

122 WITHINGTON ROAD, WHALLEY RANGE, MANCHESTER, M16 8FB  
HERITAGE IMPACT ASSESSMENT

ISSUE 01  
MAY 2023



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**Issue 01**

May 2023

*Mr Ahsan Javed, Minhaj UI Quran Centre*



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# 122 WITHINGTON ROAD, WHALLEY RANGE, MANCHESTER, M16 8FB: HERITAGE IMPACT ASSESSMENT

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# SECTION 1.0

## INTRODUCTION

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### 1.1 PURPOSE

This Heritage Impact Assessment is for 122 Withington Road in Manchester. The building is not listed but lies within the Whalley Range Conservation Area in Manchester and this report will form part of the submission for Planning Permission to Manchester City Council. It offers a proportionate and impartial assessment of the potential impact of proposals on the significance of the designated heritage asset of the Whalley Range Conservation Area.

The proposals relate to the provision of:

- A new glazed atrium to the main entrance;
- New dedicated access for HMO tenants; and
- Internal alterations to facilitate changes to access.

This report is compliant with the *Planning (Listed Buildings and Conservation Areas) Act, 1990* and the *National Planning Policy Framework* (2019). It has been produced following the guidance set out in Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and has been prepared for the client by Purcell Architecture Ltd.

### 1.2 AUTHORSHIP

This Heritage Impact Assessment has been prepared by Senior Heritage Consultant, Bev Kerr, BA (Hons) MA, Mst, IHBC, ACIfA, at Purcell. Copyright will be vested with Purcell, with the client given rights to distribute this report to relevant stakeholders.

### 1.3 DESIGNATION

No.122 Withington Road, Whalley Range is not listed but is a historic building which lies within the Whalley Range Conservation Area. It is situated approximately two miles south of Manchester city centre and its current uses are as a mosque in the basement and on the ground floor, and residential HMOs on the upper floors. The area is predominantly residential with a number of businesses and retail outlets located on the principal highways.

The conservation area was designated in October 1991, with boundaries drawn to include some later housing, extending to Alexandra Road to the east and Upper Chorlton Road to the west.<sup>01</sup>

