would be pulled away from the listed building. It would also be designed in a plain style, in similar vein to the existing Safestore unit. The Jewish Museum would remain eye-catching and prominent in the streetscape, its elaborate Victorian elevation and striking contemporary extension contrasting with the plainer, utilitarian elevation of the Safestore unit.
- 4.28 The design of the extension is simple and follows the language of the existing unit. Its simplicity and consistency with the existing building would ensure it does not compete with the prominence of the Jewish Museum. There would be no signage on the elevation facing westwards (visible from Cheetham Hill Road). Blue banding incorporated to the west elevation would be visible from Cheetham Hill Road, consistent with the existing building.
- 4.29 The access units proposed to replace the car park at the immediate rear of Melloy Place would serve to rationalise the appearance of this area, which is currently full of vehicles (see Figure 3.10). The design of the units is simple: metallic silver garages with blue roller shutter doors and on a brick plinth. They are single storey, so of deferential scale to the surrounding buildings. This part of the Site is unattractive and cluttered with vehicles and the replacement with well-designed single storey storage units is considered acceptable.
- 4.30 The area to the rear of the Safestore and Jewish Museum is an area of significant movement and activity, in particular vehicular activity. The proposals may introduce more activity and movement in this area but this would not impact the experience of the listed building, which is already experienced in an urban setting, characterised by commercial development and on a busy thoroughfare.

Location and siting of development

- 4.31 The extension also occupies a smaller building footprint than the existing building and is located further north, ie further away from the museum. The distance between the extension building from the rear of the museum building is c.35m.
- 4.32 The setting of the museum has been transformed by 20th century development that introduced a predominance of coarse grain commercial and light industrial units. The building is already experienced in this context and the presence of these buildings in kinetic views along Cheetham Hill Road does not contribute to the appreciation of the listed building.
- 4.33 As such, the introduction of a commercial extension to the northeast of the listed building does not impact the way the building is currently best appreciated, which is in direct views of its principal façade from Cheetham Hill Road (in which views such buildings are already peripheral elements).
- 4.34 The proposals would not physically or visually isolate the asset. The space to the immediate north of the listed building would remain as an open area of hardstanding. The rear car park, adjacent to Melloy Place, would be replaced by single storey storage units which are of low-scale and would not enclose the asset. Notwithstanding, they would not be visible in principal views of the listed building from Cheetham Hill Road.

Wider effects of the development

- 4.35 The proposals would reinforce the character of the built surroundings of the asset. Given the marginal increase in height proposed for the extension, and the wider context of buildings of height and scale, the skyline would be unaltered. There would be no other wider effects of the proposed development on the listed building.

Summary

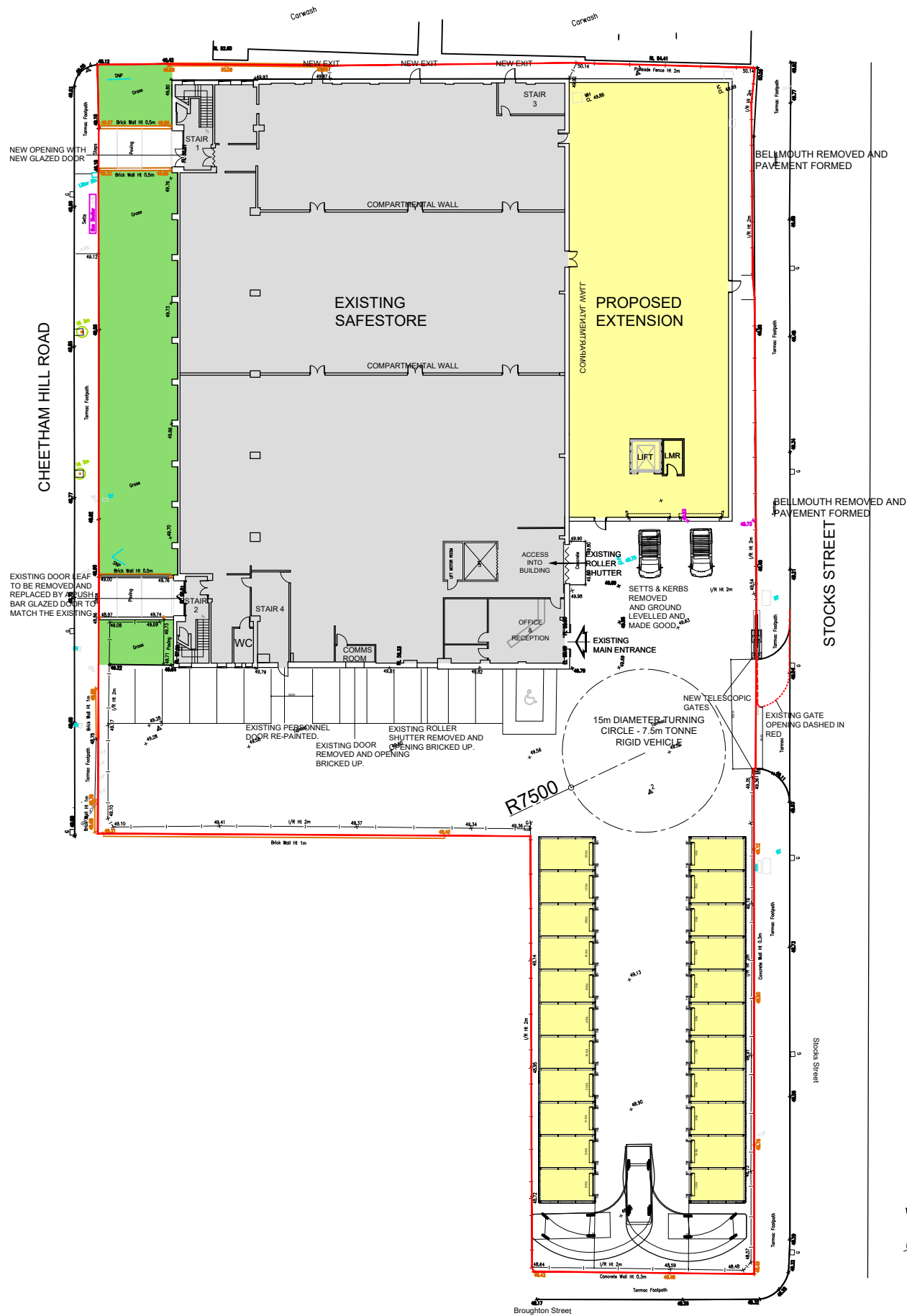
- 4.36 In summary, therefore, the proposals would not materially alter the way in which the listed building is experienced. The location and siting of the development is such that it would not be prominent in key views of the listed building. In addition, the form and appearance of the development would ensure the listed building remains prominent and conspicuous in views from Cheetham Hill Road. The proposed development is judged to preserve the significance of the listed building.

5.0 CONCLUSIONS AND SUMMARY

- 5.1 This Heritage Statement has considered the effect of the proposals on the significance of the identified heritage assets in the vicinity of the Site. The proposals have the potential to impact the grade II* listed Jewish Museum due to its proximity to the Site. There are no other heritage assets which have the potential to be affected by the proposals.
- 5.2 Our analysis has found that the proposals preserve the significance of the listed building. The listed building's modern setting is significantly different to the context in which it would have historically been experienced and does not contribute to its significance, or an appreciation of its significance.
- 5.3 The proposed extension would be located to the northeast of the listed building and would be largely screened in views from Cheetham Hill Road by the existing Safestore unit. Where glimpsed, the extension would be experienced as part of an existing context of large scale commercial and light industrial units that characterise the area. It would appear as a peripheral element in views of the principal façade of the listed building, but off to one side and largely occluded by the existing Safestore unit. Its simple form and design would ensure the Jewish Museum remains the most prominent feature in the immediate streetscape and would not detract from an appreciation of its special interest. The proposed single-storey access units would replace an unattractive car park, improving the appearance at the rear of the listed building. They would not be visible in principal views of the listed building from Cheetham Hill Road and therefore would not impact the way in which the building is currently experienced and appreciated. Its special interest would be preserved. The proposals therefore comply with local and national policy and guidance including Local Plan Policies EN3 and SP1.
- 5.4 With such a rationale at play the proposals would comply with the NPPF and the decision maker is able to discharge their legal duties under section 66(1) of the 1990 Act.

APPENDIX 1.0

PROPOSED PLANS AND ELEVATIONS

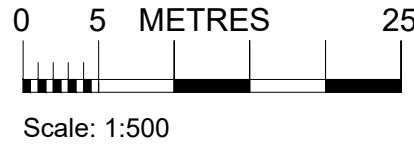


KEY

SITE BOUNDARY

- EXISTING BUILDING
- PROPOSED EXTENSION
- LANDSCAPED AREA - SEE S MARTLEW LANDSCAPE PROPOSAL 2302/P/100

AREAS			
TOTAL SITE AREA - 5,093.90m² - 0.509ha			
EXISTING BUILDING			
Ground floor	1 882.73m²	20 265.54ft²	
First floor	1 910.53m²	20 564.77ft²	
PROPOSED EXTENSION			
Ground floor	585.21m²	6 299.15ft²	
External units	322.67m²	3 473.19ft²	
TOTAL	4 701.14m²	50 602.65ft²	



PLANNING APPLICATION DRAWING ONLY

TEW AND SMITH

ARCHITECTS AND SURVEYORS

Drawing issue:

Revisions:

-

Project:

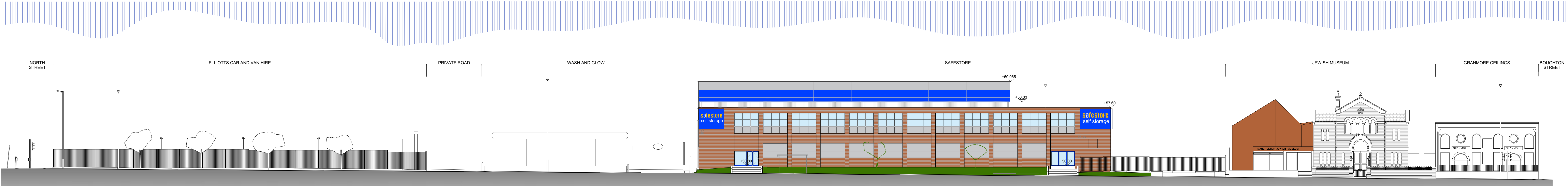
SAFESTORE
PROPOSED EXTENSION
CHEETHAM HILL ROAD
MANCHESTER, M8 8LW

Title:

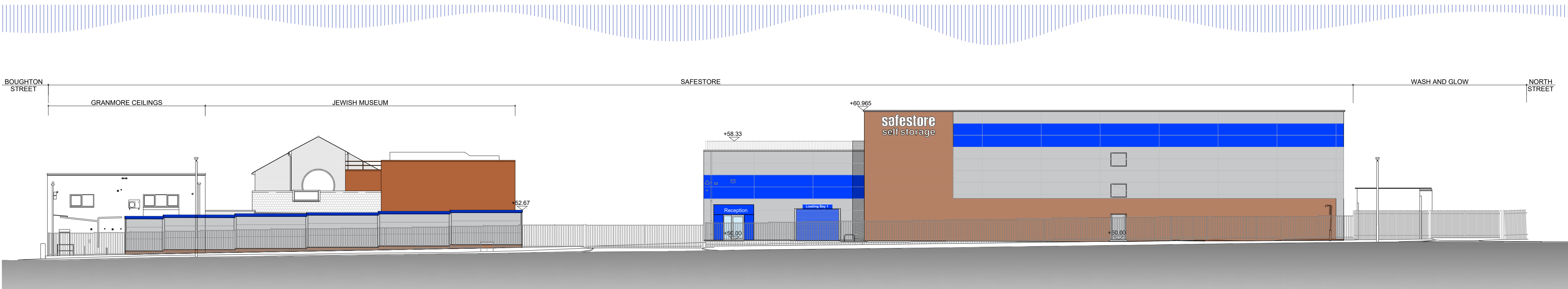
PROPOSED SITE PLAN

Date: 06.11.23	Drg No. 4664-SK01(PL)	Rev. -
Scale: 1:500@A3		
Drawn: ER		
Checked: BF	© Proprietor: Tew and Associates Lin	