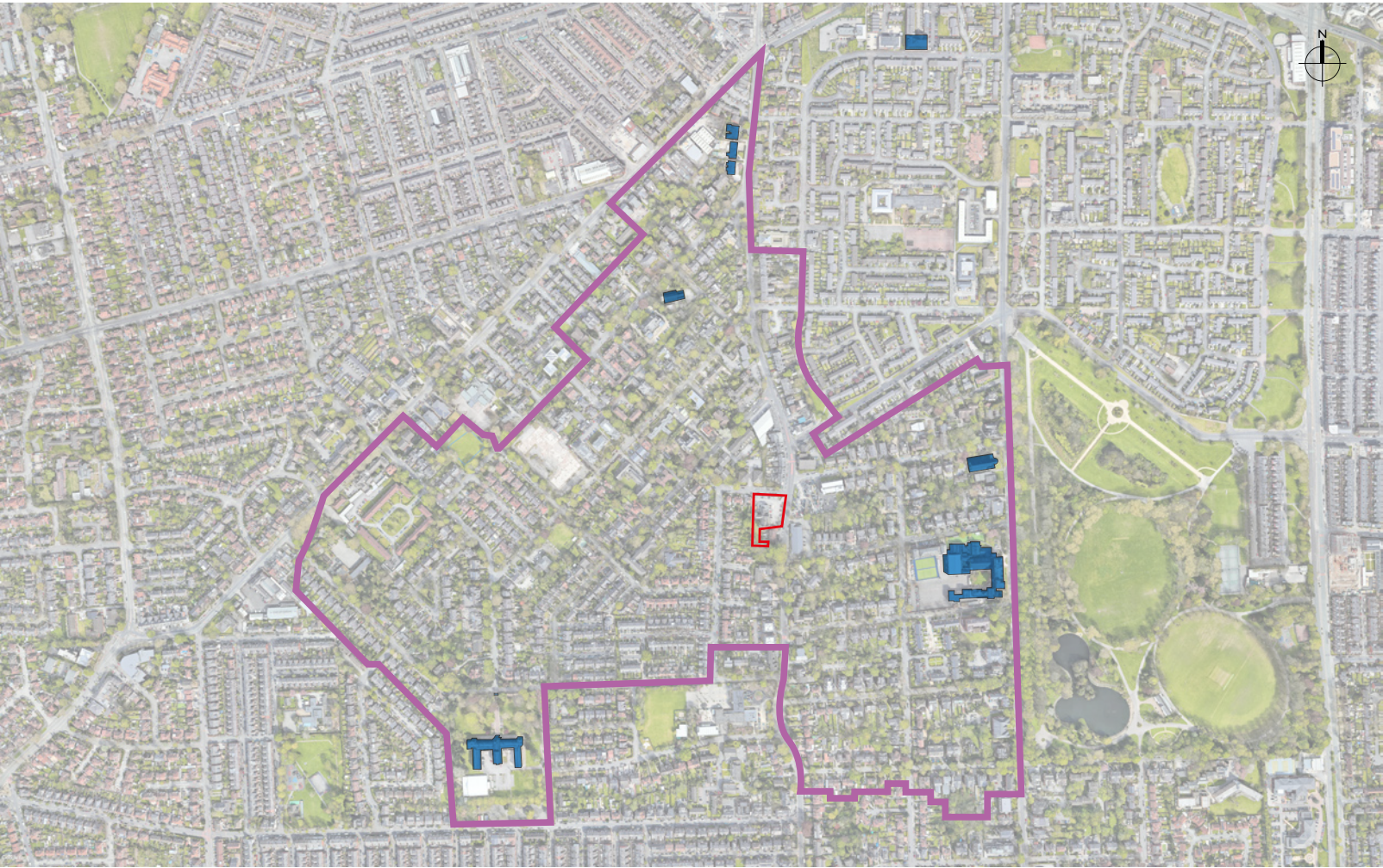
Development control in Whalley Range is aimed at encouraging the area to flourish whilst paying attention to its special architectural and visual qualities. When submitting an application for a new building, designers should look at the wider area rather than just the site. It is important to see how the proposal fits into its context. In this regard, the elevations, form and massing of adjacent buildings should be included in a submission for a new building.<sup>02</sup>

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<sup>01</sup> [https://www.manchester.gov.uk/info/5111/conservation\\_areas/1226/whalley\\_range\\_conservation\\_area/2](https://www.manchester.gov.uk/info/5111/conservation_areas/1226/whalley_range_conservation_area/2) [last accessed 10th May 2023]

<sup>02</sup> Ibid

INTRODUCTION



- LOCATION PLAN AND DESIGNATIONS
- Site Boundary
  - Whalley Range Conservation Area Boundary
  - Listed Buildings

*This plan is not to scale*  
©GoogleEarth 2023

# INTRODUCTION

## 1.4 RELEVANT PLANNING HISTORY

A number of planning applications are recorded for the site from the 1970s to the present day - these are listed in Appendix A of this report. Those of relevance include those relating to extensions when the site was used as an hotel, and the later permission for conversion of the building into student accommodation before its use as a mosque and housing.

## 1.5 PLANNING POLICY AND GUIDANCE

### 1.5.1 NATIONAL

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

The primary legislation governing conservation areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement.

#### The National Planning Policy Framework (2021)

The *National Planning Policy Framework* (NPPF) sets out the Government's planning policies for England and how these should be applied. A key concept of this is that of achieving 'sustainable development' (paragraph 7), the objective of which is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is identified as having three principal objectives – economic, social and environmental.

The NPPF sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 190). Government guidance on the historic environment is found within the relevant section of the *National Planning Practice Guidance* (2019)

#### Historic England, Conservation Principles, 2008

Historic England's *Conservation Principles, Policies and Guidance* provides a comprehensive framework for the sustainable management of the historic environment, encouraging change to a significant place and its setting only in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

#### Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)

This document provides guidance on how changes within the setting of a Listed Building, Conservation Area, Scheduled Monument, etc. can affect the significance of an asset itself. This consideration is included in the assessment undertaken below.