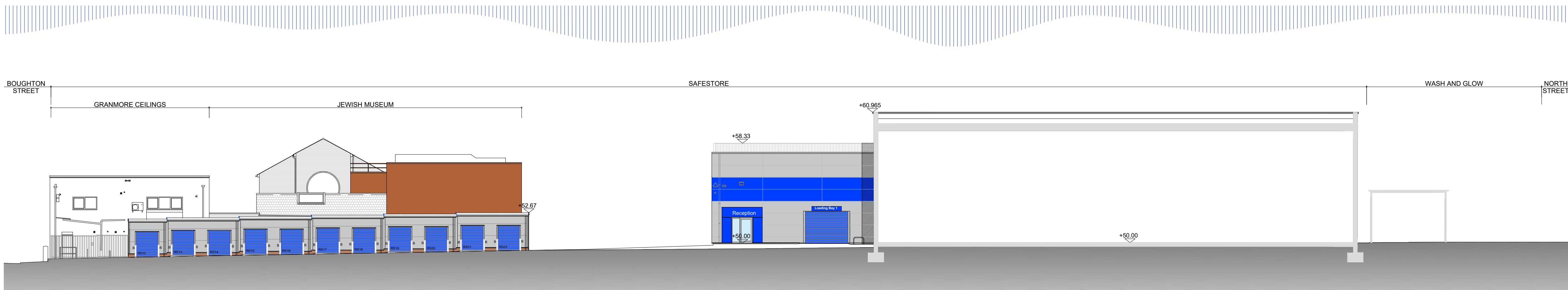
QUOITS HOUSE, 4 HARBOROUGH ROAD,
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TEL: (01604)791197 FAX: (01604) 717991
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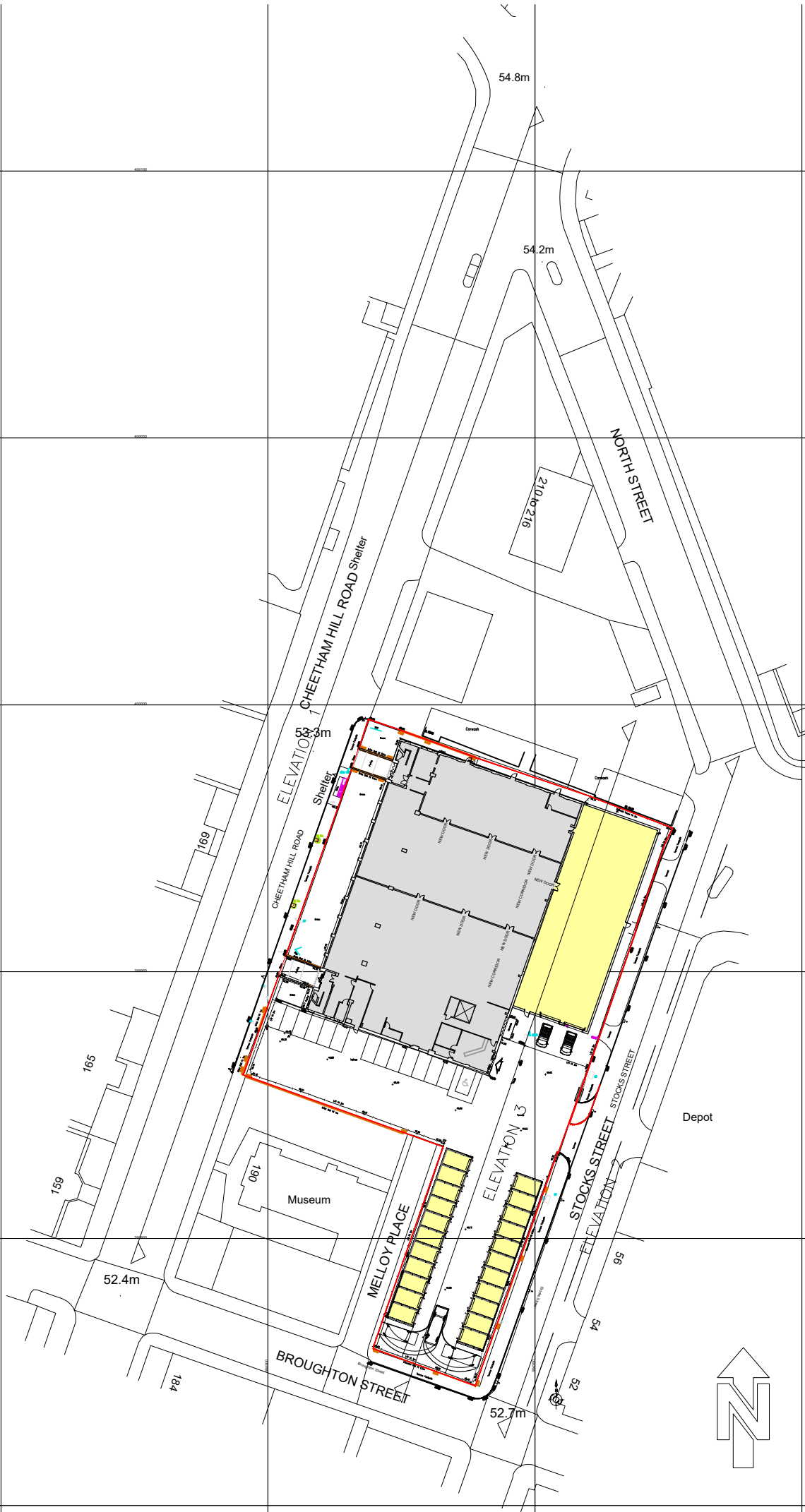
PROPOSED ELEVATION ON CHEETHAM HILL ROAD - ELEVATION 1



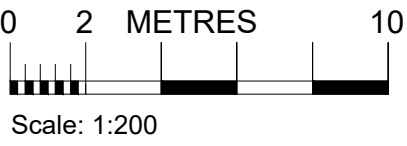
PROPOSED ELEVATION ON STOCK STREET - ELEVATION 2



PROPOSED ELEVATION ACROSS SAFESTORE SITE - ELEVATION 3



PROPOSED SITE PLAN
Scale 1:1000



PRELIMINARY	
FOR APPROVAL	✓
TENDER	
CONSTRUCTION	
AS BUILT	

TEW AND SMITH
ARCHITECTS AND SURVEYORS

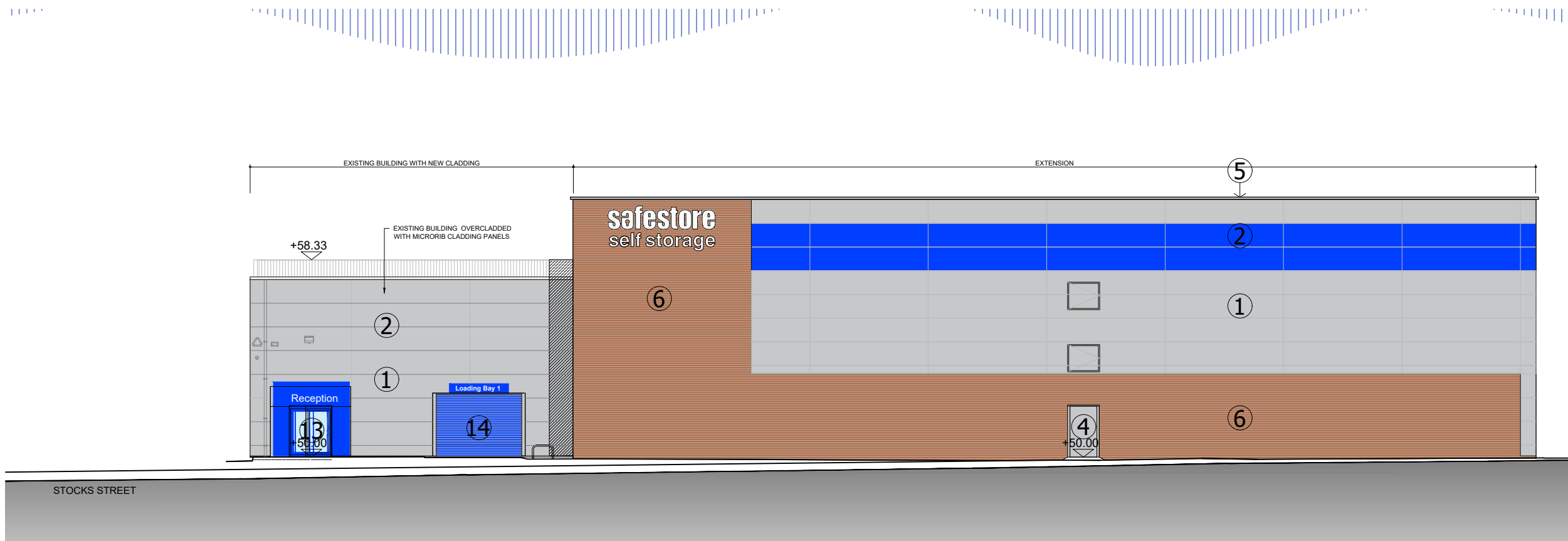
Revisions:

Project:
SAFESTORE
CHEETHAM HILL ROAD
MANCHESTER M8 8LW

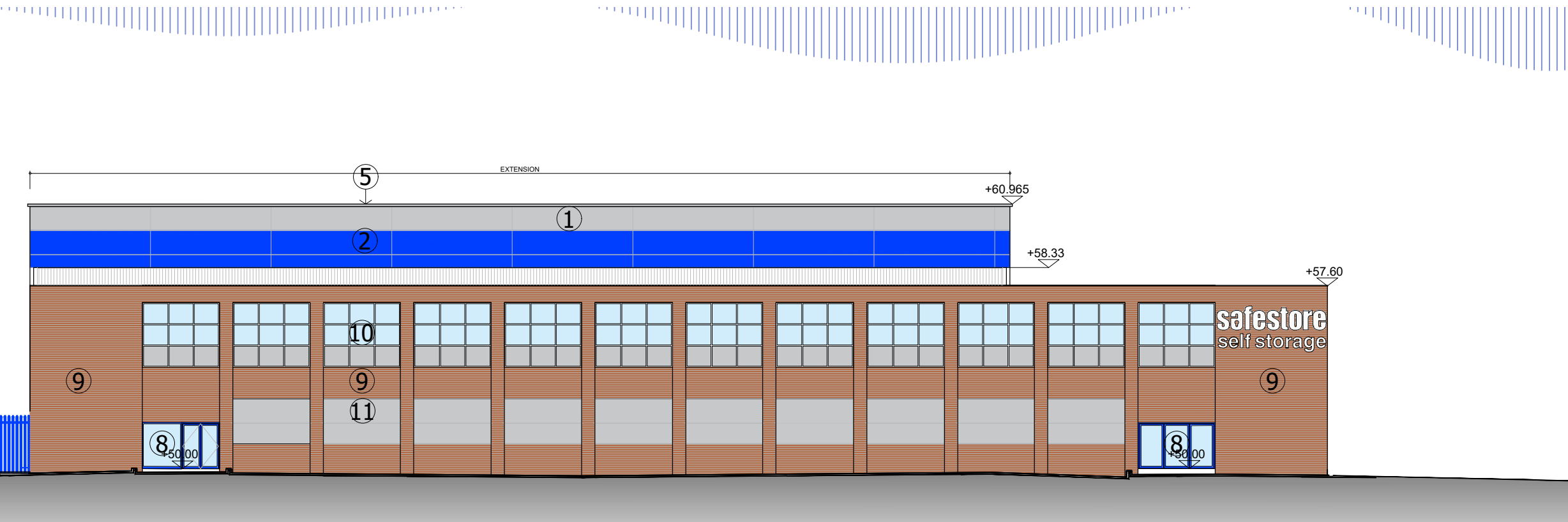
Title:
PROPOSED CONTEXTUAL
SECTIONS

Date: 29.11.2023	Dwg No.	Rev:
Scale: 1:200@A0	4664-SK09	—
Drawn: ER		
Checked: BF	© Proprietor: Tew and Associates Limited	

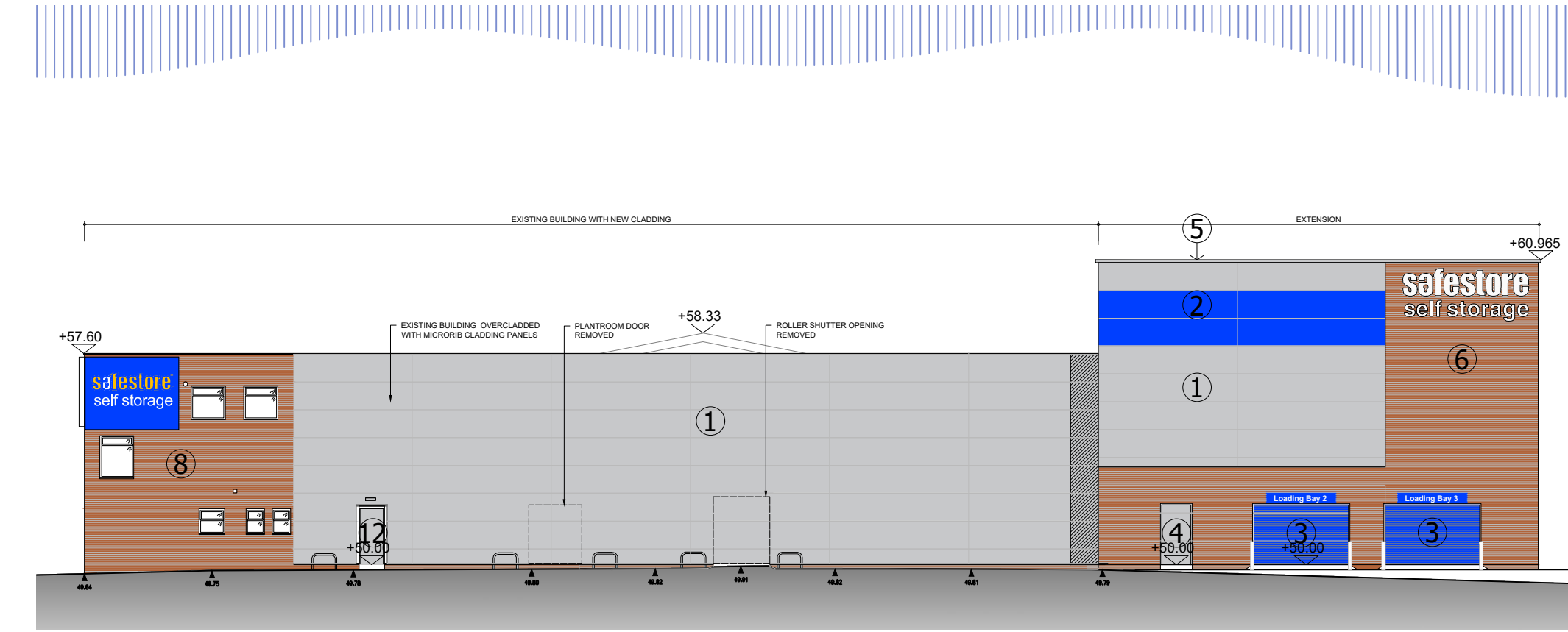
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WEB: www.tewassociates.co.uk