### 1.5.2 LOCAL

The Manchester Local Plan guides development within Manchester was adopted 11th July 2012. It was previously known as the Local Development Framework. Relevant policies relating to heritage including Conservation Areas are Policy CC9 'Design and heritage', and Policy EN 3 'Heritage'.<sup>03</sup>

## 1.6 APPROACH AND METHODOLOGY

### 1.6.1 METHODOLOGY

This heritage statement has been prepared to comply with the tests and requirements of the *National Planning Policy Framework* (NPPF), specifically paragraphs 201 and 202, under which a description of the significance of a heritage asset, including any contribution made by their setting, must be provided to support any planning applications. There is a requirement for applicants to make an informed assessment of heritage significance as part of

a staged approach to decision-making. As part of determination, Local Authorities must also identify and assess the effect on that significance of any proposed changes.

The assessment follows the staged approach to decision-making set out within Historic England *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019):

- 01 Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- 02 Understand the significance of the asset(s)
- 03 Understand the impact of the proposal on that significance
- 04 Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- 05 Look for opportunities to better reveal or enhance significance

The report itself follows the suggested structure for a statement of heritage significance as set out in chapter 3 of the above document and also draws on other best practice guidance documents, *Conservation Principles* (2008) and *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets* (2017)

<sup>03</sup> Manchester Local Plan [https://www.manchester.gov.uk/info/200074/planning/6572/local\\_plan](https://www.manchester.gov.uk/info/200074/planning/6572/local_plan)

# INTRODUCTION

## 1.6.2 SIGNIFICANCE ASSESSMENT CRITERIA

Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF, 2019). The understanding of the significance of a place is vital to inform sensitively managed change.

In accordance with Historic England *Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and the NPPF, the following criteria are employed within this report to assess significance:

**Archaeological interest:** 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.

**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.

The levels of relative significance used to inform the assessment of significance in this heritage statement range are **High Significance, Medium Significance, Low Significance, Neutral** and **Intrusive Significance**.

## 1.6.3 IMPACT ASSESSMENT CRITERIA

Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The methodology used here is based on the guidance set out in Historic England, *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019).

## 1.6.4 ASSESSMENT OF SETTING

The NPPF details the requirement to examine a building within its setting for the impact that it has on the landscape around, and for the contribution that its setting makes to its significance:

*'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.'*<sup>04</sup>

Originally produced in 2011 by Historic England, *Historic Environment Good Practice Advice In Planning, Note 3: The Setting Of Heritage Assets (Second Edition)* (2017), has been revised to reflect changes resulting from the NPPF and now takes the form of a Good Practice Advice note (GPA 3). The document sets out how the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

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<sup>04</sup> NPPF, Annex 2, Glossary, p71

## SECTION 2.0

### UNDERSTANDING THE SITE AND ITS SIGNIFICANCE

#### 2.1 WHALLEY RANGE: A BRIEF HISTORY

During the Industrial Revolution, Manchester rapidly expanded beyond what is now the city centre. Its expansion absorbed existing townships but also led to the establishment of new residential areas. Whalley Range was one of Manchester's first suburbs. It was created on land purchased for building in 1832 by a prominent banker, Samuel Brooks, for a sum of £9,600, and is thought to have been named after the town of Whalley in Lancashire where he was born.

The development was termed 'a desirable estate for gentlemen and their families' by Samuel Brooks, intended to allow the well-off to escape the increasing congestion of industrial Manchester. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks' vision.<sup>01</sup>

The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks' own Whalley House was built at the south end of Whalley Road. The house was demolished during the 1930s to make way for the Woodlawn Flats development. The eastern side of the conservation area around Alness Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton.<sup>02</sup>

In 1874, an early example of an aquarium was opened to the public on Alexandra Road. Although twice the size of any previous aquarium, it proved to be commercially unsuccessful, and closed down just two years later. Shortly after closure, the building was incorporated into St. Bede's College, which was itself amalgamated with St. Bede's School in All Saints in the City.<sup>03</sup>



Withington Road, 1920 (©Manchester Local Image Collection at Manchester Libraries)



Withington Road, 1961 (©Manchester Local Image Collection at Manchester Libraries)

<sup>01</sup> Manchester City Council, Whalley Range Conservation Area – History: [https://www.manchester.gov.uk/info/511/conervation\\_areas/1226/whalley\\_range\\_conservation\\_area/2](https://www.manchester.gov.uk/info/511/conervation_areas/1226/whalley_range_conservation_area/2)

<sup>02</sup> Extract from the Whalley Range Conservation Area Character Area Statement: [https://www.manchester.gov.uk/info/511/conervation\\_areas/1226/whalley\\_range\\_conservation\\_area/2](https://www.manchester.gov.uk/info/511/conervation_areas/1226/whalley_range_conservation_area/2)

<sup>03</sup> Ibid

## UNDERSTANDING THE SITE AND ITS SIGNIFICANCE

### 2.2 BRIEF HISTORY OF THE SITE

No.122 Withington Road was built in the latter half of the 19th century as a pair of villas set in private gardens. Designed in the Gothic Revival style, they were probably originally exposed brick with slate roofs. The original entrance lobbies were located to the north and south featuring Gothic arches and hood moulds.

Like many of the larger Victorian residences in Walley Range during the 20th century, the building underwent considerable alteration; the two villas were merged into one to form a hotel, part of the private garden was sold off for development, and various internal and external alterations were carried out including external render and an extension to the west. More recently, a three storey flat-roofed extension was added to the north to create additional bedrooms within the Cornish House Hotel, as it was known then. The house has also been used as a nursing home and permission was also granted to convert the building into student accommodation.

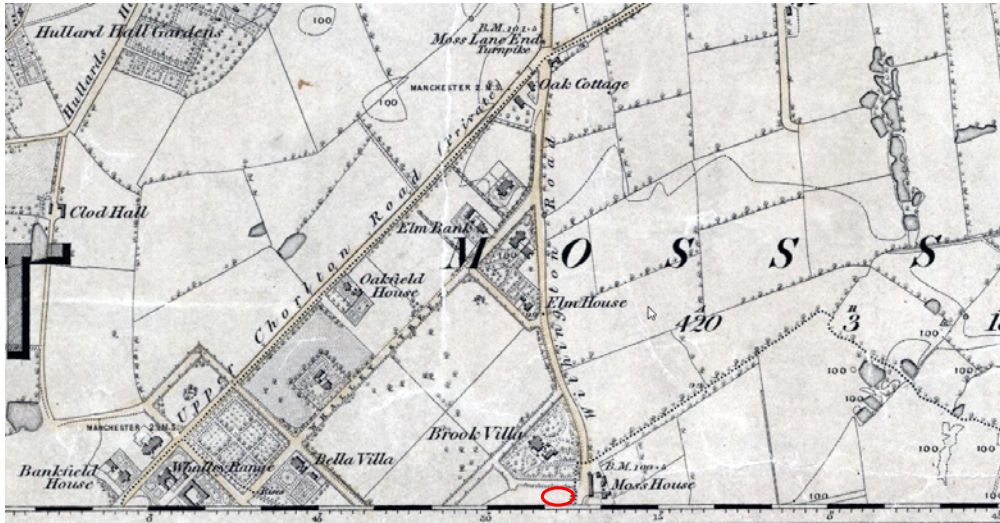
Today, the building is a religious centre and the upper storeys are used as residential housing.



*Withington Road in 1961 with 122 Withington Road just visible behind (© Manchester Local Image Collection at Manchester Libraries)*

# UNDERSTANDING THE SITE AND ITS SIGNIFICANCE

## 2.3 MAP PROGRESSION



1845 Ordnance Survey, published 1848. The approximate location of the site is show in red (National Library of Scotland)



1892 Ordnance Survey, published 1894. The site is show in red (National Library of Scotland)

# UNDERSTANDING THE SITE AND ITS SIGNIFICANCE

## 2.4 DESCRIPTION OF THE SITE AND ITS SETTING

The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses like 122 Withington Road have survived, with new development taking place on the site of demolished houses, within former gardens or on the site of plots left vacant during the initial stages of the area's development.

Despite the area's decline following the Second World War, recent investment and the designation of the Whalley Range Conservation Area

Area have attempted to encourage the retention of older properties and their upgrading into self-contained flats, nursing homes and residential institutions, as well as the construction of sympathetic new development.