PROPOSED EAST ELEVATION - ELEVATION 1



PROPOSED WEST ELEVATION - ELEVATION 3

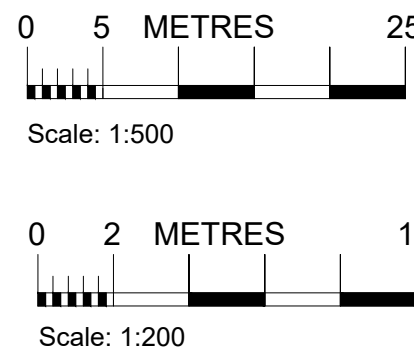


PROPOSED SOUTH ELEVATION - ELEVATION 1

- Material Key
- KS1000MR Kingspan Micro rib composite insulated wall panels. Colour - Metallic Silver RAL 9006. BRE 806600001 (A+).
 - KS1000MR Kingspan Micro rib composite insulated wall panels. Colour - Lazuli (Blue) RAL 5002. BRE 806600001 (A+).
 - Industrial Doors: Fen Bay automatic roller shutter (or equal approved) thermally broken commercial roller shutter doors, colour blue PPC to RAL 5002.
 - Personnel Doors: Guardian security grade steel insulated doorsets. Colour silver gray PPC to RAL 9006.
 - Kingspan QuadCore Topdeck Composite Roof panels KS1000TD - Goosewing Grey BS10A05.
 - Cavity wall comprising facing brick to match existing, 120mm cavity with 50mm thick Celotex CS5000 cavity insulation. Thermabate cavity closers to all opening jambs. Medium density Lignacite 100mm thick blockwork, or equal, fair faced and flush pointed, dry lined internally with British Gypsum 52.5mm insulated plasterboard to Reception, kitchen & WC. BRE element 806170046 (A+).
 - Aluminium framed smoke vents with insulated panel infill units, colours to match background, Metallic Silver, RAL 9006 and Lazuli, RAL 5002. 1.5m² free area. Opening restricted to 30°. Opening size dependant on subcontractor vent design to achieve free area. BRE element 1231500011 (A+).
 - New sealed double glass door, to be Schuco (or equal approved). Colour blue PPC to RAL 5002.
 - Existing facing brick.
 - Existing windows. Colour blue RAL 5002.
 - Existing metal panel. Repainted silver gray PPC to RAL 9006.
 - Existing personnel door re-painted. Colour silver gray PPC to RAL 9006.
 - Existing double glass reception door. Colour blue RAL 5002.
 - Existing roller shutter re-painted. Colour blue PPC to RAL 5002.



PROPOSED SITE PLAN
Scale 1:500



DO NOT SCALE CONSTRUCTION DRAWINGS.

PRELIMINARY	
FOR APPROVAL	✓
TENDER	
CONSTRUCTION	
AS BUILT	

TEW AND SMITH
ARCHITECTS AND SURVEYORS

Revisions:

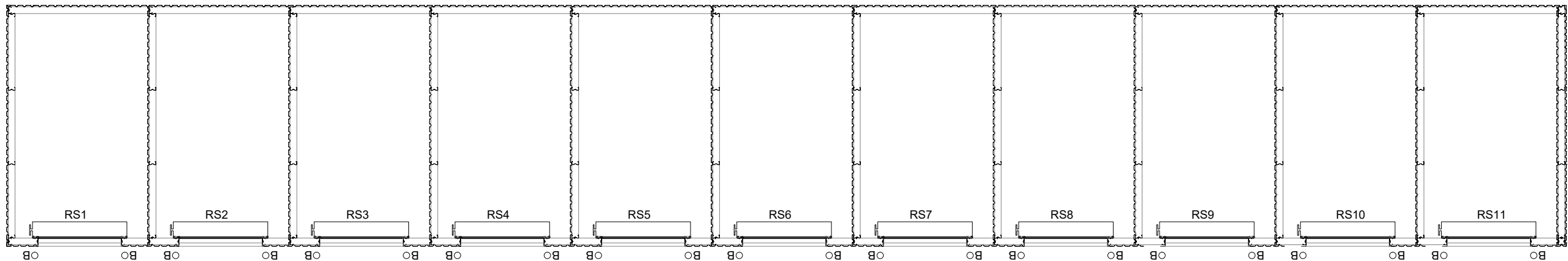
Project:
SAFESTORE
PROPOSED EXTENSION
CHEETHAM HILL ROAD
MANCHESTER, M8 8LW

Title:
PROPOSED ELEVATIONS

Date: 07.11.2023	Drg No.	Rev:
Scale: 1:200@A1	4664-SK06(PL)	-
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PROPOSED NORTH ELEVATION - ELEVATION 4

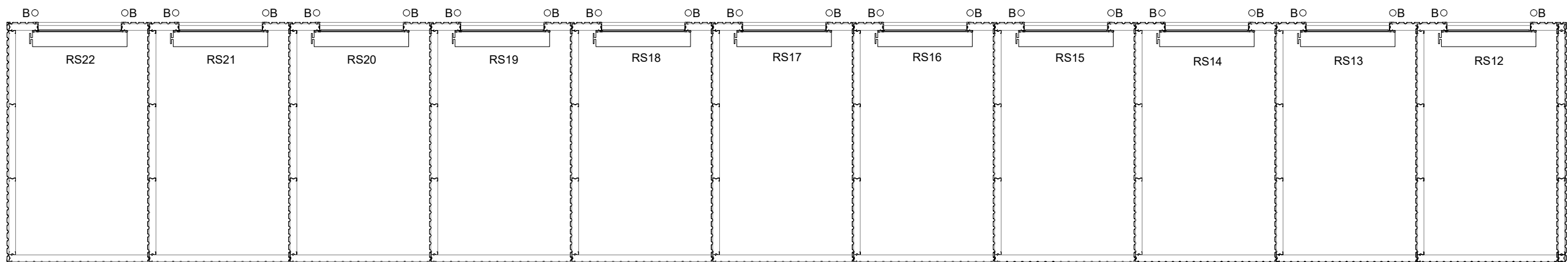


AREAS			
TOTAL SITE AREA - 5,093.90m² - 0.509ha			
EXISTING BUILDING			
Ground floor	1 882.73m²	20 265.54ft²	
First floor	1 910.53m²	20 564.77ft²	
PROPOSED EXTENSION			
Ground floor	585.21m²	6 299.15ft²	
External units	322.67m²	3 473.19ft²	
TOTAL	4 701.14m²	50 602.65ft²	

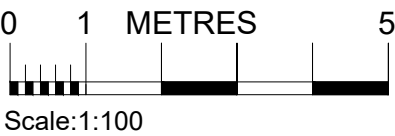
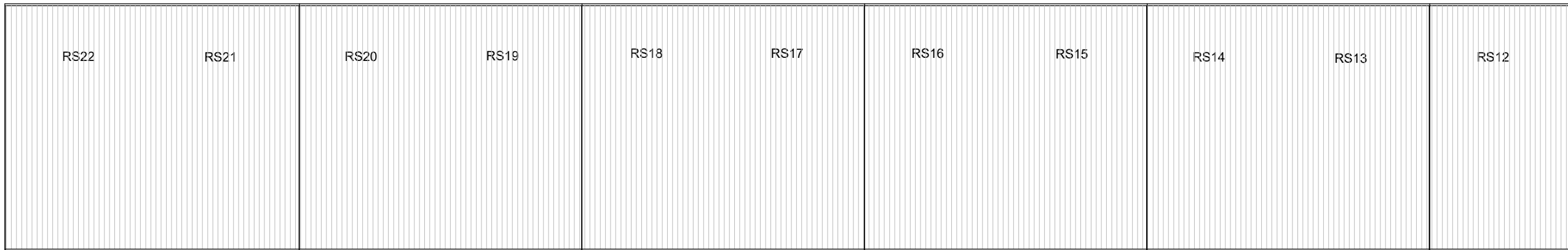
KEY

EXISTING BUILDING

PROPOSED EXTENSION



PROPOSED FLOOR PLAN OF EXTERNAL UNITS



PROPOSED ROOF PLAN OF EXTERNAL UNITS

PRELIMINARY	
FOR APPROVAL	✓
TENDER	
CONSTRUCTION	
AS BUILT	

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ARCHITECTS AND SURVEYORS

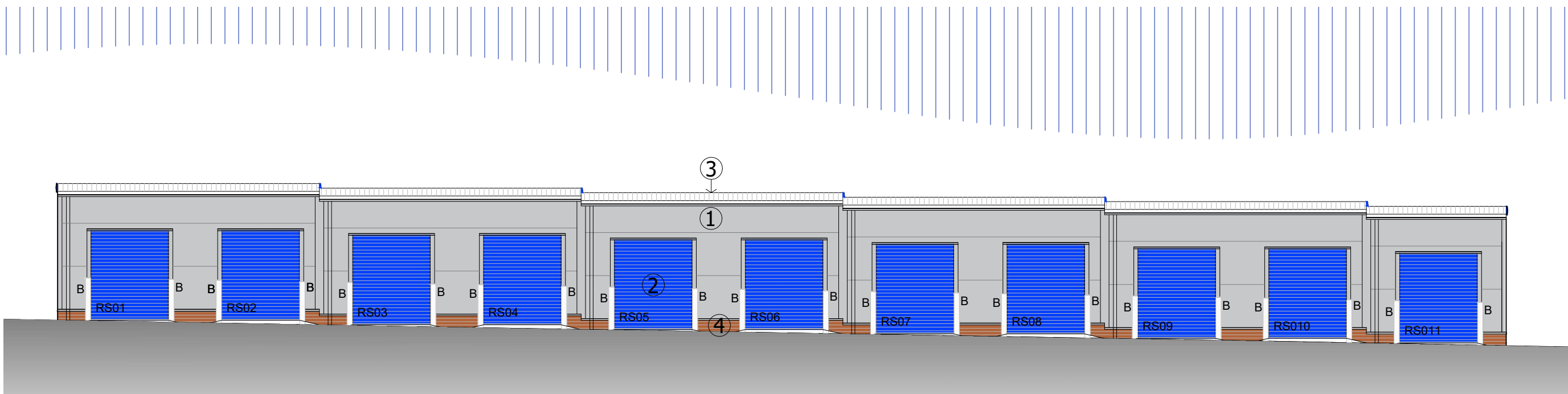
Revisions:

Project:
SAFESTORE
PROPOSED EXTENSION
CHEETHAM HILL ROAD
MANCHESTER, M8 8LW

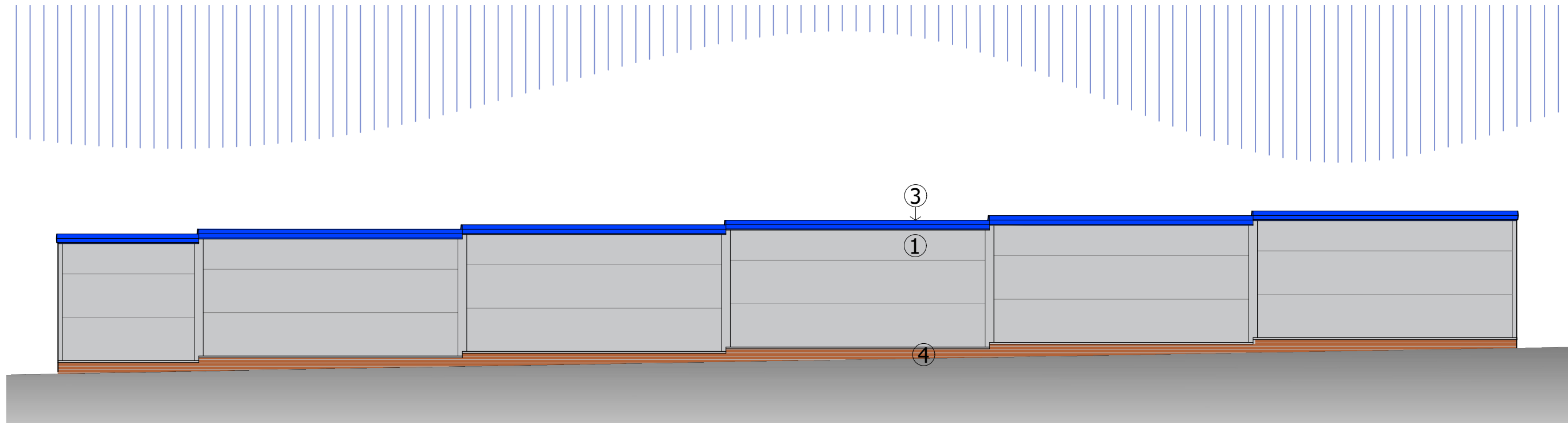
Title:
PROPOSED EXTERNAL UNITS
PLANS

Date: 07.11.2023	Drg No.	Rev:
Scale: 1:100@A1	4664-SK05(PL)	-
Drawn: ER		
Checked:BF	© Proprietor: Tew and Associates Limited	