No.122 Withington Road lies at the heart of the Whalley Range Conservation Area. Although the conservation area is largely residential, the immediate setting of 122 Withington Road is predominantly commercial and retail, exploiting the busy north-south route of Withington Road which bisects the area. Retail

units lie adjacent on the west side of Withington Road, built in the 1930s, whilst to the north are retail outlets in buildings which date to the later 19th or early 20th century. A Cooperative supermarket and motor vehicle dealer (both within modern buildings) lie on the east side of Withington Road directly opposite the site. Neither of the latter make a positive contribution to the conservation area's character.

The site is largely captured in views southwards along Withington Road. Views travelling northwards are initially obscured by a row of 20th century shops on the west side of Withington Road and the site comes into view only when the viewer is immediate adjacent. There are no significant long-range views of the site.



The site is captured in views travelling south along Withington Road when the viewer reaches Range Road



Travelling north, the site is only visible when the viewing draws alongside (Google Street View)

## UNDERSTANDING THE SITE AND ITS SIGNIFICANCE

The site itself is set back from Withington Road in former private gardens which are now an informal car park separated from the road by a hedge. The building, as described above, was formerly a pair of Victorian villas, and is three-storeys above a basement. Gables with ground floor bay windows are set forward of the central two bays – these elements, flanked by the two-storey entrance lobbies, would have formed the original villas. The building has steep pitched roofs of modern tile, modern dormers and modern windows. The front and side elevations have been rendered and painted, although the rear extension is exposed brick.

Extensions have been added to the rear (west), and a less-than sympathetic three-storey flat-roofed extension has been added on the north side. The north-side of the rear elevation is visible from May Road and features bins, recycling, storage and fire escapes.

The northern villa's entrance, approached up a set of steps, is now the principal entrance to the building. This modest, domestic-scale entrance is now situated between the original house and the modern flat-roofed extension and obscured beneath a modern balcony / porch. The result is a main entrance which is now inappropriate and inadequate for the building.



*The north elevation from May Road (Google Street View)*



*Front elevation of 122 Withington Road, looking south-west. The main entrance lies below the green signage*

### 2.5 STATEMENT OF SIGNIFICANCE

The Walley Range Conservation Area is significant historically as one of Manchester's first planned suburbs. Its formal plan of tree-lined avenues populated by large villas was established in response to the growing industrialisation of the Manchester, a plan form which is still recognisable today. Despite losses and a downturn in fortune from a once-fashionable Victorian suburb, a number of key buildings still survive which are of architectural and historical interest. It retains a largely residential use and character away from the main thoroughfares, although many of the larger historic houses have been subdivided.

No.122 Withington Road was formerly two villas constructed in the later 19th century. It is not listed and has undergone many changes externally which have eroded its original character including rendering, replacement windows and a flat-roofed extension on the north side which erodes the overall aesthetic value of the site. Its setting has also been eroded by modern and commercial development and part of its private gardens were sold off in the early 20th century to build a row of shops. There is an opportunity to improve the aesthetic contribution the building makes to the Whalley Range Conservation Area through the current and future projects. The site's significance lies mainly with its high social, religious and communal interest, which continues to provide a variety of valuable services to the local community.

## SECTION 3.0

### IMPACT ASSESSMENT

#### 3.1 THE PROPOSALS

The proposals relate to the provision of:

- A new glazed atrium to the main entrance;
- New dedicated access for HMO tenants; and
- Internal alterations to facilitate changes to access.

Details of the proposals can be found in the architect's drawing package and the Design and Access Statement, both of which accompany the application.

#### 3.2 IMPACT ASSESSMENT

This impact assessment is concerned with the impact on the Whalley Range Conservation Area which is a designated heritage asset. Changes to its setting have the potential to negatively impact on its special interest and character.

As already discussed, the immediate setting of 122 Withington Road is on a busy route through the conservation area with a largely commercial character including a mixture of historic and more modern buildings. The building in question is not listed and has undergone significant changes which have eroded its overall

character as a heritage asset. The current entrance has been lost in the façade, obscured between the original house, a modern flat roofed extension and covered by a modern balcony / porch. The result is an entrance which is inappropriate and inadequate.