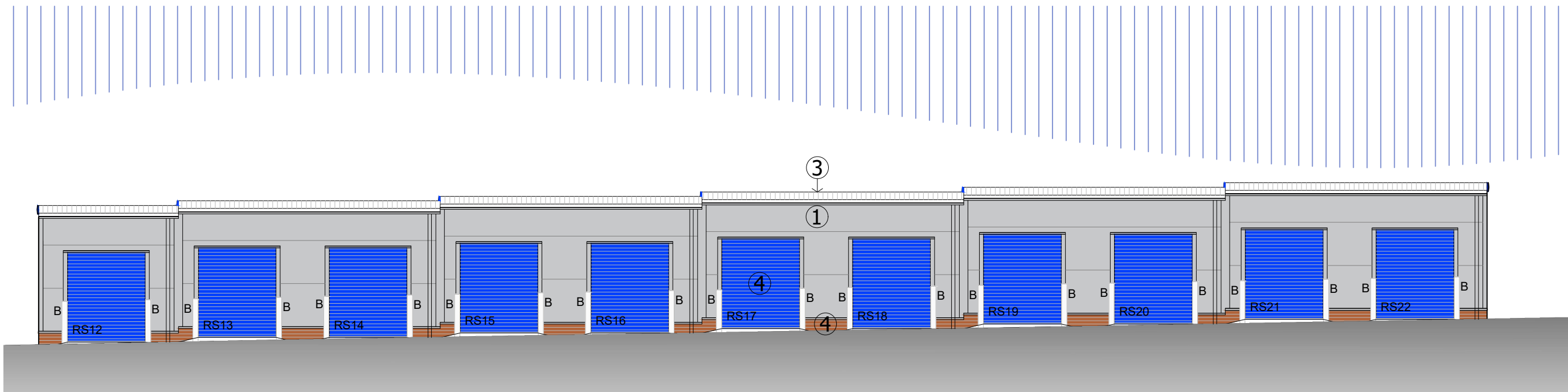
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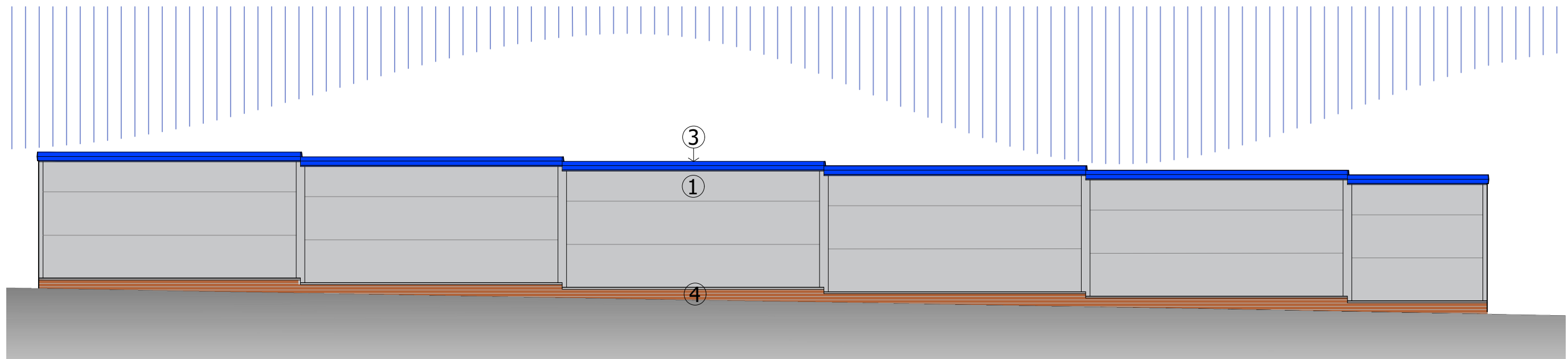
PROPOSED EAST ELEVATION - ELEVATION 1