The new atrium will be visible from Withington Road but will provide a new interest which is lacking from the much-altered façade of 122 Withington Road. The proposals will re-emphasise the position of the entrance, providing an appropriate focus for visitors and viewers, whilst drawing attention away from the intrusive flat-roofed extension. The atrium will be suitably designed in modern materials but has a steep pitched roof which mimics that of the historic building. The atrium is reversible.

The new dedicated entrance for HMOs requires no external alterations and will have no visible impact on the conservation area.

Future enhancements to the site and the conservation area could include improvements to the car park through landscaping including the planting of trees or shrubs.

#### 3.3 SUMMARY AND CONCLUSIONS

Although much altered and low in aesthetic interest, the site has important social, religious and communal value, providing valuable services withing the local community. The present proposal aims to improve access to ensure this use continues, whilst also improving the visual interest of the principal façade by providing an entrance lobby appropriate to the building. In summary, the proposals provide a minor enhancement to the immediate setting and character of the conservation area. Further mitigation and potential improvements to the setting have been proposed above.



Proposed East Elevation (BARCX)

# LIST OF SOURCES

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Manchester City Council, Manchester Local Image Collection: <https://images.manchester.gov.uk/index.php?session=pass>

## APPENDIX A

### PLANNING HISTORY

Change of use from a mixed use comprising basement storage, ground floor offices and Prayer Hall and residential to residential comprising a total of 30. No. (1+2+3 Bed) apartments, erection of a three storey extension incorporating accommodation in basement and roof space with associated elevational alterations, access, parking and amenity space.

The Madina Hall 122 Withington Road Manchester M16 8FB

Ref. No: 114187/FO/2016 | Validated: Tue 01 Nov 2016 | Status: Decided

CERTIFICATE OF LAWFUL USE for Mosque and residential education (sui generis) as premises has been used for a period of ten years

The Madina Hall 122 Withington Road Whalley Range Manchester M16 8FB

Ref. No: 091165/LE/2009/SI | Validated: Thu 03 Sep 2009 | Status: Decided

Part retrospective change of use of ground floor from student accommodation to a teaching school/prayer hall (Class DI), creation of a new vehicular access on May Road and enlargement of car park to 43 spaces

122, Withington Road, (Madina Hall), Whalley Range

Ref. No: 061316/FO/SOUTH1/01 | Validated: Fri 09 Feb 2001 | Status: Unknown

Change of use from a hotel to students hall of residence for 33 students

Cornish House Hotel, 122, Withington Road, Whalley Range

Ref. No: 051069/FU/CENTLI/96 | Validated: Mon 25 Nov 1996 | Status: Decided

Change of use of former hotel stores area facing May Road to a car valeting business with 5 car parking spaces

Cornish Hotel, 122 Withington Road, Whalley Range

Ref. No: 047480/FU/CENTLI/95 | Validated: Wed 29 Mar 1995 | Status: Decided

Change of use from hotel to a nursing home

122 WITHINGTON ROAD WHALLEY RANGE

Ref. No: 042920/FO/CENTLI/93 | Validated: Thu 21 Jan 1993 | Status: Decided

Creation of additional bedrooms on the ground and lower ground floors of existing hotel.

Cornish House Hotel, 122 Withington Road WHALLEY RANGE

Ref. No: 034905 | Validated: Fri 04 Aug 1989 | Status: Unknown

Three storey extension to form additional bedrooms and two storey extension to form banqueting suite

Cornish House Hotel 122 Withington Road WHALLEY RANGE

Ref. No: 034904 | Validated: Fri 04 Aug 1989 | Status: Decided

Alterations to hotel to form a functions room

Simpsons Hotel 122, Withington Road, Whalley Range WHALLEY RANGE

Ref. No: 019730 | Validated: Fri 27 May 1983 | Status: Decided

Two-storey extension rear of hotel to form dining room to Managers flat with basement.

122 Withington Road, Whalley Range.

Ref. No: F08377 | Validated: Wed 15 Mar 1978 | Status: Decided