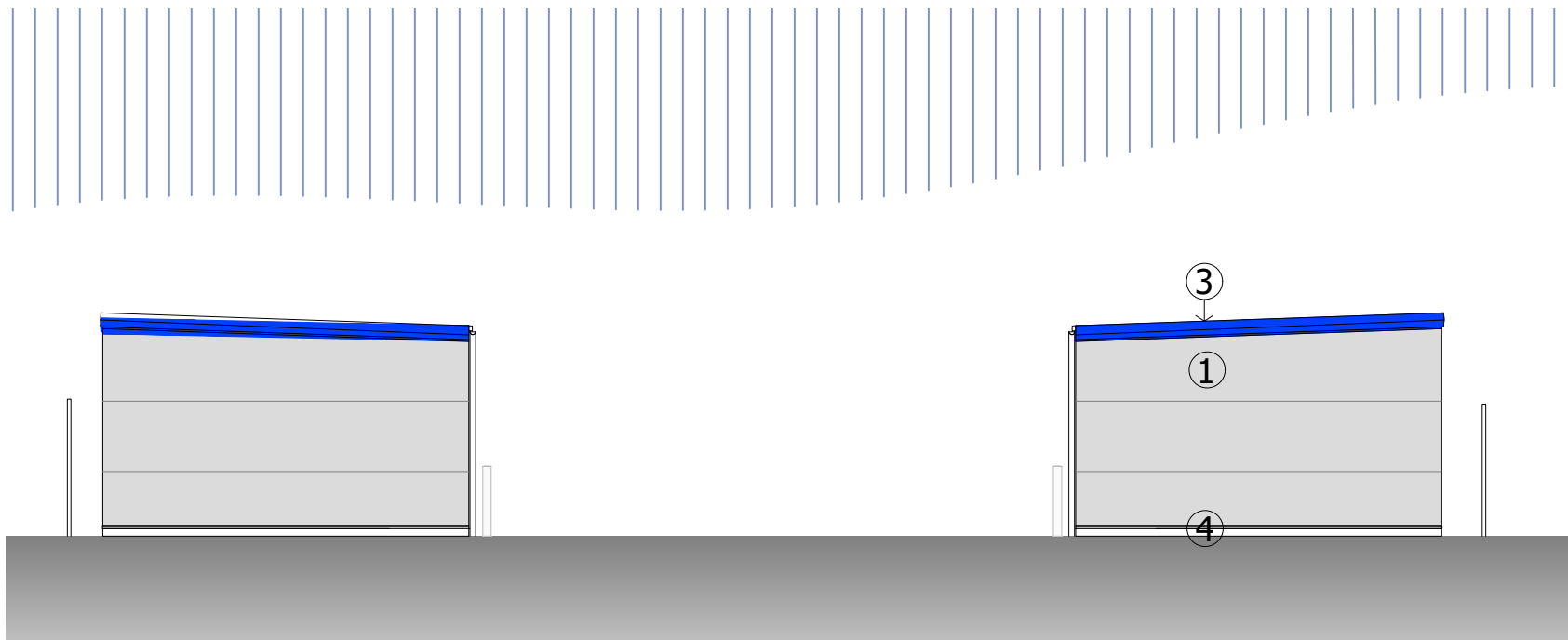
PROPOSED EAST ELEVATION - ELEVATION 2



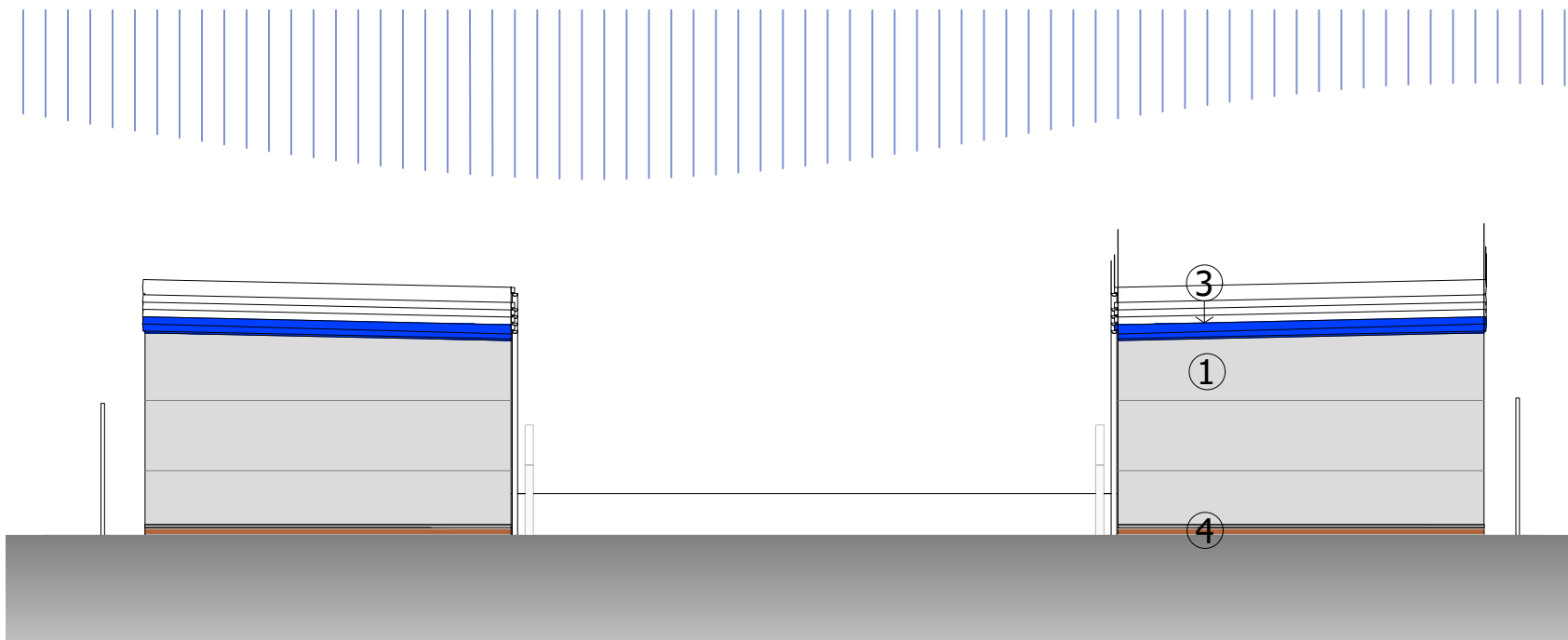
PROPOSED EAST ELEVATION - ELEVATION 3



PROPOSED EAST ELEVATION - ELEVATION 4



PROPOSED NORTH ELEVATION - ELEVATION 5

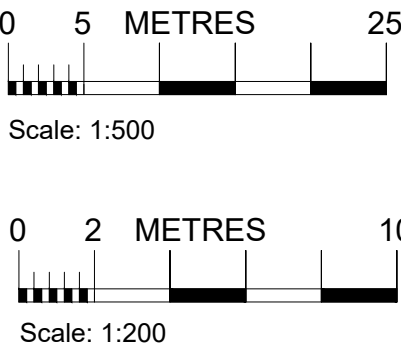


PROPOSED NORTH ELEVATION - ELEVATION 6

- Material Key
- ① KS1000MR Kingspan Micro rib composite insulated wall panels. Colour - Metallic Silver RAL 9006. BRE 806600001 (A+).
 - ② Industrial Doors: Fen Bay automatic roller shutter (or equal approved) thermally broken commercial roller shutter doors, colour blue PPC to RAL 5002.
 - ③ Kingspan QuadCore Topdeck Composite Roof panels KS1000TD - Goosewing Grey BS10A05.
 - ④ Facing brick to match the existing.



PROPOSED SITE PLAN
Scale 1:500



PRELIMINARY	
FOR APPROVAL	✓
TENDER	
CONSTRUCTION	
AS BUILT	

TEW AND SMITH
ARCHITECTS AND SURVEYORS

Revisions:

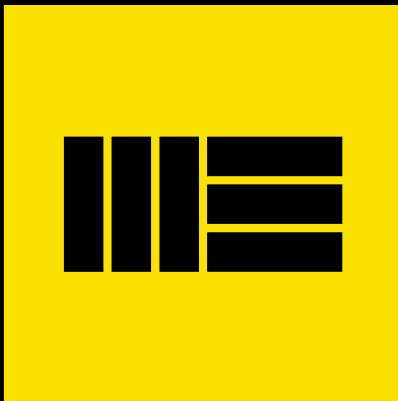
Project:
SAFESTORE
PROPOSED EXTENSION
CHEETHAM HILL ROAD
MANCHESTER, M8 8LW

Title:
**PROPOSED ELEVATIONS
EXTERNAL UNITS**

Date: 07.11.2023	Drg No.	Rev:
Scale: 1:200@A1	4664-SK07	-
Drawn: ER		
Checked:BF	© Proprietor: Tew and Associates Limited	

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL