

# Fallowfield Campus Redevelopment Project



Prepared for:

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UK and University of  
Manchester**

**September 2023**

**Environmental Statement Volume II: Heritage, Townscape and Visual Impact Assessment**

## University of Manchester Residencies – Fallowfield Campus

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## 1. INTRODUCTION

### 1.1 Purpose of this Report

- i) This Heritage, Townscape, and Visual Impact Assessment ('HTVIA') forms Volume II of the Environmental Statement prepared in support of the outline planning application related to the proposed redevelopment of Fallowfield Campus, Manchester (the 'Site').
- ii) This HTVIA has been prepared by Stephen Levrant Heritage Architecture Ltd. ('SLHA'), a practice of conservation architects, surveyor, planners, and heritage consultants which specialises in the historic environment. It has been prepared on behalf of Rider Levett Bucknall UK and the University of Manchester ('UoM', the 'Applicant').
- iii) This report assesses the potential impact of the outline proposals on the significance and setting of nearby heritage assets, local townscape character, and views towards the Site, including the Amenity of visual receptors (i.e. people experiencing the view).
- iv) This report was prepared by SLHA for the benefit, use and information of UoM and its Delivery Partner only for the purposes of the Fallowfield Campus Redevelopment Project Outline Planning Application. SLHA assumes no liability or responsibility for any reliance placed on this report by any other third party or for any actions taken by any such other third party in reliance of the information contained herein. SLHA's responsibility regarding the contents of the report shall be limited to the purpose for which the report was produced and shall be subject to the express contract terms between SLHA and Rider Levett Bucknall UK Limited. The report shall not be construed as investment or financial advice. The findings of this report are based on the available information as set out in this Report.

### 1.2 Summary of the Proposed Development

- i) The proposals ('Proposed Development') which form the basis of the outline planning application are summarised in the following terms:  

*"Outline planning application (with access only) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m, of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads"*
- v) The Proposed Development is presented in the Parameter Plans prepared by Sheppard Robson, the architects. The Design Guide supports the Parameter Plans and establishes a robust framework for the Site that defines the quality of design for future Reserved Matters Applications ('RMAs'). In combination with the Parameter Plans (and other documents), these form a set control through which MCC will determine future RMAs.
- vi) The Verified Views presented in **Section 10** of this HTVIA present the Maximum Height Parameter Plan in wireline form.

- vii) A Technical Masterplan has been prepared to accompany the application. This plan is used to show an indicative configuration of land use and buildings across the Site to assist with the technical assessment of the proposals against key planning policy objectives and demonstrating a viable quantum of use that can be achieved within the parameters and principles of the Parameters Plan. A high level discussion of the Technical Masterplan has been provided at **Section 11** of this HTVIA.

### 1.3 Overview of the Site

- i) The Site comprises the existing UoM Fallowfield residential campus. The Site boundary is illustrated on the plan at **Figure 1**, which also shows the wider campus area. An aerial photograph of the Site is provided at **Figure 2**.
- ii) The Site is located to the south of Manchester city centre, lying on the east side of Wilmslow Road and north side of Moseley Road. To the north and east of the Site are further sites of UoM residential accommodation, comprising Ashburne Hall and Sheavyn House to the north, and Richmond Park and Uttley House to the east. Beyond these residential halls to the east is further UoM land comprising the recently completed residential accommodation at Unsworth Park and sports and leisure facilities at the Armitage Centre.
- iii) The Site comprises four groups of buildings: Owen's Park, Oak House, Woollton Hall, and the Limes Building. The first three provide student residential accommodation whilst the Limes Building performs an ancillary function to the campus. In addition to accommodation, there are other ancillary and supporting uses within the Site including a bar, doctor's surgery, laundry facilities, reception, and study areas.
- iv) The buildings across the campus are generally set out in courtyard arrangements, with the general scale of buildings varying in height from two to 18 storeys, the tallest being the Owen's Park tower which provides a visual landmark within the Site and surrounding townscape.

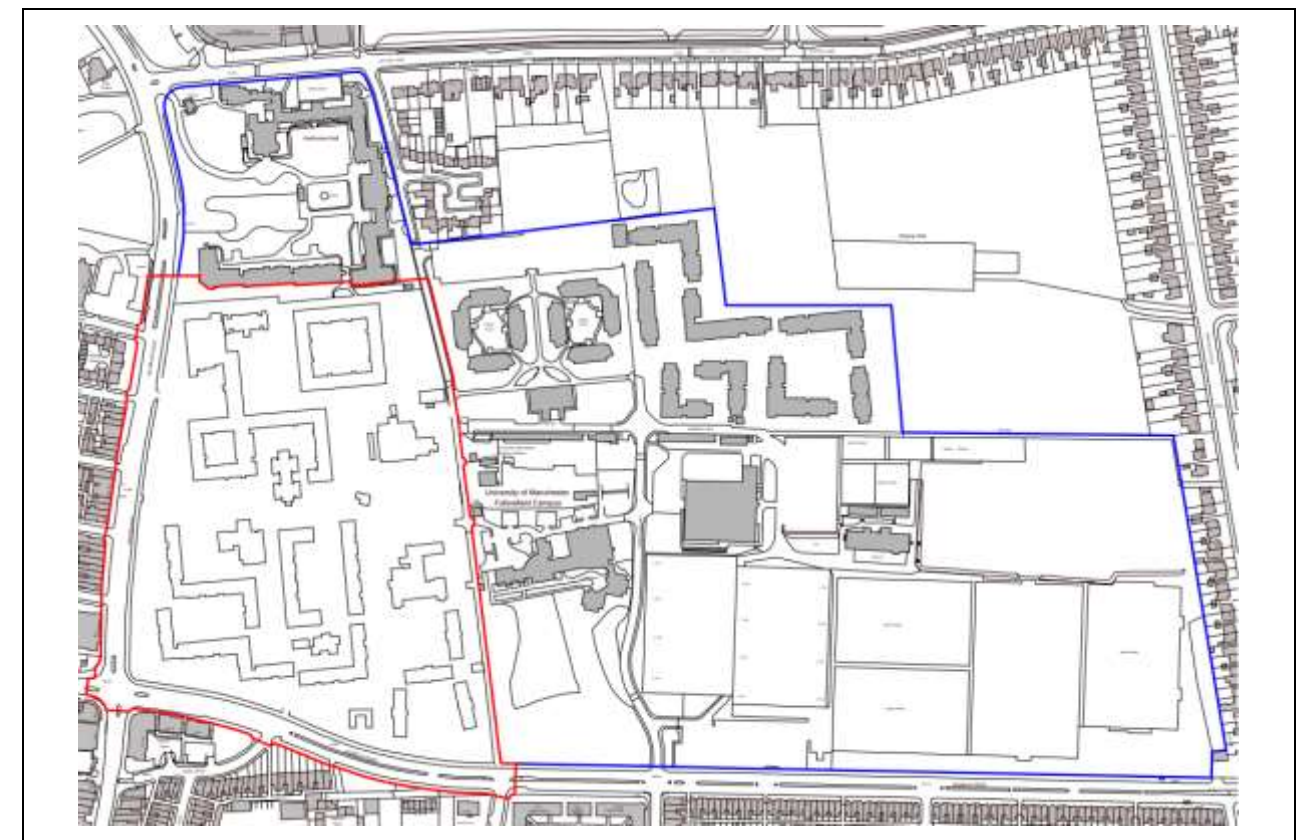


Figure 1: Aerial image showing indicative Site boundary outlined in red.



Figure 2: Aerial image showing indicative Site boundary outlined in red.

- v) The Site is characterised by setting of built form amongst greenery, comprising areas of open lawn between the buildings and mature trees within the campus, particularly along the edges of the Site boundary which filter views in and out. The Site is intersected by pedestrianised routes and a limited number of vehicle routes. There are back-of-house areas which provide access for servicing and plant.

#### 1.4 Heritage Context

- i) There are no designated heritage assets within the Site. There are, however, a number of designated heritage assets in the setting of the Site, including listed buildings and a Scheduled Monument. The following 11 heritage assets lie within 250m of the Site boundary:
- Lodge of the First, with Attached Gateway (Grade II);
  - The Firs and Attached Annex (Grade II);
  - Queen of Hearts Public House (Grade II);
  - Church of the Holy Innocents and St James (Grade II);
  - Fallowfield War Memorial (Grade II);
  - Ashburner Hall (Lees, Mary Worthington, Ward and Central bloc), including the Alice Barlow memorial gates and Ashburne Hall Lodge (Grade II);
  - Behrens Hall (Grade II);
  - Unitarian Chapel (Grade II);
  - Hollings Building at Manchester Metropolitan University (Grade II);
  - Synagogue (Grade II); and
  - Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields, 48m SSE of Platt Hall.

- ii) The Site is not located in a Conservation Area and there are no such designations within the local area.
- iii) Manchester City Council ('MCC'), the Local Planning Authority, has not prepared a 'Local List' which identifies non-designated heritage assets ('NDHAs') considered to be of local architectural or historical interest. There are no non-designated heritage assets identified in this HTVIA. It is possible that in subsequent Reserved Matters Applications ('RMAs') for detailed schemes subsequent to the outline application that NDHAs will be identified and considered in the associated assessment.

#### 1.5 General Methodology

- i) This HTVIA is the result of a process which synthesises literature and documentary research, and which relies on professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs, and any other supporting documentation.
- ii) A survey of the Site and its grounds was conducted in June 2023 by visual inspection in order to gain an understanding of the principal heritage, townscape, and visual considerations and the existing condition of the Site, to analyse the setting and interrelationships of identified heritage assets, and to consider the potential impact of the Proposed Development on relevant receptors.

#### 1.6 Research Sources

- i) Documentary research which has informed the content of this HTVIA relied upon primary and secondary sources, including maps, drawings, and reports, as well as local archive material.
- ii) The following sources have been consulted:
- Historic Environment Record (HER).
  - Historic mapping (Ordnance Survey where appropriate).
  - Various online resources (including the National Heritage List for England and Britain From Above).

#### 1.7 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd.
- ii) Authors:
- Anna Manley [BA (Hons), MA] – Heritage and Townscape Consultant
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## 2. POLICY CONTEXT: LEGISLATION, NATIONAL AND LOCAL PLANNING POLICY, AND GUIDANCE

### 2.1 Planning (Listed Building and Conservation Areas) Act 1990

- i) The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the legislative framework which governs the specific protection for buildings and areas of special architectural or historical interest, over and above that provided by development management policies at a local level.
- ii) As the Site is within the setting of a number of additional listed buildings and structures, **Section 66(1)** of the Act is applicable. This provision stipulates that the decision-maker should have *“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”* when considering whether to grant planning permission.

### 2.2 National Planning Policy Framework (‘NPPF’) (2021)

- i) The revised NPPF was published on 20 July 2021. The NPPF constitutes the Government’s view of what sustainable development in England means in practice.

#### Design

- i) **Chapter 12** (Design) of the NPPF establishes the Government’s framework and approach towards design. The NPPF states at **Paragraph 126** that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- ii) At **Paragraph 130**, the NPPF establishes a set of principles that Local Authorities should ensure are at the forefront when considering planning policies and development proposals. These principles stipulate that developments should: function well and contribute to the overall quality of the area; be visually attractive through the use of high quality architecture, successful layouts and effective landscaping; be sympathetic to local townscape character and history (including the built environment and landscape setting); reinforce and maintain sense of place through considered arrangement of streets, spaces, typologies and materiality; optimise the potential of sites and create a sustainable mix of developments; and create spaces that are safe, inclusive and accessible to all.
- iii) **Paragraph 134** states that developments that are that not well designed should be refused by Local Authorities (including and especially where proposals fail to reflect local design policies and government design guidance). Conversely, the NPPF states in the same paragraph that *“significant weight”* should be given to schemes that reflect local policy requirements and government guidance on design, and those that reflect *“innovative designs which promote high levels of sustainability”*.
- iv) Read together, **Paragraphs 130 and 134** demonstrate the Government’s encouragement of Local Authorities to support schemes which embody high quality sustainable design.
- v) It will be clear from this Heritage Statement that the Proposed Development seeks to provide a sustainable use and a high-quality scheme which accords with the definition of sustainable development provided within the NPPF.

#### Heritage

- i) The NPPF identifies the protection and enhancement of the built and historic environment as a key component of one of three overarching objectives (an environmental objective) of the planning system required to achieve sustainable development (**Paragraph 8, point c**).
- ii) **Chapter 16** (Conserving and Enhancing the Historic Environment) sets out the Government’s detailed approach and policies relative to the historic environment in a planning context, its conservation and enhancement.
- iii) The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (**Paragraph 190, point a**).
- iv) **Paragraph 194** stipulates that Local Authorities should require applicants to describe the significance of any heritage assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. The NPPF determines that this description should be proportionate to the assets’ significance and *“no more than is sufficient to understand the potential impact of the proposal on their significance”*. This Heritage Statement fulfils this requirement by providing an appraisal of the settings of key heritage assets in the local environs of the Site.
- v) **Paragraphs 199-202** of the NPPF should be read together. In **Paragraph 199**, the NPPF stresses that *“great weight”* should be given to the conservation of designated heritage assets in the planning balance, defining that the *“more important the asset, the greater the weight should be.”*
- vi) **Paragraph 200** determines that any harm to designated heritage assets – which may be direct (physical alteration or demolition) or indirect (development in setting) – should require clear and convincing justification. The NPPF defines two broad spectrums of harm: substantial and less than substantial.
- vii) **Paragraph 201** states that where a proposal will lead to substantial harm<sup>1</sup> to a designated heritage asset, consent should be refused by the decision-maker unless it can demonstrated that the harm is outweighed or is necessary to deliver substantial public benefits, or that a series of other defined conditions are applicable.
- viii) Where there is a perceived degree of less than substantial harm, **Paragraph 202** establishes that this harm should be weighed against the identified public benefits (which may include heritage benefits) of the Proposed Development.
- ix) The undertaking of the balancing exercises defined by the NPPF paragraphs described above (**Paragraphs 201 and 202**) provides the clear and convincing justification for harm that is required by **Paragraph 200**.

### 2.3 Planning Practice Guidance (‘PPG’) (2014 and as subsequently amended)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The most recent amendment to the online guidance was published in July 2019. The section ‘Conserving and Enhancing the Historic Environment’ of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.

<sup>1</sup> Substantial harm is broadly defined as an effect that has a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting.

## 2.4 Manchester City Council Core Strategy, 2012

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- i) Local planning policy maintains the same focus as the NPPF.
- ii) The City Council's design and heritage related policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy are of relevance.
- iii) **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iv) **Policy EN1 (Design Principles and Strategic Character Areas)** states that new development will be expected to follow the key principles of urban design (character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability, and diversity) and to contribute to the quality of the local and wider area.
- v) **Policy EN2 (Tall Buildings)** states that Manchester City Council will encourage proposals which include tall buildings where it can be demonstrated that they:
  - Are of excellent design quality,
  - Are appropriately located,
  - Contribute positively to sustainability,
  - Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
  - Will bring significant regeneration benefits.
- vi) **Policy EN3 (Heritage)** states that Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. Development options must be designed 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.
- vii) **Policy H12 (Purpose Built Student Accommodation)** stipulates that consideration should be given to the design and layout of new student accommodation with regard to safety and security, the mix of uses proposed, and the impact on the streetscene and local environment. The policy emphasises that developments will only be supported where it can be demonstrated that they will deliver a *"positive regeneration impact"*.

## 2.5 Unitary Development Plan for the City of Manchester, 1995

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- i) The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

- ii) **Development Control Policies 18.1 and 19.1** are saved from the UPD and address conservation areas and listed buildings respectively. The policies stipulate the careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

## 2.6 Historic England Guidance

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- i) In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') have both been utilised in the preparation of this HTVIA in order to gain a full understanding of the relevant issues.
- ii) In particular, this report takes account of the advice contained within the revised version of GPA3 on understanding what constitutes the setting of a listed building or other heritage asset. Furthermore, this HTVIA relies on the guidance provided on the identification of assets and their settings which have the potential to be affected by development proposals, as well as the approach to the selection of indicative key views of a proposed development in a context which includes heritage assets and heritage sensitivities.
- iii) In terms of assessing the impacts of development proposals, this Statement takes account of the advice in GPA3 which states that *"setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken in this report.
- iv) This HTVIA also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2017).
- v) Additional Historic England advice notes utilised within this report include Tall Buildings, Advice Note 4 (March, 2022). **Historic England Advice Note 4: Tall Buildings ('HEAN 4')**. The note supersedes a previous version from 2015 and takes into account recent updates to planning policy and legislation and recent experience of the development of tall buildings within the historic environment.
- vi) The purpose of the guidance is *'to support Local Planning Authorities, developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment'*.
- vii) The note provides support and guidance in the following key ways: in the initial plan-making process, in the identification of appropriate locations for tall buildings and the definition of 'design parameters' with regard to the historic environment, and in the assessment and determination of individual tall building proposals at the determination stage of the planning process.
- viii) HE's note establishes a set of principles for the consideration of tall building development in the historic environment. The emphasis is on a plan-led approach to the consideration of such development, with appropriate locations determined through the Local Plan. This process, the note advises, should be informed and supported by an evidence base which explores different locations and considers heights which might be appropriate in any given area. The note stipulates that the identification of locations or the determination

of proposals should be informed by an understanding of local place, character and historic significance. The guidance warns of the negative impacts tall buildings can have on the qualities of place valued by people who experience them if the siting, scale, or design is wrong and/or fails to demonstrate a consideration for the defining positive characteristics of a local area.

- ix) The note demonstrates HE's acknowledgement of the capability of high-quality tall buildings to deliver sustainable development in tandem with the conservation and promotion of the historic environment. The note emphasises the importance of good design in ensuring that tall buildings respond positively to their local context, especially within the historic environment, and the opportunity high-quality proposals can embody in terms of place-making, particularly within the context of wider regeneration schemes. In summary, the note promotes a best-practice approach to the consideration of tall buildings to deliver high quality, sustainable schemes.

### 3. ASSESSMENT METHODOLOGY

#### 3.1 Introduction

- i) This section explains the methodologies employed for both assessment of the baseline conditions and the effects of the Proposed Development on heritage, townscape and visual receptors. This assessment has been carried out using desk-based data gathering and fieldwork.
- ii) The Guidance for Landscape and Visual Impact Assessments ('GLVIA') IEMA/LI (GLVIA3rd Edition 2013) states that the visual impact assessment guidance with specific respect to Heritage Assets, should be *"assessed through Heritage Impact Assessment (HIA), principally set out in 'Seeing the History in the View' (Historic England)<sup>2</sup> although 'The Setting of Heritage Assets, 2nd Edition GPA3 is also relevant"*.
- iii) When published in 2015, 'The Setting of Heritage Assets' ('HEAN3') superseded 'Seeing the History in the View'. As such, using the latter document as the primary methodology for assessment would not be in accordance with up-to-date guidance. The methodology utilised in this document combines GLVIA principles with those set out in 'The Setting of Heritage Assets' and incorporating other principles from Historic England HEANs and 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment', April 2008. This combined approach is followed due to the recognition of how there are other factors necessary to consider when assessing impact, as set out in HEAN 3 (page 1):

*"Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations."*

- ii) The methods used in order to undertake the study were the following:

##### Desktop Research Review

- iii) Initial desktop studies were undertaken to establish the physical components of the Site and its surroundings and to identify built heritage assets, townscape character and potential visual receptors/viewpoint locations. Receptors were initially identified through a review of OS maps, aerial and street view photography, policy and guidance documents and online resources (including Historic England's National Heritage List E Map and Manchester City Council's ('MCC') Interactive Planning Map). Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types and construction sites.
- iv) The documentary research was based upon secondary sources of local history and architecture, including maps, drawings and reports. This HTVIA has also drawn on the research findings resulting from desktop research including online articles and resources.

##### Area Surveying

- v) A survey of the surrounding areas was conducted in June 2023 by visual inspection to analyse the site and identify the relevant areas of the local area that would be most affected by the proposed works.

- vi) The initial scoping exercise has been informed by Historic England's Map Search, on-site surveys and professional judgement. A 250m radius is considered to be proportionate and robust for the purposes of the current planning application.
- vii) Within the study area of 250m, all designated and non-designated heritage assets ('NDHAs') which have the potential to be affected by the Proposed Development have been identified. The identification of townscape and visual receptors and viewpoints have also been included within the study area. Within an approximate 250m radius of the Site there are a number of built heritage assets.

#### 3.2 Built Heritage Appraisal: Methodology

- i) The baseline conditions have been established through an initial desktop survey to identify the relevant heritage assets in proximity to the Site and included a search of Historic England's National Heritage List for England ('NHLE') to identify statutory listed buildings and scheduled monuments (Registered Parks and Gardens are not relevant in this case), and a review of MCC's website to identify conservation areas. MCC does not have a formal local list which identifies non-designated heritage assets however professional judgement has been used to identify these where they are relevant to a consideration of heritage impact. The heritage significance appraisal is presented at **Section 5** of this report.
- ii) Desktop surveys were supplemented by a site survey undertaken in June 2023 to enable a robust assessment of the heritage significance of the identified heritage assets, including any contribution of their settings. The survey also enabled a better understanding of the current relationship between the Site and the surrounding heritage assets and the likely potential effects of the Proposed Development on their settings and significance (value).
- iii) This understanding of heritage significance is framed by the policies outlined **Section 2** above. In line with Historic England's guidance, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:
  - **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. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
  - **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.
- viii) There is no one set of criteria provided in Historic England documentation which provides guidance for the different grading of heritage assets in significance assessments. One set of guidance which is widely adopted for assessing heritage impact is the guidance provided by the International Council on Sites and Monuments

<sup>2</sup> Superseded English Heritage publication from 2011.

- ix) ('ICOMOS') in Appendix 3A of, 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'.
- x) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 1** for full definitions of heritage significance as defined in this present report).
- xi) Once the heritage significance of the built heritage asset (receptor) has been assessed, including any contribution of its setting, the likely potential impact of the Proposed Development upon its heritage significance is then assessed. Potential impacts are defined as a change resulting from the Proposed Development that affects the heritage asset, including its setting.
- xii) There is no standard methodology for the appraisal of physical (or 'direct') or visual (or 'indirect') impact on listed buildings, therefore, the method used below is a synthesis of the Historic England's guidance on 'Conservation Principles' (2008) and the policy requirements of the NPPF, which requires that new development should be demonstrably 'sustainable', thus securing the protection or enhancement of the historic environment.
- xiii) The impact of the Proposed Development upon the heritage asset's heritage significance may be described as **beneficial, harmful, or neutral**. If the Proposed Development will enhance heritage values or the ability to appreciate them, as expressed in the first stage of the assessment ('Significance Assessment'), then the impact on heritage significance will be deemed to be beneficial; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed to be harmful. A neutral impact is identified where it is considered that the proposal will not change or impact an appreciation of the heritage asset's significance. The scale of the overall impact of the proposed works on the significance of the building fabric is evaluated using the criteria in **Table 2** below.
- xiv) This impact of the proposals on heritage assets has been based on the understanding of their significance and setting, the nature of the proposals themselves, as well as the understanding gained from the Visual Impact Assessment (**Section 10**). The respective impacts on each heritage asset can be found in **Section 8**).

| Table 1: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage Status / Hierarchy                                                                                                                                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Very High / Exceptional heritage significance<br>International architectural and historic interest and importance.                                                        | This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"><li>Scheduled Ancient Monuments,</li><li>Grade-I listed buildings,</li><li>Grade-I historic parks/gardens,</li><li>and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.</li></ul>                                                                                                                                                                                                                                                                                        |
| High heritage significance<br>National architectural and historic importance and interest.                                                                                | This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"><li>Grade-II* and grade-II listed buildings,</li><li>Grade-II* and grade-II historic parks/gardens,</li><li>battlefields, as defined by statute,</li><li>Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.</li></ul>                                                                                                                                                                                                                                |
| Medium heritage significance<br>Regional architectural and historic importance and interest.                                                                              | This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"><li>Grade-II listed buildings (dependant on character),</li><li>Grade-II historic parks/gardens and battlefields,</li><li>designated Conservation Areas,</li><li>Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.</li></ul>                                                                                                                                                                                |
| Low heritage significance<br>Local architectural and historic heritage importance and interest.                                                                           | This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"><li>Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy),</li><li>Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment.</li><li>unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.</li></ul> |
| Negligible heritage significance<br>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest | This heritage grading relates to sites which may be: <ul style="list-style-type: none"><li>recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character.</li><li>buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.</li></ul>                                                                                                                                                                                                  |
| Unknown heritage potential<br>Buildings/sites where the potential importance interest requires determination                                                              | This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.                                                                                                                                                                                                                                                                                                                                                                                                      |

| Table 2: Criteria for defining the effect and degree of direct and indirect heritage impact                                                                                                                                                                                                          |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Definition of Magnitude and Nature of Heritage Impact.                                                                                                                                                                                                                                               | Direct Heritage Impacts (physical alteration or change to character)                                                                                                                                                                          | Indirect Heritage Impact (visual change to the experience or setting of the building and its context).                                                                                                                                                                                                                                                               |
| <b>Major Adverse Impact.</b><br><br><i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>                                                                            | Development resulting in demolition of a significant historic fabric component which results in total loss of significance.                                                                                                                   | Substantially harmful change to overarching character or setting of the identified designated heritage assets.<br><br>Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.                     |
| <b>Moderate Adverse Impact.</b><br><br><i>Such less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>                                                                                                                                         | Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset.                                                                                                                             | Less than substantial harm to overarching character or setting of the identified designated heritage assets.<br><br>Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.                                                          |
| <b>Minor Adverse Impact.</b><br><br><i>The negative impact will need to be balanced by appropriate mitigation.</i>                                                                                                                                                                                   | Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.                                                                                               | Minor compromise to overarching character or setting of the identified designated heritage assets.<br><br>Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.                                                                                           |
| <b>Negligible Adverse Impact.</b><br><br><i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i> | Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest. | Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.<br><br>The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree. |
| <b>Neutral Impact.</b><br><br><i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be</i>                                                                                                                                    | Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.                        | Imperceptible change to the and character of a designated heritage asset, or the setting of the identified designated heritage assets.<br><br>A neutral impact occurs when the development does not affect the values of the heritage assets in the                                                                                                                  |

|                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>imperceptible or appropriately balanced.</i>                                                                                                                                                                                                         |                                                                                                                                                                                                                                                           | view, the townscape as a whole, or the ability to appreciate its significance.                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Negligible Beneficial Impact.</b><br><br><i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>                                                                | Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest. | Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.<br><br>The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.                                                                                                                     |
| <b>Minor Beneficial Impact.</b><br><br><i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>                                                                                   | Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.                                                                                            | Minor enhancement to the overarching character of a designated heritage asset, or the setting of the identified designated heritage assets.<br><br>Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.                                                                                                                                      |
| <b>Moderate Beneficial Impact.</b><br><br><i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>               | Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.                                                                                               | Evident improvement of the overarching character of a designated heritage asset or its setting, resulting in an enhancement of its cultural heritage values.<br><br>Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.                      |
| <b>Major Beneficial Impact.</b><br><br><i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i> | Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.                                       | Substantial improvement of the overarching character of a designated heritage asset or its setting, resulting in a significant enhancement of its cultural heritage values.<br><br>Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance. |

3.3 Townscape and Visual Impact Assessment: Methodology

- The Landscape Institute Guidance**
- i) The methodology for assessing townscape, landscape and visual effects is broadly based on the principles set out in the third (2013) edition of ‘Guidelines for Landscape and Visual Impact Assessment’ (‘GLVIA3’), produced jointly by the Landscape Institute and the Institute of Environmental Management and Assessment. These principles are designed to assess natural landscapes however they can be applied to the assessment of urban townscapes and this approach is followed in this HTVIA.
  - ii) The GLVIA3 states that assessment work needs to respond to the particular context in which it takes place. It expresses townscape as being:

*“...areas where the built environment is dominant... townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.”*  
(Para. 2.7).
  - iii) As such, the term ‘landscape’ in the GVLIA3 guidance can be justifiably used to apply to urban areas, and the term ‘townscape’ shall be used instead of ‘landscape’ in this assessment.
  - iv) The two components of TVIA are:
    - 1. Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
    - 2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.
  - v) Whilst the assessment has been informed by a series of criteria which is set out in the tables that follow, it is important to note that these criteria are intended as a guide to inform professional judgement.
- Townscape Character Appraisal**
- vi) An appraisal has been made of the Site and its surroundings in their existing state in **Section 6**. This analyses the physical features and characteristics of the townscape and considers the current status of the Site. The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected by the Proposed Development – with principal focus around its constituent elements, overall character, condition, how it is experienced, the value attached to it and its sensitivity. This process is referred to as ‘townscape character appraisal’.
  - vii) Townscape character is assessed through the identification of a number of geographical areas which have readily identifiable characteristics in common. The physical characteristics of townscape may include: topography; patterns of land use and open space; development patterns and scale, including architectural styles and periods, density, massing, building types and materials; heritage assets including listed buildings, conservation areas and registered parks and gardens; vegetation patterns, including types of green space and their relationship to build form; permeability and linkages; public realm; and transport routes, including roads, railways, footpaths and waterways.
  - viii) Consideration of these townscape elements were used to identify Townscape Character Areas (TCAs), defined as areas with broadly homogenous characteristics. The TCAs are based upon a combination of desk-based research, studying historic maps, OS maps and aerial images. This desktop analysis was supplemented

- by site visits undertaken by Heritage Architecture Ltd in June 2023 to finalise an appraisal of the existing townscape character. The study area of 250m for the baseline townscape character appraisal was determined by the immediate visual envelope of the Site and where the Proposed Development was considered to potentially influence local townscape character and local views.
- ix) The TCAs have been mapped with boundaries and their key characteristics described within the baseline appraisal (**Section 6** of this report).
  - x) The GLVIA3 uses the term ‘receptor’ to mean both elements of the physical townscape, and people who will see the development. ‘Viewers’ are taken to be the general public affected by development, considering the differing interests and expectations likely to be found in residents, visitors or people who work in a place. The assessment recognises that people are generally more sensitive to change in the area where they live than elsewhere; and that they are generally more sensitive to change which affects recreational environments such as parks and open spaces rather than streets, whether designated or non-designated.
  - xi) The TCA assessment includes identifying the value of each area. The consideration of value is initially based on, and takes into account, whether it is covered by a townscape designation at a national, regional or local level. This is also informed by designated heritage assets. An assessment of the value of each townscape character area is informed by the criteria set out in **Table 3**.

| Table 3: Value of Townscape Character |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Value                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| High                                  | Sites, features or areas of national importance with settings of high quality such as World Heritage Sites, AONB, National Parks, Grade I and Grade II* Listed Buildings and Registered Parks and Gardens. A high value townscape comprises well-designed/well-proportioned buildings with a strong sense of place. Buildings relate well to streets, spaces and landscape elements. Few detracting elements.                                                                                                                                                                                                                     |
| Medium                                | Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II listed buildings, Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature sites and long-distance recreational route. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape significance.<br><br>A medium value may equate to locally valued townscape, conservation areas that contribute significantly to its historic character, some listed buildings or locally listed buildings which are well represented in the townscape. |
| Low                                   | Areas or features of local importance such as Tree Preservation Orders (TPO), Public Rights of Way (PROW) and locally listed buildings. A low value townscape character may include some positive features and buildings worthy of conservation at a local level. Lacking a sense of place and identity with detracting features. Possibly including some areas that are identified for improvement.                                                                                                                                                                                                                              |

- xii) The TCA appraisal also considers each area’s susceptibility to change which is assessed as being high, medium or low (**Table 4**). The less likely that the townscape receptor can accommodate the Proposed Development without undue consequences to the baseline condition, the higher its susceptibility to change.

- xiii) The value and susceptibility to change is then combined to judge the sensitivity of each TCA. The assessment of sensitivity takes into account the heritage assets and their settings, including listed buildings, conservation areas, world heritage sites, scheduled ancient monuments, registered parks and gardens, non-designated heritage assets, locally listed buildings and townscape landmarks.
- xiv) The assessment of the sensitivity of the receptor under consideration may be moderated to take into account a judgement about its quality, relative importance and significance. For example: a World Heritage Site or a listed building may have a good or a poor setting, and a good quality setting is more sensitive to change than a poor-quality setting. Similarly, a listed building or a part of a conservation area may be a prominent aspect of a view, or it may be present in the view but only incidentally. Conservation areas include within them areas of greater and lesser quality; and so on. Thus, there is not necessarily a direct link between the different categories of heritage assets and their relative importance, and the assessment of sensitivity as high, medium or low.
- xv) **Table 4** outlines the general criteria to inform judgements on townscape sensitivity:

| Table 4: Susceptibility of TCA |                                                                                                                                                                                                                                                         |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Susceptibility                 | Description                                                                                                                                                                                                                                             |
| High                           | Townscape with distinctive components and characteristics, often including designated townscapes and/or important designated heritage assets; susceptible to small changes of the type of development proposed.                                         |
| Medium                         | Townscape with local value, of relatively common components and characteristics and may include heritage assets such as conservation areas and locally listed buildings; reasonably tolerant of changes of the type of development proposed.            |
| Low                            | Townscape of limited value and relatively inconsequential components and characteristics, including few or no designated and/or non-designated heritage assets; the nature of which is potentially tolerant of substantial change of the type proposed. |

- xvi) The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the townscape element. Impact of the Proposed Development upon the townscape character may be described as beneficial, neutral or adverse.
- xvii) The magnitude of change in the townscape takes into consideration the following factors:
- The extent/proportion of townscape elements lost or added;
  - The of that element to townscape character and the degree to which aesthetic/perceptual aspects are altered; and
  - Whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.
- xviii) The criteria used to assess magnitude of townscape effects are described in **Table 5**, below.

| Table 5: Magnitude of Townscape Impact |                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category                               | Criteria                                                                                                                                                                                                                                                                                                          |
| Major adverse townscape impact         | The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics. |
| Moderate adverse townscape impact      | The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.            |
| Minor adverse townscape impact         | The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.               |
| Negligible townscape impact            | The proposals will result in a just discernible change to townscape character/elements/features/characteristics.                                                                                                                                                                                                  |
| No change                              | The proposals will not result in any change to townscape character/elements/features/characteristics, Resulting in a neutral effect.                                                                                                                                                                              |
| Minor beneficial townscape impact      | The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.                                                                                                                          |
| Moderate beneficial townscape impact   | The proposals will achieve a good fit with the townscape character/elements/features/characteristics, or would noticeably improve the condition or character of the townscape                                                                                                                                     |
| Major beneficial townscape impact      | The proposals will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape                                                                                                                   |

3.4 Visual Impact Assessment

- i) The visual impact assessment ('VIA', **Section 10**) considers how views will change as a result of the Proposed Development and how this will affect people and visual amenity at different places. This assessment is limited to publicly accessible viewpoints and does not comprise a residential amenity assessment, which considers private viewpoints from residential properties (refer to GLVIA3, paragraph 6.17)
- ii) It is acknowledged that the proposals may be visible from some locations beyond those that have been selected, however, it is considered that the selected representative viewpoints cover an appropriately broad area of visibility and will provide the most significant views as well as an idea of the likely potential impact of the Proposed Development beyond these locations.

Receptor Sensitivity

- xv) The term ‘receptor’ means both elements of the physical townscape, and people whose views and experience may be impacted by the Proposed Development. In the case of townscape assessment, the latter are taken to be the general public affected by a development, taking into account the differing interests and expectations likely to be found in residents, visitors and those who work in a place. For example, people who walk in a park in their leisure time are likely to have a higher sensitivity than people at their place of work.
- xvi) Visual receptors relate to people but are defined according to use e.g. residential, business, road, footpath etc, rather than townscape features. The GLVIA3 defines the following visual receptors as being likely to be the most susceptible to change: residents; people engaged in outdoor recreation including users of public rights of way or whose attention is likely to be focused on particular views; and visitors to heritage assets or key attractions, particularly where views of the surroundings are important to the experience.
- xvii) The sensitivity of the receptor (townscape character area, heritage asset, or view) as existing is assessed as **high, medium** or **low**.
- xviii) The sensitivity of a receptor is dependent on:
- the importance of the receptor;
  - the value and quality of the receptor; and
  - the nature and expectation of the viewer.
- xix) The importance of the viewpoint is determined by any recognition that the viewpoint may have and by its amenity value. In terms of views, recognition includes viewpoints visited by large numbers of people, or view that are identified as being important to preserve by the Local Planning Authority through the statutory development plan. In terms of townscape receptors, recognition includes heritage designations and key townscape features. Locations such as parks and riverside walkways which are used for leisure purposes, as well as residential areas, are considered to be more sensitive in visual terms than everyday streetscapes with no heritage designations.
- xx) The value and quality of the receptor is a reflection of its visual interest, its character and coherence and any attractive or notable pictorial or compositional qualities. The value of a view or townscape character area is likely to be higher if it overlooks a designated area such as a conservation area.
- xxi) The assessment of sensitivity takes into account the following heritage assets and their settings, in decreasing order of importance (but this is only a general guide - see comment at paragraph 3.4.xiv on moderation):
- World Heritage Sites, Grade I Listed Buildings, Scheduled Ancient Monuments;
  - Grade II\* or Grade II Listed Buildings, conservation areas and registered parks and gardens; and
  - Locally listed buildings.

Visual Impact Assessment

- xxii) The baseline visual assessment considers the value of each view. This is informed by the criteria in **Table 6:**

| Table 6: Value of a View |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Value                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| High                     | <p>Statutory development plan identified views and/or views of national or regional importance, or particular local importance.</p> <p>The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within Grade I or II* historic parks or gardens)</p> <p>and/or contain heritage assets such as World Heritage Sites, Grade I or II* listed buildings, scheduled monuments, Grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.</p> <p>The view is associated with a designated heritage asset of a high Grade whose settings has not been compromised, or across high quality/valued townscape.</p> <p>The view might be referred to in several guidebooks or on tourist maps and/or referenced in art/literature.</p>                                                                                                                                                                                                                                                                                  |
| Medium                   | <p>Supplementary planning documents identified views including conservation area appraisals, and/or views of regional or local importance.</p> <p>The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within Grade II historic parks or gardens) and/or contain heritage assets such as Grade II listed buildings, Grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.</p> <p>It may also be a view that contains heritage assets such as World Heritage Sites, Grade I or II* listed buildings, scheduled monuments, Grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.</p> <p>Views of relatively common elements of townscape, likely to be of local visual amenity importance. It may comprise public rights of way through townscapes of moderate value or settings of heritage assets that have already been compromised.</p> |
| Low                      | <p>The view is not associated with designated heritage assets or important townscape. It might be across ordinary or poor-quality townscape with detracting or common elements. The view is unlikely to be referred to in guidebooks or on tourist maps and/or referenced in art and literature. It is likely to be of little visual amenity importance.</p> <p>The view may be a locally valued view and contain heritage assets whose heritage significance is clearly readable, but not best represented, in this particular view.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

- xxiii) The assessment also considers each view’s susceptibility to change which is assessed as being **high, medium** or **low**. The less likely that the townscape or landscape receptor can accommodate the Proposed Development without undue consequences to the baseline condition, the higher its susceptibility to change.

The **susceptibility to change** within a view is judged by taking account of the occupation or activity of the people experiencing the view and the extent to which their attention or interest is focused on the view; this is assessed as **being high, medium or low**.

xxiv) The higher the importance of the visual receptor and the more open the view of the Proposed Development is, the higher its susceptibility to change. The criteria for the susceptibility of change is presented in **Table 7**, below.

| Table 7: View’s Susceptibility to Change |                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sensitivity                              | Description                                                                                                                                                                                                                                                                                                                                                             |
| High                                     | Specific interest or appreciation of the view, including residents, people engaged in outdoor recreation or using public rights of way, whose attention is focused on the townscape/view; and/or a view of national value (e.g. designated/protected views or important views within conservation areas).<br>A low ability to accommodate the specific proposed change. |
| Medium                                   | General interest or appreciation of the view, including people engaged in outdoor recreation that does not focus on an appreciation of the townscape; and/or a view of local or limited value of (e.g. suburban residential areas or areas outside of conservation areas).<br>A medium ability to accommodate the specific proposed change.                             |
| Low                                      | Interest, appreciation or period of exposure to the view is limited, including people at work or motorists travelling through the area; and/or a view of limited value (e.g. industrial areas or derelict land).<br>A high ability to accommodate the specific proposed change.                                                                                         |

xxv) The value and susceptibility to change is then combined to judge the sensitivity of each view. The assessment of sensitivity takes into account the heritage assets and their settings, including listed buildings, conservation areas, world heritage sites, scheduled ancient monuments, registered parks and gardens, NDHAs, locally listed buildings and townscape or landscape landmarks.

xxvi) The magnitude of impact assesses the impact the Proposed Development will have on a view. **Table 8** outlines the criteria against which an assessment of the magnitude of effect in each view has been informed. This incorporates magnitude of effect on the view including the townscape character and any heritage assets. Impact has been determined through a consideration of the size, scale and intensity of the proposed change, the geographical extent of the area influenced, the type of development and the level of integration of new features with existing elements.

| Table 8: Magnitude of Impact |                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Magnitude of Impact          | Description                                                                                                                                                                                                                                                                                                                                                                          |
| High beneficial              | The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>The Proposed Development responds very well to the scale, landform and existing pattern of the townscape or landscape and will result in considerable enhancements.<br>The Development would create a significant improvement in views. |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medium beneficial           | The development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>The Proposed Development is characteristic of the scale, landform and existing pattern of the townscape, and maintains and/or enhances the existing quality or characteristic features.<br>The Proposed Development would create a noticeable and improved change to the existing view.                                                                                                                                                                                                                                                                              |
| Low beneficial              | The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>The Proposed Development complements the scale, landform and pattern of the townscape and maintains the existing character.<br>The Proposed Development results in minor improvements to the existing view.                                                                                                                                                                                                                                                                                                                                                                        |
| Imperceptible/None /Neutral | The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>The Proposed Development results in limited or barely perceptible changes to the existing townscape character.<br>The Proposed Development results in limited or barely perceptible changes to the existing view.<br>A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance. <i>This does <b>not necessarily mean that there will be no physical or visual change</b>, rather that the resultant difference will be imperceptible or appropriately balanced.</i> |
| Low adverse                 | The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>The Proposed Development does not complement the scale, landform and pattern of the townscape and/or detracts from its existing quality or characteristic features.<br>The Proposed Development causes minor deterioration or visual intrusion to the existing view.                                                                                                                                                                                                                                                                                                                 |
| Medium adverse              | The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>The Proposed Development is not characteristic of the scale, landform and pattern of the townscape, and/or damages its existing quality or characteristic features. It includes elements that are prominent but may not be substantially uncharacteristic of the existing townscape.<br>The Proposed Development causes noticeable deterioration or visual intrusion to the existing view.                                                                                                                                                                             |
| High adverse                | The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.<br>Where the Proposed Development is at considerable variance with the scale, landform and pattern of the townscape and/or is considerably detrimental to quality or                                                                                                                                                                                                                                                                                                                                                                                                                             |

|  |                                                                                                                                                                                                                                               |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>characteristic features. It includes the introduction of elements that are prominent and uncharacteristic of the townscape.</p> <p>Where the Proposed Development causes major deterioration or visual intrusion to the existing view.</p> |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

xxvii) To determine the overall effect, the magnitude of impact is assessed against the sensitivity score using the criteria in **Table 9** below.

| Table 9: Overall Effect         |                   |                   |                   |
|---------------------------------|-------------------|-------------------|-------------------|
|                                 | With High Value   | With Medium Value | With Low Value    |
| With high magnitude of impact   | Major effect      | Major effect      | Moderate effect   |
| With medium magnitude of impact | Major effect      | Moderate effect   | Minor effect      |
| With low magnitude of impact    | Moderate effect   | Minor effect      | Negligible effect |
| Negligible / neutral impact     | Negligible effect | Negligible effect | Negligible effect |

- xxviii) **Limitations and assumption:** In considering the effects of the Proposed Development upon built heritage assets, townscape character and representative viewpoints, the assessment is based on the material that accompanies the planning application, including the Accurate Visual Representations (AVRs) by Ambiente, and the parameter plans, and Design Code prepared by Sheppard Robson. Reference is also made to the Technical Masterplan and Technical Masterplan Views which reflect how the development could come forward with the detail secured in subsequent Reserved Matters Applications. The weight of the assessment in this HTVIA is, however, reliant on the submitted parameter plans and AVRs which reflect the maximum impact in terms of developable area and heights.
- xxix) The visual analysis is based on views from external spaces within the public domain and not from inside buildings or private spaces. The GLVIA3 outlines that public views are generally attributed greater value than views from private property due to the number of visual receptors being greater.
- xxx) The experience of the Site and the scheme can only be demonstrated in the HTVIA through the use of photographs, AVRs, plans and maps. The AVRs do not cover every possible view of the Proposed Development but are a selection of representative viewpoints from publicly accessible places where there are particular townscape or heritage sensitivities.
- xxxi) The AVRs are presented in AVR1 format, i.e. coloured wirelines; they are two-dimensional and cannot fully capture the complexity of the real visual experience. They form an indication of the true three-dimensional visual experience. They do not capture transient significant effects arising from noise or traffic or other sensory effects. A visit to the viewpoint locations is encouraged to better appreciate and understand the potential visual impact.

## 4. HISTORICAL DEVELOPMENT

### 4.1 Introduction

- i) In order to understand the relative significance of the Site and its contribution to its surrounding townscape context, it is first necessary to understand its historical development and that of its locality.
- ii) This section of the HTVIA analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of the Fallowfield area and the wider development of Manchester.

### 4.2 History and Development of the Area

- i) Up until the early 19<sup>th</sup> century, the area of Fallowfield was characterised by its rural qualities. The etymology of 'Fallowfield' reflects the historical practice of leaving fields to lie fallow in a crop-rotation process in order for them to regain their nutrients. The name itself reflects the historical agricultural, pastoral character of Fallowfield prior to its steady suburbanisation throughout the 19<sup>th</sup> century.
- ii) Bradshaw's map of 1830 at **Figure 3** provides some geographical context which enables an appreciation of the relationship of Fallowfield to the city of Manchester to the north. Fallowfield is not marked on Bradshaw's map, reflecting its relative insignificance at the time of survey. The map illustrates the urban core of the city to the north and the surrounding rural hinterland; Withington to the south and Platt Hall to the north provide an indication of the present location of the Site and the wider Fallowfield Campus.

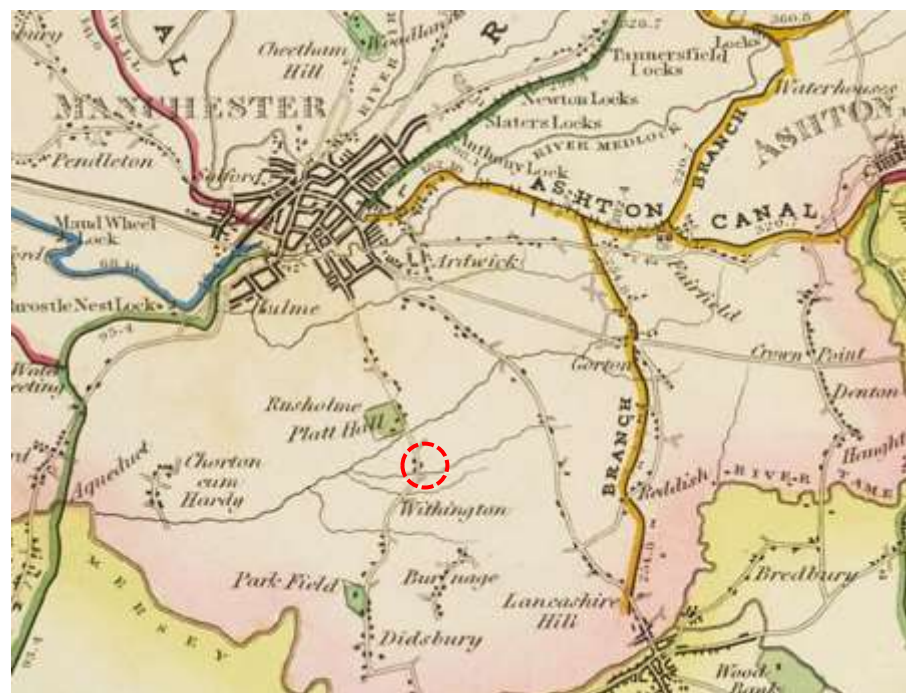


Figure 3: G. Bradshaw's Map of Canals, situated in the counties of Lancaster, York, Derby & Chester, 1830. The approximate location of the Site is identified in red. Source: University of Manchester Digital Collections.

- iii) Fallowfield was set amongst various manorial and landed estates, including the aforementioned Platt estate, which centred on Platt Hall. The house was built in the 1760s to designs conceived by pre-eminent 18<sup>th</sup> century architect, John Carr of York, and later amended by Lancashire architect, Timothy Lightoler. The house was commissioned by Manchester textile merchant, John Lees, and his wife, Deborah Worsley; the surrounding parkland was landscaped by William Emes, a prolific England landscape gardener. The family would be one of the first in a long line of wealthy industrialists and merchants who would recognise the opportunity for escapism from the city's chaos and pollution in the rural pasture of Fallowfield.
- iv) Throughout the subsequent century, this migration of wealthy, middle-class families into the countryside to the south of the city would shape the development of Fallowfield from an agricultural landscape into a fashionable and leafy suburb of Manchester. Wilmslow Road, which traverses through the townscape on a north-south axis, had been laid out by the mid-18<sup>th</sup> century. By the mid-19<sup>th</sup> century, it had been established as a major route into the city centre to the north, acting as a catalyst for the development of large houses along its extent. A number of notable Manchester figures commissioned these homes, a number of which are discussed in greater detail in the subsequent section. Large villas were built in spacious plots, set back from the road and set amongst attractive landscaped gardens. One such example was Grangethorpe, located in the plot now occupied by Manchester High School for Girls (**Figure 4**).
- v) Up until 1894, the area had been incorporated within the administrative boundary of the Withington Local Board of Health, subsequently replaced by Withington District Council; in 1904, the entire urban district was absorbed into the city of Manchester, reflecting the pattern of urban expansion in the second half of the 19<sup>th</sup> century. The last decade of the 19<sup>th</sup> century and the first of the 20<sup>th</sup> century saw subsequent changes to infrastructure and the public realm that reflected Fallowfield's evolved identity as a suburb of a major city. The opening of Fallowfield Station (**Figure 5**) in 1891 on the Manchester, Sheffield and Lincolnshire Railway branch line was one such change, connecting the area with stations along the Chorlton-cum-Hardy line. This was followed by the arrival of Manchester Corporation tramways (**Figure 6**) along principal routes, Wilmslow Road and Moseley Road, which necessitated the widening of the roads in 1901-3 and provided considerably faster connections into and out of the city. The road widening programme came hand-in-hand with the creation of boulevard-type streetscapes (**Figure 7**) which echoed middle-class suburbs in metropolitan cities in Europe. Another significant contemporary event was the creation of a municipal park within the former estate of Platt Hall: Platt Fields Park (**Figure 8**) which was formally opened by the Council in 1910. The Rusholme Archive online resource<sup>3</sup> makes reference to an extract published in a souvenir booklet on the day that Platt Fields Park was opened to the public, detailing how the opening of the park and contemporary works along Wilmslow Road combined to improve the character of the area:
 

*"Gloomy brick walls of the eighteenth century have been removed and light-iron railings substituted. A wide promenade now adorns the Wilmslow Road frontage, where the fine old trees have been carefully preserved and surrounded with seats. A view of the park is thus opened out to the thousands of citizens who daily pass along the Wilmslow Road."*
- vi) The construction of houses and evolving suburban identity of Fallowfield was accompanied towards the turn of the century with the development of other public and commercial buildings, including shopping parades (**Figure 8**), such as King's parade, which lies on the western side of Wilmslow Road, opposite the Site.

<sup>3</sup> Rusholme & Victoria Park Archive, Fallowfield Brow and Oak Drive: <https://rusholmearchive.org/fallowfield-brow-and-oak-drive>

|                                                                                      |                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Figure 4: Large Victorian residence, 'Grangethorpe', constructed on Wilmslow Road, 1912. An example of the typical dwelling built along the thoroughfare in the mid-late 19<sup>th</sup> century.</p> <p>Source: Greater Manchester Lives, Ref. m77565</p> |
|   | <p>Figure 5: Fallowfield Station, 1910.</p> <p>Source: Greater Manchester Lives, Ref. m22337</p>                                                                                                                                                              |
|  | <p>Figure 6: Wilmslow Road, 1904. This post-dates the widening of the road to accommodate the tramways. The boulevard character of the street is appreciated in this photograph.</p> <p>Source: Greater Manchester Lives, Ref. m22589</p>                     |

|                                                                                       |                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Figure 7: Moseley Road, boundary to The Firs, 1911. Street trees and lighting reflect municipal public realm enhancements at the start of the 20<sup>th</sup> century.</p> <p>Source: Greater Manchester Lives, Ref. m.22596</p> |
|   | <p>Figure 8: Boating lake at Platt Fields Park, 1913.</p> <p>Source: Greater Manchester Lives, Ref. m75485</p>                                                                                                                      |
|  | <p>Figure 9: Mabfield and Kings Parade, Wilmslow Road, 1900 postcard.</p> <p>Source: Greater Manchester Lives, Ref. m47461</p>                                                                                                      |

- vii) The last remaining indication of Fallowfield’s rural origins was the agricultural holding at Firs Farm (to the north of The Firs, now Uttley House) (**Figure 10**), which survived as a functioning farm into the 1920s until it was incorporated into the university estate. This area to the east saw considerable change across the turn of the centuries more generally, changing from pastureland to a series of sports and leisure facilities. Fallowfield Stadium (later the Harris Stadium, **Figure 11**), including an athletics track and velodrome, was opened in this location in 1892; it was the home of the Manchester Athletics Club who had relocated from the Old Trafford cricket ground. The stadium is notable in sporting history for hosting the 1893 Football Association Cup Final.
- viii) The areas to the west and south of the Site were similarly transforming; the increasing population and demand for housing saw the redevelopment of the former low density, detached villas along Wilmslow Road and the surrounding streets. In their place, tight, gridded rows of terraced housing were laid out (**Figures 12 and 12**), including Mabfield, Cawdor, Furness and Landcross Road to the west, and Braemar and Brailsford Road to the south, reflecting a shift in the wealth and position of Fallowfield’s new residents.
- ix) The subsequent years saw the arrival of the university, catalysing another phase of change and redevelopment in Fallowfield. Of note in terms of the evolving nature of Fallowfield in the post-war period is the establishment of the Hollings Campus to the north of Old Hall Lane. The campus was developed from the 1950s for the Domestic Trades College, later Manchester Polytechnic, and finally the Metropolitan University of Manchester. The Hollings Building (**Figure 14**) was built in 1959 to the designs of L. C. Howitt. The unusual design of the building is thought to present a creative reference to its original function as a domestic college, the forms mirroring a toast rack and a fried egg, hence the affection nickname, the ‘Toast Rack’.



Figure 10: Former Firs Farm buildings incorporated into the sports grounds within the university estate, 1975. The Owens Park tower is visible in the background.

Source: Greater Manchester Lives, Ref.m64050



Figure 11: Aerial view of the former athletics track at Fallowfield Stadium, later the Harris Stadium, 1955.

Source: Greater Manchester Lives, Ref. m06920



Figure 12: Terraced housing on Brailsford Road, 1900.

Source: Greater Manchester Lives, Ref. m22339

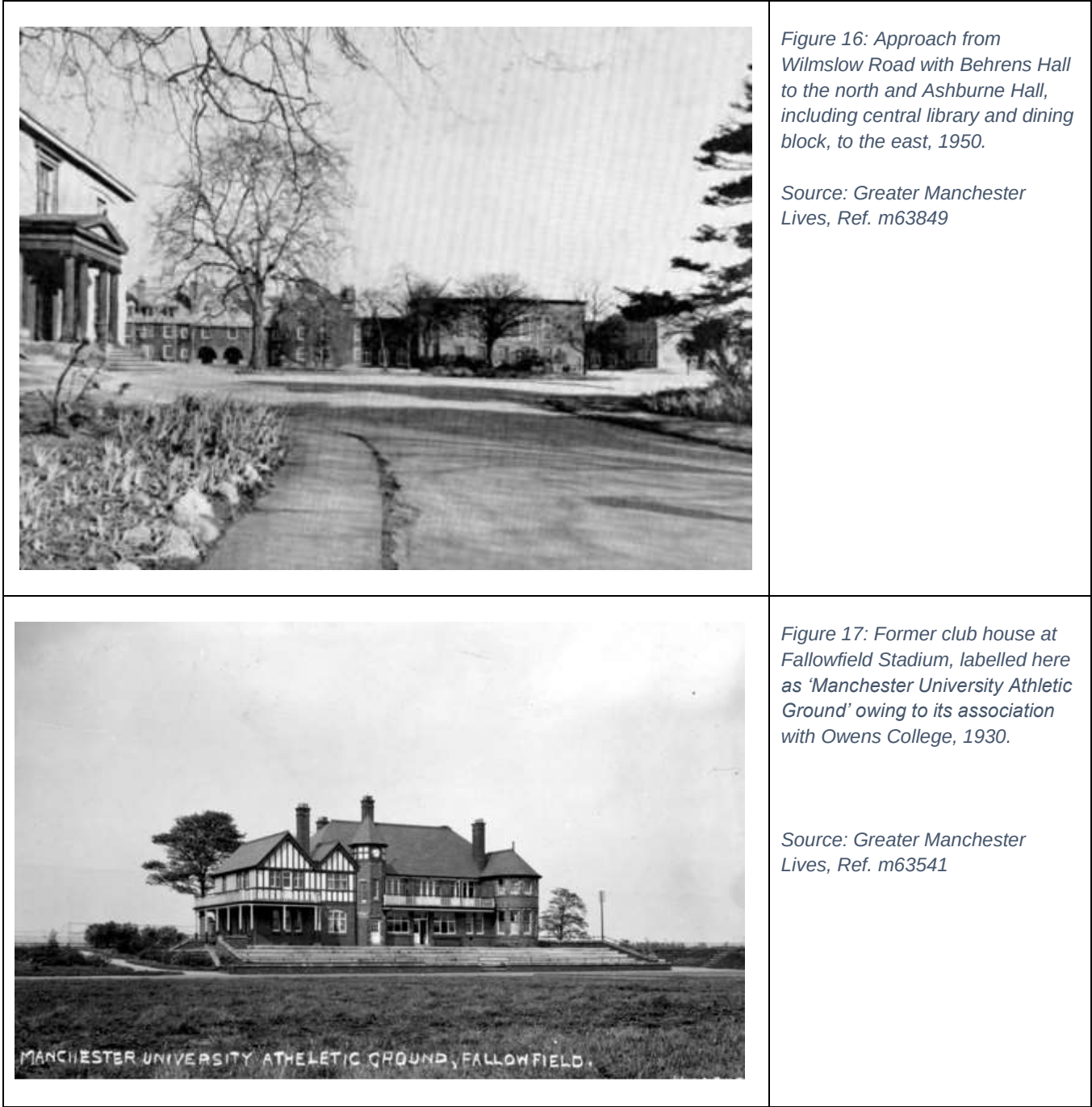
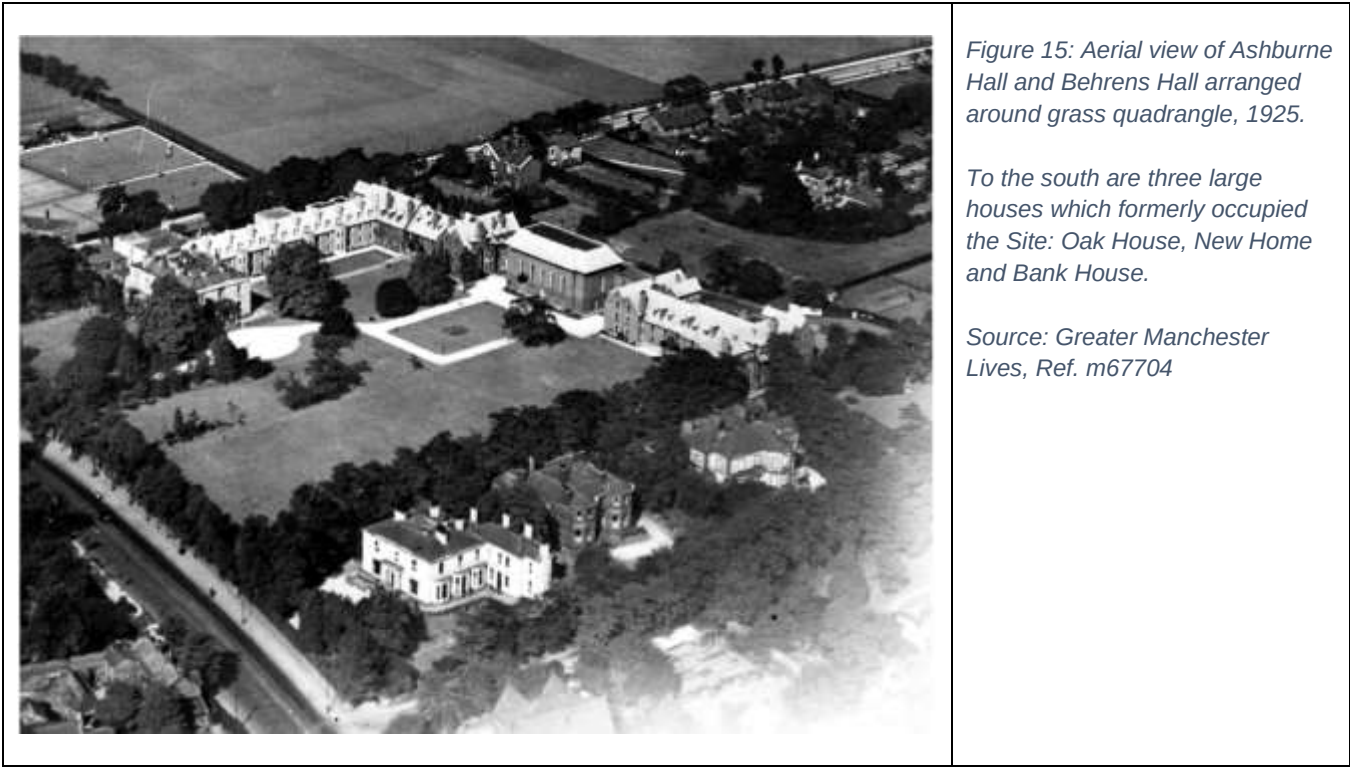
|                                                                                     |                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <p><i>Figure 13: Alleyway between terraced houses on Cawdor Road, 1973. The enclosed, tight knit grain of the townscape is evident.</i></p> <p><i>Source: Greater Manchester Lives, Ref. m22404</i></p> |
|  | <p><i>Figure 14: Hollings Building, the 'Toast Rack', 1959.</i></p> <p><i>Source: Greater Manchester Lives, Ref. m63957</i></p>                                                                         |

4.3 Development of Fallowfield Campus

- i) The University of Manchester was created in 2004 through the amalgamation of two historic institutional bodies: the University of Manchester Institute of Science and Technology (‘UMIST’) and the Victoria University of Manchester. The former had its roots in the Manchester Mechanics Institute (1824-1882), specialising in technical and scientific subjects it was recognised as a major institute for research. The latter was borne out of Owens College, founded in 1851 and funded by the legacy of wealthy industrialist, John Owens. Formerly based in the city centre, development started on a series of institutional buildings on Oxford Road in 1870 to accommodate the expanding college. In 1903 it was reconstituted as the Victoria University of Manchester.
- ii) The first building project at the Fallowfield site was Ashburne Hall (**Figures 15 and 16**). Founded as a hall of residence for female students at Owens College (two male-only halls already having been developed), the hall was relocated from Victoria Park to the area to the north of the Site in 1910. The pre-existing Behrens House (or Hall) (**Figures 17 and 18**) was located adjacent to the prospective Ashburne Hall site. Dating from 1835-8, the house, formerly known as ‘The Oaks’, was a large residential property set within landscaped grounds and accessed via a winding drive from Wilmslow Road. The Behrens family, whose wealth was derived in the textile industry, gifted the house to the university in 1906, where it was used as a women’s halls of residence.
- iii) Pevsner’s (*Lancashire: Manchester and the South East*, 2004) account of the first phase of the university’s development to the east of Wilmslow Road is as follows:

*“The building [Behrens Hall] was extended in 1910 and further accommodation erected by Percy Scott Worthington. Entrance lodge in a convincing Regency style dated 1926, by Worthington’s half-brother Hubert Worthington, then the drive leads to the original house of c.1830. It is a smaller version of Chaseley, a demolished house in Pendleton, Salford, by Richard Tattersall, so probably his design too...The purpose-built accommodation [Ashburne Hall] is ranged around a grassed quadrangle. Brick, in Arts and Crafts style with Neo-Georgian and Tudor motifs. The composition is symmetrical but the subtle variation in the size of the gables, entrances recessed behind big arches and the treatment of the roofline mean that it does not read formally. Motifs are borrowed from women’s colleges at other universities.” p.475*
- iv) In 1932, the university acquired The Firs (now Uttley House) following the death of its previous owner, C. P. Scott, editor of the Manchester Guardian. The Firs had been the home of Scott since 1881, prior to which it was the notable residence of Sir Joseph Whitworth. The Firs was built for Whitworth in an Italianate style in 1851 by architect, Edward Walters. The original extent of The Firs estate was 52 acres, and included a shooting range, botanical gardens and a series of glass houses to the north, which were latterly used as part of the universities botany grounds and the establishment of the Firs Environmental Research Station. From 1932, the house itself was used as the vice-chancellor’s residence. The house has been subsequently extended (1995-7) and adapted to various uses, including a teaching and conference centre; in 2021 it was converted to provide further residential accommodation within the Fallowfield campus.
- v) Pevsner (*Lancashire: Manchester and the South East*, 2004, p.90) identifies that there was a “burst of college and university building in Manchester during the early-mid 1960s”. This is true of Fallowfield which, from

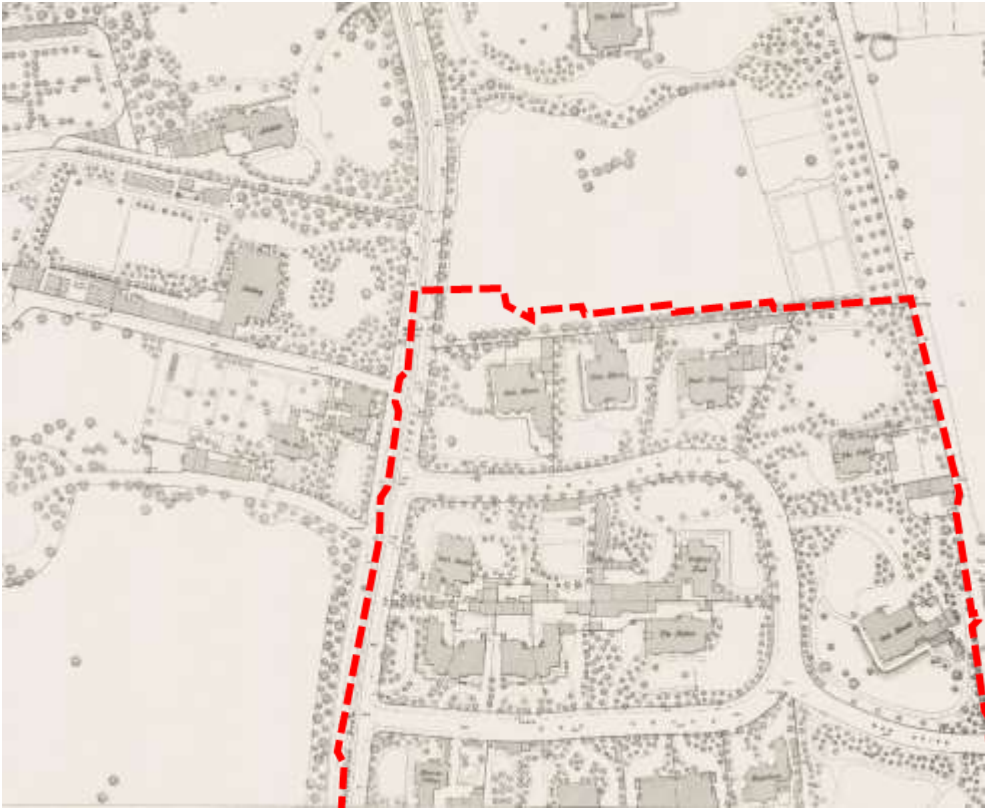
- the late 1950s and early 1960s onwards, saw the redevelopment of the land within the Site began in earnest, the details of which are discussed below.
- vi) The sports grounds to the east of the campus were purchased by the university in the early 1960s, having played host to a number of notable sporting events such as the 1919 National Championships and the 1934 British Empire Games. The facilities were subsequently used for university sport. Fallowfield Stadium (later the Harris Stadium after British cyclist Reg Harris who bought the grounds in 1955) (**Figure 17**) was demolished in 1992, replaced by Richmond Park halls of residence (**Figure 18**) by Downs and Variava. Sheavyn House (**Figure 19**) following in 1994, while the most recent halls is Unsworth Park, completed in 2019.



|                                                                                     |                                                                                |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|   | <p>Figure 18: Richmond Park halls of residence viewed from Whitworth Lane.</p> |
|  | <p>Figure 19: Sheavyn House with the Owens Park tower in the background.</p>   |

4.4 Development of the Site

- i)
- The subsequent map regression illustrates the development of the Site across the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The Site boundary is indicated in red, dashed where the positioning is approximate.

| Table 10: Historic Map Regression                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Map with Indicative Site Boundary                                                     | Date and Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|    | <p>1848 Ordnance Survey ('OS')</p> <p>The Site boundaries have not been fully defined by this point but Wimslow Road is established to the east and there's a clear boundary with 'The Oaks' (now Behrens Hall) to the north. The land to the south of this boundary was subsequently sold off in smaller plots for the development of similar homes.</p> <p>The rural, low-density character of the Site and the surrounding landscape is evident, although there is a small collection of buildings accumulating to the south-west of the Site and large villas along the principal thoroughfares.</p> <p>The Firs is identified to the Site's eastern boundary.</p>                                           |
|  | <p>Extract from 1891 OS</p> <p>This map extract shows the northern half of the Site. 'Oak Drive' (Figure 19) has been laid out in a horseshoe arrangement and a number of substantial houses built.</p> <p>Notable residents besides wealthy industrialists and cotton magnates included Alfred Waterhouse, the pre-eminent Victorian architect responsible for the design of Manchester Town Hall amongst other prominent buildings. He designed and built Barcombe Cottage (Figure 20) in 1861, shown in the bottom left of the adjacent plan. Others identified include The Oaks (not that which lies to the north), Oak Bank, Wilfred Nook, Oak Mount, The Hollies, Oak House, New House and Bank House.</p> |



1908 OS

The 1908 OS shows a similar pattern of development in the southern half of the Site including the arrangement of semi-detached villas along Carill Drive. The map illustrates the amalgamation of a number of properties on Oak Drive in 1900 by the Faithful Companions of Jesus, a Roman Catholic Order of Nuns, who established a convent and girls' school (**Figure 21**) within the connected properties.

*The development of the Site's environs is evident by this time, with the establishment of the athletics grounds to the east, terraced housing to the south and west, as well as the opening of Fallowfield Station and the railway line.*



1955 OS

The OS map from 1955 shows little change in the immediate post-war period.



1935 OS

*Little change is evident within the Site across the early 20th century with the exception of the construction of further properties on Carill Drive.*

To the north of the Site, Ashburne Hall has been constructed.

*In the wider townscape, the continued suburbanisation of the local area is evident in the development of further speculative terraced house as well as the municipalisation of Platt Fields Park.*

*The laying out of Moseley Road defined the southern boundary of the Site.*

- ii) The first phase of the cohesive redevelopment of the Site for university accommodation commenced in 1959 with the construction of Woolton Hall. Pevsner (*Lancashire: Manchester and the South East*, 2004, p.475) describes the halls in the following terms:

*“By Hubert Worthington [the same architect as the Grade II listed lodge at Ashburne Hall]...It was opened in 1959 and looks 1929, and is as far as could be from the panache of Hollings College, which was going up at the same time. Pitched roofs, thin Neo-Georgian detailing.”*
- iii) The halls were originally male-only, only accommodating female students from 1991 onwards.
- iv) Owens Park followed in 1964-6, the halls were designed by Building Design Partnership (‘BDP’), with an eighteen-storey tower as the centrepiece. The tower is butterfly-shaped in plan, in buff bricks with a glazed circulation core and central lift core. Its podium level features decorative fibre glass panels by American sculptor, Mitzi Cunliffe. Entitled *Cosmos i*, the panels are visible from a landscaped courtyard near the entry to the campus from Wilmslow Road. The Owens Park halls comprise of four main blocks in addition to the tower: Tree Court, Green Court, Little Court and the Mall, the last of which was an entertainment block ancillary to the residential accommodation. The halls were notable at the time for providing mixed-sex accommodation, reflecting wider movements and discussion at the time surrounding about gender and social freedoms. The halls recently closed in 2021.
- v) Oak House followed shortly after, opening in 1972. Pevsner crudely summarises the collection of buildings in a singular statement: “bland late C20 brick boxes”. Oak House comprises of a similar collection of arboriculturally-themed blocks, including Chestnut Court, Holly Court, Maple Court, Sycamore Court and Beech Court. There are no exact dates for the construction of the ancillary Oak Lodge and The Limes although they are broadly contemporary with the residential blocks.



*Figure 20: Oak Drive, wall between The Oaks and Oak Drive, 1908*

*Source: Greater Manchester Lives, Ref. m22628*



*Figure 22: The convent school on Oak Drive, 1959.*

*Source: Greater Manchester Lives, Ref. m65697*



*Figure 21: Barcombe Cottage on Oak Drive, designed and occupied by Alfred Waterhouse, 1856.*

*Source: Architects of Greater Manchester 1800-1940, online archive<sup>4</sup>.*



*Figure 23: Accommodation block at Woolton Hall, 1975.*

*Source: Greater Manchester Lives, Ref. m63992*

<sup>4</sup> <https://manchestervictorianarchitects.org.uk/buildings/barcombe-cottage-oak-estate-wilmslow-road-fallowfield>



Figure 24:  
Owens Park  
tower, 1965

Source: Greater  
Manchester  
Lives, Ref.  
m63984



Figure 26:  
Owens Park  
entrance on  
Wilmslow Road,  
1973.

Source: Greater  
Manchester  
Lives, Ref.  
m4240



Figure 25: View  
of Owens Park  
tower along  
Wilmslow Road,  
1973.

Source: Greater  
Manchester  
Lives, Ref.  
m42406



Figure 27: Two  
panels of  
Cosmos i,  
fibreglass  
sculptural panels  
by Mitzi Cunliffe.



Figure 28:  
Accommodation  
blocks at Oak  
House, 1975

Ref. 63999



Figure 29:  
Accommodation  
blocks at Oak  
House, 1975

Ref. 63997

## 5. HERITAGE BASELINE: APPRAISAL OF SIGNIFICANCE

### 5.1 Introduction

- i) The purpose of this significance appraisal is to use recognised criteria to assess any potential heritage significance within the Site in addition to defining the significance of heritage assets in its setting which have the potential to be affected by the Proposed Development. In the analysis below, the nature and heritage value of each asset is defined, including the contribution its setting makes to an appreciation of this value. The Heritage Baseline: Appraisal of Significance is informed by the detailed methodology presented at **Section 3** of this report.
- ii) The appraisal of significance informs the subsequent Heritage Impact Assessment ('HIA') at Section 8 of this report which considers the impact of the Proposed Development on the significance, and the appreciation of this significance, on heritage assets in the study area. This in turn allows, in a planning policy context, the extent of any identified "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance and consideration of setting has informed the selection of viewpoints which form a key part of the subsequent Visual Impact Assessment at **Section 10**.
- iii) This appraisal first considers the significance of the Site and then addresses heritage sensitivities in the setting of the Site.

### 5.2 Statement of Significance of the Site

- i) The Site does not contain any designated heritage assets and it is not located in a conservation area. Notwithstanding this, it is necessary to consider whether and to what degree the Site, in its existing condition, embodies elements of archaeological, architectural and artistic, and historical interest.

#### Archaeological Interest

- The Site has seen phases of redevelopment which have changed its character from low density residential villas to blocks of student accommodation and ancillary uses. The Site retains indications of these previous phases of its development, including the survival of mature trees planted in the gardens of former residences, and as such reflects some evidence of past human activity albeit relatively recent phases. There is potential for the Site to yield archaeological interest related to more distant phases of development, albeit this interest will likely be limited to any evidence related to the former rural, agricultural character of the Site. The overarching archaeological interest of the Site is judged to be **Negligible**.

#### Architectural and Artistic Interest

- Architectural interest is derived in the design of the student accommodation within the Site in that it reflects the forms and arrangements of the historic accommodation blocks at Ashburne Hall to the north, mirroring the quadrangle arrangements across the Site and creating an inward focus on shared green spaces. The use of similar arrangements across the Site and wider campus creates a sense of architectural uniformity, notwithstanding differences in character and execution between the earlier and mid-20<sup>th</sup> century blocks.

- Early photographs of the Site (see **Section 4**) demonstrate that the accommodation blocks were arranged around existing mature trees; the site's continued green and leafy character contributes to the artistic interest of the Site.
- A set of historic gates at the Whitworth Lane entry to Woolton Hall have been preserved and incorporated into the campus' access on its eastern boundary. It is possible these wrought iron gates were part of a former residence on the Site and they contribute to the architectural and historical interest of the Site.
- The Owens Park complex comprises a tower and surrounding lower blocks, set around courtyards. The tower has townscape presence due to its form and relative height – set within a prevailing low-rise townscape, as such, it is experienced and recognised as a local landmark. In views along Wilmslow Road the tower identifies the campus in long views along the road, creates a focal point in views and encourages movement towards the Site.
- The fibreglass panels on the podium of the Owens Park tower are by American sculptor, Mitzi Cunliffe. Cunliffe worked as a sculptor from the 1940s onwards; she is most renowned for her designing the theatrical mask presented as a golden trophy at the British Academy of Film and Televisions Arts ('BAFTA'). They are of artistic interest for their association with the artist, in their reflection of contemporary art and its incorporation into architecture designs during this period. Overall Owens Park tower contributes to the artistic and architectural interest, whilst the remainder of the complex is of negligible interest.
- Oak House and the other 20<sup>th</sup> and 21<sup>st</sup> century accommodation blocks are of no architectural or artistic interest.
- Overall, notwithstanding the above strands of significance, the architectural interest of the Site is considered to be **Negligible - Low**. The artistic interest of the Site as a whole is considered to be **Negligible**.

#### Historic Interest

- The site is of historic interest for the 19<sup>th</sup> century development as the southern part of the grounds associated with 'The Oaks', and for its association with the Behrens family who gifted the house to the university in 1906.
- The Site now largely reflects the post-war phase of UoM's development and expansion, reflecting a phase that followed on from the establishment of Ashburne Hall in the earlier part of the 20<sup>th</sup> century. The large scale development of the student accommodation from the 1950s onwards reflects the wider expansion of the university, the increased demand for on-site accommodation, and the associated changes that have characterised the development of the wider area, such as the loss or considerable alteration of former Victorian villas which marked the first phase of the area's urbanisation.
- Owens Park in particular is considered to be of historical value for being one of the earliest examples of mixed-gender university halls in the country. The choice to develop mixed-gender halls reflects a wider cultural shift towards attitudes of gender and social movement.
- The historical interest of the Site as a whole is considered to be **Low**.

5.3 Scope of Heritage Assessment

- i) Based on the urban character of the site’s surroundings and the height of the Proposed Development, a study area of 250m has been determined to identity heritage assets that have the potential to be affected by the redevelopment of the Site.
- ii) The review of the NHLE and relevant local policy and designations has highlighted a total of 11 designated heritage assets within a 250m radius of its boundary. These heritage assets are as follows:
  - Fallowfield War Memorial (Grade II)
  - Church of the Holy Innocents and St James (Grade II)
  - Queen of Hearts Public House (Grade II)
  - Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge (Grade II)
  - Behrens Hall (Grade II)
  - The Firs and Attached Annex (Grade II)
  - Lodge of the Firs, with Attached Gateway (Grade II)
  - Unitarian Chapel (Platt Chapel) (Grade II)
  - Hollings Building at Manchester Metropolitan University (Grade II)

- Synagogue (Grade II)
- Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall (Scheduled Monument)
- iii) A number of additional listed buildings, conservation areas and scheduled monuments lie within the wider setting of the site (i.e. beyond the 250m study area). Given the relative distance, intervening built development, mature vegetation which defines the Site’s boundary and in the wider townscape, and the nature of the Proposed Development, it is unlikely that there will be any significant effects on the significance of these receptors and subsequently they have been scoped out of this assessment.
- iv) Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identifies as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’. Manchester City Council does not have such a local list at the present time.
- v) The location of designated and non-designated heritage assets within the 250m study area is identified on the plan at **Figure 30** below<sup>5</sup>. The heritage assets, or receptors, scoped in for baseline appraisal and assessment (which follows in **Section 8**) are identified on the plan by a number which corresponds to the heritage baseline summary presented in **Table 11** below. No NDHAs have been identified within the 250m study area.

<sup>5</sup> An extract from the NHLE map search showing heritage assets within 250m of the Site boundary is presented at **Appendix 2**.



**Figure 30:** Heritage Asset Plan with 250m study area (base map sourced from NHLE).

Key:

- Site Boundary
- Listed Buildings
- Scheduled Monument

| Table 11: Heritage Assets with Potential to be Impacted by the Proposed Development |                                                                                                                                   |             |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------|
| No. on Map                                                                          | Name                                                                                                                              | Designation |
| Listed Buildings                                                                    |                                                                                                                                   |             |
| 1                                                                                   | Behrens Hall                                                                                                                      | Grade II    |
| 2                                                                                   | Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge | Grade II    |
| 3                                                                                   | The Firs and Attached Annex                                                                                                       | Grade II    |
| 4                                                                                   | Lodge of the Firs, with Attached Gateway                                                                                          | Grade II    |
| 5                                                                                   | Queen of Hearts Public House                                                                                                      | Grade II    |
| 6                                                                                   | Church of the Holy Innocents and St James                                                                                         | Grade II    |
| 7                                                                                   | Fallowfield War Memorial                                                                                                          | Grade II    |
| 8                                                                                   | Synagogue                                                                                                                         | Grade II    |
| 9                                                                                   | Unitarian Chapel (Platt Chapel)                                                                                                   | Grade II    |

|                     |                                                                                                            |                    |
|---------------------|------------------------------------------------------------------------------------------------------------|--------------------|
| 10                  | Hollings Building at Manchester Metropolitan University                                                    | Grade II           |
| Scheduled Monuments |                                                                                                            |                    |
| 11                  | Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall | Scheduled Monument |

5.4 Appraisal of Heritage Assets in Study Area

- i) The table on the following page (**Table 12**) summarises the form and nature of the scoped-in heritage assets, including a summary of their significance, and assessment of the degree to which their setting contributes to an appreciation of this, including the contribution made by the Site in its existing condition. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be **positive, neutral, or negative**, or a range depending on the asset and nature of its surroundings.

| Table 12: Appraisal of Heritage Assets in Study Area |                                                                                                                                   |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Map Ref.                                             | Name                                                                                                                              | Designation | Summary Description (extracted from Historic England's NHLE) and Significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Contribution of Setting to Significance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Listed Buildings                                     |                                                                                                                                   |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1                                                    | Behrens Hall                                                                                                                      | Grade II    | <p>Behrens Hall was Grade II listed in 1988. The list description for the building is as follows:</p> <p><i>Formerly known as: The Oaks, Old Hall Lane, Fallowfield. Large house, now part of university hall of residence. 1835-8, for Robert Ogden, cotton spinner; altered. Scored stucco on brick, with sandstone ashlar dressings, hipped slate roof. Deep rectangular plan. Classical style. Two storeys over cellars, 3 bays, symmetrical; with stone plinth, broad pilasters to the outer bays forming segmental-headed blank arches. The ground floor has a large pedimented stone porch (up 7 steps) with 4 Ionic columns raised on a plinth, moulded frieze, and pediment with apex acroterion, protecting a wide square-headed doorway which has double doors, an overlight with fan-pattern tracery, and round-headed side windows with margin panes including roundels; and two windows sashed without glazing bars, with engraved sills. The 1st floor has three 12-pane sashed windows, that in the centre with a corniced architrave. Long return walls with various sashed windows, that to the right with a canted bay window to the ground floor front room. Interior: entrance lobby screen which has double doors and side windows all with round-headed glazing like the side windows to the door; pilastered entrance hall; fine imperial staircase with elaborately decorated cast-iron balusters and wreathed mahogany handrails, illuminated by a glazed dome; panelled mahogany doors and architraves; some moulded plaster friezes and original fireplaces. History: originally known as "The Oaks"; presented to the university, partly as gift, by Behrens family 1906-8.</i></p> <p>Architectural interest is derived in the building's Classical appearance, which is particularly articulated in its main southern façade with pedimented stone plinth. Historical interest is derived in the building's origins as a domestic residence for a local industrialist and its subsequent transferral to UoM. The building has group value with the neighbouring Ashburne Hall and the two are experienced alongside one another in an attractive landscaped setting.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p> | <p>The listed building sits within the northern part of the Fallowfield Campus, to the north of the Site. The visual experience of the listed building is limited to its locality owing to the screening effect of mature trees which surround the plot. The former house is experienced in tandem with the early 20<sup>th</sup> century accommodation blocks at Ashburne Hall, and together they are set within an attractive landscaped setting designed around the buildings that reinforces an appreciation of their architectural and historical interest. The Hollings Building within MMU's campus also forms a visible part of the heritage assets and the two are experienced in views north from the green quadrangle.</p> <p>Dense pockets of mature trees to the south and west restrict the visibility of the listed building from the public realm.</p> <p>The Site is a visible element of the listed building's setting, particularly the Owens Park tower which rises above the 1990s accommodation block, Sheavyn House, to the south of Behrens Hall. The Site reflects a later period of development within the university campus and, notwithstanding its lack of any particular architectural quality or distinction, represents the evolution of the wider site as a university campus, though it makes no visual contribution to the building's setting.</p> <p>Overall, the setting of Behrens Hall is considered to make a <b>Positive</b> contribution to an appreciation of its heritage significance.</p> |
| 2                                                    | Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge | Grade II    | <p>The accommodation blocks at Ashburne Hall, in addition to the Alice Barlow memorial gates and Ashburne Hall Lodge, were Grade II listed in 2012. The NHLE entry for the collection of buildings is very detailed and so only relevant extracts are reproduced below.</p> <p>Ashburne Hall comprises a purpose-built, women's hall of residence designed by Sir Percy Scott Worthington and constructed between 1910 and 1933, including the Alice Barlow memorial gates (1924), and Ashburne Hall Lodge (1926), both of which were designed by Sir John Hubert Worthington.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>The group of buildings sits within the northern part of the Fallowfield Campus, to the north of the Site.</p> <p>Unlike the neighbouring Behrens Hall, the buildings of Ashburne Hall are more widely visible from the surrounding townscape and public realm due to the lack of a green boundary along the stretch of Whitworth Lane to the east. This means that the historic buildings are clearly visible from the surrounding streets to the east and north, where the architectural character of the buildings and their value as a group is appreciated.</p> <p>The significance of the buildings is, however, best appreciated from within the campus where the accommodation blocks, library, memorial gates and ancillary structures are appreciated together in</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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|  |  |  | <p>The group of buildings form an approximate L-shaped ensemble around a grassed quadrangle. The NHLE entry describes the architectural character of the exterior of the buildings:</p> <p><i>The accommodation blocks are of two storeys plus attic, in the Arts and Crafts style with Georgian and Tudor motifs. The composition is roughly symmetrical to the east side, with the Ward wing constructed to mirror the Mary Worthington wing either side of the symmetrical Central block. The Lees wing and the southernmost section of Ward wing break the symmetry, although the east section of Lees is similar in style to that of the corresponding section of Ward wing. A subtle variation in the size of gables, chimneys and rooflines means the arrangement is not formal. Thin bricks have been used to face the buildings throughout, and the use of brick string courses and tile detailing has been used to all wings in differing effects. Almost all windows are original multi-paned sashes, and almost all half-glazed multi-paned external doors remain in-situ. All flat-headed openings have brick wedge-lintels.</i></p> <p><i>The library and dining hall form the central section of the Central block; this has a double-height second storey with tall windows. The ground floor has rusticated brick bands and rusticated brick wedge lintels to the windows; these details continue to the returns. The central five bays project slightly. Brick quoins have been used to these and the peripheral corners. The roof is hipped and flat in parts, with a projecting hipped roof to the central section. This section is flanked by two recessed wings with flat roofs and parapets. The ground floors are pierced by three round-headed entrances with multi-paned double doors and fanlights. The second floors are set back to provide a balcony; these house flat-headed windows (one to the south is blind) and decorative brick roundels. The rear elevation has a curved, full-height entrance bay with parapet to the centre, incorporating a tall round-headed recess with a multi-paned door, tall 16-over-16 window and a date stone reading 'AD 1924' above. Flanking wings have numerous flat-headed windows. Access to the cellar is via stone steps with an attached hoist.</i></p> <p><i>Alice Barlow Memorial Gates: These are elaborate gates which sit to the centre of the boundary wall along Wilmslow Road, aligned to face the Central block. They have rubbed brick curved piers with ornamental stone urns. The gates are of wrought iron, with the insignia of the University (a snake) and the date 1924 in gold. A slate plaque with inscription is situated on the side of the southern pier.</i></p> <p><i>Ashburne Hall Lodge: This is Regency in style, of stuccoed brick with a hipped slate roof with central stack. The main elevation is to the west, of two storeys with a central entrance under a porch with chamfered columns. Windows are six-over-six pane sashes and the front door is six-panelled. It has been modernised internally, with a kitchen inserted to the ground floor. One internal door survives, although all fireplaces have been removed.</i></p> | <p>tandem with the neighbouring Behrens Hall and amongst the attractive landscape setting around which the built form is arranged. The visual experience of the listed building is limited to its locality owing to the screening effect of mature trees which surround the plot. The former house is experienced in tandem with the early 20<sup>th</sup> century accommodation blocks at Ashburne Hall, and together they are set within an attractive landscaped setting designed around the buildings that reinforces an appreciation of their architectural and historical interest.</p> <p>The group of buildings are experienced alongside later 20<sup>th</sup> century buildings in their local setting, including the Grade II listed Hollings Building to the north which breaks the ridgeline of the northern Lees wing in views from the landscaped grounds. To the south, the Owens Park tower within the south and adjacent accommodation blocks at Tree Court are a visible feature of the group's setting; there are also views which take in the Site alongside Ashburne Hall from Whitworth Lane (see <b>View 8</b> in <b>Section 10</b>).</p> <p>The Site reflects a later period of development within the university campus and, notwithstanding its lack of any particular architectural quality or distinction, provides a setting relationship that enables an understanding of the halls' historical significance.</p> <p>Overall, the setting of Ashburne Hall is considered to make a <b>Positive</b> contribution to an appreciation of its heritage significance.</p> |
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|   |                             |          | <p>The NHLE entry for Ashburn Hall defines the following as the reasons for designation:</p> <ul style="list-style-type: none"> <li>• <i>Historic interest: as an early example of a purpose-built Hall of Residence and one of the first women's halls of residence in England, it also has interest in the history of women's higher education;</i></li> <li>• <i>Architectural interest: as high quality examples of the work of both Sir Percy Scott Worthington and Sir John Hubert Worthington, two of the most successful architects of this prolific and renowned architectural dynasty;</i></li> <li>• <i>Group value: the halls, gates and lodge form a functional group, the separate parts of which have been designed to complement each other, as well as the pre-existing Behren's House (c.1830, Grade II);</i></li> <li>• <i>Historic association: the hall has connections with historic figures of note including Viscount Morley of Blackburn, whose collection of books is housed in the library, and celebrated children's author Alice Uttley.</i></li> </ul> <p>Overall, the group of buildings is judged to be of <b>Medium</b> significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3 | The Firs and Attached Annex | Grade II | <p>The Firs and Attached Annex was Grade II listed in 1974. The list description for the building is as follows:</p> <p><i>Large house. 1851, by Edward Walters for Sir Joseph Whitworth; altered. Stucco on brick, slate roofs. Irregular linear plan on east-west axis. Two and 3 storeys over cellars. The entrance front to the north, which is asymmetrical, with 4:2:1 windows at 1st floor, the 2-window portion projected and the one-window portion to the right with a projected ground floor, has a diamond-patterned string-course, modillioned eaves, and 12-pane sashed windows with moulded architraves. The 2-window projection, which contains the porch to the left and the staircase to the right (and formerly had a turret over the left bay), has a round-headed doorway with moulded head and volute keystone, side-windows, panelled and glazed door, fanlight with radiating glazing bars, and inner door with 2 round-headed glazed panels which have gold ornament; banded pilasters at 1st floor of the left bay; and to the right at ground floor a glazed false window. The 4-window range to the left has a curved single-storey link to the Annex (former coach-house and office); and set back at the left end is a 3-storey service wing. The south front (to the garden), 3:3:2 windows, the centre projecting and the right-hand end (the service wing) set back and 3-storeyed, has windows with moulded architraves (those at ground floor shouldered) including single-storey canted bays to the projection and in the centre of the left range (with French windows), 4-pane sashes at ground floor and windows with altered glazing at 1st floor; and the 2nd floor of the service wing has low tripartite windows with console-shaped mullions. Main range has gable chimneys and 2 ridge chimneys; service wing has hipped roof with 2 chimneys (one very large). Interior: fine generously-proportioned open-well staircase with ornamented cast-iron balusters.</i></p> | <p>Uttley House, formerly used as a hotel and conference centre, was converted to provide UoM accommodation in 2021. The building is located to the east of the Site, set between Whitworth Lane and Chancellors Way.</p> <p>The former residence has an open landscaped setting to the south, the edges of which are defined by attractive, mature trees. This enclosed green space provides an attractive immediate environment in which to appreciate the architectural character of the building's southern façade. To the north, the legibility of historic gardens and the former entry and approach the building has been lost and redeveloped with a hardstanding area for car parking. Uttley House maintains a visual relationship with the Grade II listed lodge to the north, which formerly served the main house, and which subsequently contributes positively to an appreciation and understanding of the villa's historical interest.</p> <p>The interaction of the building with its wider setting is limited by reason of screening and enclosing vegetation which prevents views out from and towards the former residence.</p> <p>The Site is located to the west of the villa, on the western side of Whitworth Lane. There is limited intervisibility between the two and views are heavily filtered by mature trees. The greenery within the Site contributes positively to the local setting of the building, and its incorporation into the university estate means there is an ancillary relationship between the two.</p> <p>Overall, the setting of the building is considered to range from <b>Neutral-Positive</b>, owing to the balance of positive elements such as the surrounding greenery and maintained relationship with its former lodge, and the negative contribution made by the hardstanding of the surrounding car park.</p> |

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|   |                                          |          | <p>Architectural interest is derived in the fine external appearance of the listed building, which has employs a Classical aesthetic that reflects contemporary design trends. It is not confirmed to what extent the interior of the property survives in as described in the list description which was last amended in 1994.</p> <p>Historical interest is derived in the former house's association with Joseph Whitworth, an English engineer, entrepreneur and philanthropist. Whitworth is a figure of city-wide historical significance with a number of pieces of infrastructure memorialising him (Whitworth Hall, Whitworth Street, and the Whitworth Art Gallery).</p> <p>The architectural and historical interest of the former residence is reinforced by the survival of the adjacent lodge, which served an ancillary function to the house.</p> <p>The former residence has been extended to the east with a large modern range; this is of no architectural or historical significance and detracts from the legibility of the historic building.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4 | Lodge of the Firs, with Attached Gateway | Grade II | <p>The Lodge of the Firs was Grade II listed in 1974. The list description for the building is as follows:</p> <p><i>Gate lodge with attached gateway. 1851, by Edward Walters. Lodge of stucco on brick, with slate roof; stone gate piers with wrought-iron gates and side walls of red brick in Flemish bond. The lodge is square in plan, 2 storeys facing the drive, with a rectangular 2-storey gabled bay to the right and a doorway with shouldered architrave to the left. The bay, which is flanked by round-headed lancets at ground floor, has wooden mullion-and-transom windows to both floors, and barge-boards pierced by quatrefoils; and to the left at 1st floor is a small oriel window. The left return wall has (inter alia) a wooden canted oriel at 1st floor. The gateway has square gate piers with pyramidal caps and elaborate wrought-iron gates, and is flanked by convex quadrantal side walls of brick, that to the left linked to the lodge.</i></p> <p>The significance of the building is primarily derived in its historic, ancillary function and relationship with the adjacent villa, The Firs, which it was designed and built alongside according to plans by Edward Walters.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p> | <p>The lodge is located on the east side of Whitworth Lane, to the north-west of what is now Uttley House, but which was formerly, 'The Firs'. The lodge marks the point of the original entry into the grounds associated with the Firs; the survival of both structures is important and enables an understanding an appreciation of the historical functional relationship between the two listed buildings.</p> <p>The lodge's localised setting is largely enclosed by mature trees, limiting its wider visibility, and restricting an appreciation of the structure to close up views. The car park associated with Uttley House to the south-west is a low-quality townscape element and detracts from the immediate setting of the listed building.</p> <p>The Site is located immediately to the west of the lodge, on the western side of Whitworth Lane. There is intervisibility between the two albeit existing views are filtered by mature trees. The greenery within the Site contributes positively to the local setting of the lodge, and its incorporation into the university estate means there is an ancillary relationship between the two.</p> <p>Overall, the setting of the lodge is considered to range from <b>Neutral-Positive</b>, owing to the balance of positive elements such as the surrounding greenery and maintained relationship with Uttley House, and the negative contribution made by the hardstanding of the surrounding car park.</p> |
| 5 | Queen of Hearts Public House             | Grade II | <p>The former Queen of Hearts Public House was Grade II listed in 1994. The list description for the building is as follows:</p> <p><i>School to Church of the Holy Innocents, now public house. 1870-2, by Price and Linklater; altered. Coursed yellow sandstone rubble, with red sandstone dressings and steeply-pitched slate roof. Rectangular plan on east-west axis with north-east wing. Gothic style. A high single-storey 5-bay</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The former school building sits on a corner plot at the junction of Wilbraham Road and Wilmslow Road. The former school has an important and historic setting relationship with the church to the east, which is also a Grade II listed building. The survival of both structures and the ability to appreciate them together in their local setting contributes positively to an appreciation and understanding of the heritage significance and historic function and interrelationship of both buildings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|   |                                           |          | <p><i>hall with lower gabled wings at both ends; the buttressed hall range has low eaves and tall transomed windows rising into gabled half-dormers; the gables of the wings have coupled cross-windows. The east front of the east wing (to Wilmslow Road) has (inter alia) a gabled porch with 2-centred arched doorway moulded in 4 orders, and a small 2-light window above, flanked by octagonal pilasters; and to the right of this, including a 3-bay set-back wing, mullioned windows of 4, 2, 3, 3 and 3 trefoil-headed lights. Interior altered. Forms group with Church of the Holy Innocents and St James (q.v.), which it matches in style and materials.</i></p> <p>The listed building has changed hands since being listed, albeit it continues to function as a public house.</p> <p>Architectural interest is derived in the former school's ecclesiastical, Gothic aesthetic, which reinforces an appreciation of the group value it shares with the adjacent Church of the Holy Innocents and St James on Wilbraham Road. This relationship is also of historical interest and reflects the former role religion used to play in communities and the education of local residents.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>To the north, the building's setting is defined by gridded streets of terraced housing, whilst to the east, beyond Wilmslow Road, is the Site, which is largely filtered by a mature belt of trees along its western boundary.</p> <p>The intersection of the two busy roads creates a local environment characterised by traffic, movement, and associated noise. This infrastructure is a negative feature of the listed building's setting and limits opportunities to pause and appreciate the architectural quality of the former school and its historical and functional relationship with the neighbouring church.</p> <p>The Site to the east is largely peripheral to an experience of the listed building and makes no contribution to an appreciation of its significance.</p> <p>On balance, taking into account the positive and negative elements of the listed building's local environs, it is considered that its setting makes a <b>Neutral-Adverse</b> contribution to an appreciation of its significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6 | Church of the Holy Innocents and St James | Grade II | <p>The Church of the Holy Innocents and St James was Grade II listed in 1974. The list description for the structure is as follows:</p> <p><i>Church. 1870-2, by Price and Linklater. Coursed yellow sandstone rubble with red sandstone dressings, steeply-pitched slate roof with diaper pattern of green slates. Gothic style of c.1200, all openings 2-centred arched with cusped heads. Nave with north and south aisles, south-west porch, south-east steeple, apsidal-ended chancel with south chapel and north vestry. The free-standing square 4-stage tower, with angle buttresses, corner pinnacles and octagonal spire with lucarnes, has a south doorway with set-in shafts and moulded head with ball-flower ornament, a 2-light window to the 2nd stage, circular clockfaces to the 3rd stage, and coupled 2-light belfry windows and corbel-tables to the top stage. The 5-bay aisles have buttresses and 2-light windows with quatrefoils in the heads, and the gabled porch to the south aisle has a doorway with double-chamfered surround and set-in shafts; the nave has a clerestory of 2 single-light windows to each bay, and a tripartite west window set in a blank arch, with a transomed 3-stage 2-light centre and 2-stage side lights. The 3-bay chancel with buttressed apse has 2-light windows with multifoils in the heads, under linked crocketed gablets. Parallel 2-bay south chapel in similar style. Interior not inspected. Forms group with former school to east.</i></p> <p>Architectural interest is derived in the building's high quality, Gothic architectural appearance, and particularly in its highly detailed and articulated external envelope. The church's free-standing tower is a prominent feature of localised views and provides the building with a local landmark quality that contributes to its architectural interest. Group value and historical interest</p> | <p>The listed church sits on the north side of Wilbraham Road, lying on an east-west axis along the street frontage. The church has an important and historic setting relationship with the adjacent building to the east, a former school, which is also Grade II listed building. The survival of both structures and the ability to appreciate them together in their local setting contributes positively to an appreciation and understanding of the heritage significance and historic function and interrelationship of both buildings.</p> <p>The townscape which surrounds the church is varied, comprising different phases of buildings and some which are of poor to middling quality. The Grade II listed Synagogue to the south-west provides another high-quality example of a religious building in the local townscape and reflects the changing architectural styles in architecture between the 1870s and the 1910s. The Synagogue is identified as a positive feature of the building's setting.</p> <p>The busy nature of Wilbraham Road limits the opportunity to appreciate the architectural quality and presence of the church from the pedestrian realm and contributes negatively to the local environment in terms of traffic and noise.</p> <p>The Site lies to the east of the listed building, albeit largely obscured owing to its green boundary. It makes no contribution to an appreciation of the church's significance.</p> <p>On balance, taking into consideration the positive and negative features of the church's local environs, its setting is considered to make a <b>Neutral</b> contribution to an appreciation of its significance.</p> |

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|   |                          |          | <p>is derived in the church's relationship with the neighbouring building, a former school (now public house) which is contemporary to the building and designed in a complementary style.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 7 | Fallowfield War Memorial | Grade II | <p>The Fallowfield War Memorial was Grade II listed in 2016. The list description for the structure is as follows:</p> <p><i>This Cross memorial is prominently sited within the churchyard of the Holy Innocents Church on the corner of Wilbraham Road and Wilmslow Road.</i></p> <p><i>The memorial is made out of stone. The base is a large, rectangular plinth, and above is a smaller sloping plinth. The long, tapered shaft which is situated above the plinth is of Celtic design with each side engraved in great detail. A Celtic-style wheel-cross is positioned at the very top of the memorial which is equally as detailed as the shaft.</i></p> <p><i>The plinth is inscribed with 16 names of the fallen on the sides with the south face inscribed: IN MEMORY OF THOSE/ WHO GAVE THEIR LIVES/ IN THE TWO WORLD WARS/ 1914-1918 1939-1945.</i></p> <p><i>A stone tablet is situated in front of the memorial on the south side which has an integral bronze plaque inscribed with 72 names of those who died during the First World War. Along with the names, the inscription reads: IN GRATEFUL MEMORY OF THE MEN FROM FALLOWFIELD/ WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919.</i></p> <p>The NHLE entry for the war memorial defines the following as reasons for its designation:</p> <ul style="list-style-type: none"> <li>• <i>Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it has made in the conflicts of the C20;</i></li> <li>• <i>Design: as a well-executed wheel-head cross with decorative Celtic-style carving;</i></li> <li>• <i>Group value: with the Grade II listed Church of the Holy Innocents.</i></li> </ul> <p>Overall, the listed structure is judged to be of <b>Low-Medium</b> significance.</p> | <p>The war memorial is set within the churchyard of the Church of the Holy Innocents and St James, adjacent to Wilmslow Road. Owing to the nature of the heritage asset, its wider setting makes a limited contribution to an appreciation of its special interest. The historical associative relationship with the church and its proximity to this listed building and the neighbouring church provides context for the memorial and contributes positively to an appreciation and understanding of its heritage value.</p> <p>The Site makes no contribution to an appreciation of its significance.</p> <p>Overall, the memorial's setting is considered to make a <b>Positive</b> contribution to an appreciation of its heritage significance.</p> |
| 8 | Synagogue                | Grade II | <p>The Synagogue on Wilbraham Road was Grade II listed in 1974. The list description for the building is as follows:</p> <p><i>Synagogue. 1912-13, by Joseph Sunlight. Sandstone ashlar facade to stock-brick carcase, slate roof with copper-clad dome. Main vessel parallel to road and centred on a dome, with projected gable, tower and staircase forming the main features. Square tower with entrance in base, wide gable to left, square flat-roofed staircase block to right. The tower has corner pilasters, a moulded round-headed doorway in a rectangular surround, with an arched band of Hebrew lettering round the head and a recessed door; a small rectangular window over the doorway and</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>The synagogue sits on the south side of Wilbraham Road. It is set back from the road frontage within a landscaped garden and beyond a fenced boundary. Like the Grade II listed church to the north-east, the building's local setting is mixed and comprises an array of building ages, style, and quality.</p> <p>Given its relatively enclosed local setting (contributed to by mature trees to the south), the synagogue is only readily appreciated in close up views. The busy nature of Wilbraham Road limits the opportunity to appreciate the architectural quality of the synagogue from the pedestrian realm and contributes negatively to the local environment in terms of traffic and noise.</p>                                         |

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|    |                                 |          | <p><i>one very narrow square-headed lancet in each side above; and an open-arcaded cupola or tabernacle with domed roof. The wide gable to the left has a very large segmental-headed 3-light window at 1st floor with zig-zag enrichment round the head, 3 pairs of square-headed mullioned windows at ground floor; and parapeted kneelers to the gable. The staircase to the right, to half the height of the tower, has one segmental-headed window in each side, with sills at different levels. In each side the gable end of the main vessel (which is of brick) has a segmental-headed 3-light window similar to that at the front but higher and smaller. Rear and interior not inspected.</i></p> <p>Architectural interest is derived in the Romanesque aesthetic of the listed building, and its subsequent reflection of contemporary architectural trends. The building's association with the architect, Joseph Sunlight, is of interest locally. Sunlight was a prominent architect in the city, most renowned for Sunlight House on Quay Street in the city centre.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>The Site lies to the east of the listed building, albeit largely obscured owing to its green boundary. It makes no contribution to an appreciation of the church's significance.</p> <p>On balance, taking into consideration the positive and negative features of the synagogue's local environs, its setting is considered to make a <b>Neutral</b> contribution to an appreciation of its significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 9  | Unitarian Chapel (Platt Chapel) | Grade II | <p>The Unitarian Chapel was listed in 1974. The list description for the building is as follows:</p> <p><i>Unitarian chape. 1790, possibly by John Carr of York; altered 1874. Red brick in Flemish bond, slate roof with red tiled ridge pieces. Small rectangular plan with canted apse at north end, added wing and C20 additions to west side. Single storey, three bays of round-headed blank arches with stone imposts, a round-headed multi-paned window with radiating glazing bars in each bay; corbel table to eaves and coped gables (probably of 1874). Gabled entrance front at south end with gabled Romanesque-style doorway (of 1874) flanked by small round-headed windows, a large round-headed blank arch above containing a window of three stepped, tall round-headed lights and flanked by similar windows, all these windows with radiating glazing bars; and gabled apex bellcote. Interior not inspected.</i></p> <p>The historical interest of the listed building is derived in the fact it survives in an intact form from the late 18<sup>th</sup> century. The chapel has an historical association with the neighbouring landscape which now comprises Platt Fields Park and the Grade II* listed Platt Hall to the north, with which it is largely contemporary. Architectural interest is also derived in the connection with Platt Hall by means of the architect John Carr of York, who is noted to have drawn up plans for the building in 1761. Its simple, Classically informed design reinforces its architectural interest.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p> | <p>The listed building sits on a conspicuous plot on the west side of Wilmslow Road. Separated by a boundary of mature trees, to the west are sports pitches and to the south a pocket of Platt Fields Park. The interaction of the chapel with its wider setting is restricted by the nature of the surrounding vegetation, which screens unfiltered views of the historic building from the park.</p> <p>The chapel is most noticeable from the road, where it is experienced within a small, enclosed plot which was formerly the churchyard, and which contains a series of ground level gravestones. Whilst the survival of the former churchyard and burial monuments provides context and enables an appreciation and understanding of the historic function of the listed building, its setting is detracted from by the busy, hostile nature of the main road directly to the east, which distracts from an appreciation of its Classical form.</p> <p>Notwithstanding this, the survival of Platt Hall to the north means the historical relationship between the two is preserved, whilst the attractive parkland creates a positive local setting to the west.</p> <p>The chapel is experienced together in conjunction with the Site, and the Owens Park tower in particular, in long southward views along Wilmslow Road. The Site is not considered to contribute positively or negatively to an experience of the listed building, and it is understood as a feature of the wider suburban townscape.</p> <p>On balance, the heritage asset's setting is considered to make a <b>Neutral</b> contribution to an appreciation of its significance.</p> |
| 10 | Hollings Building at Manchester | Grade II | <p>The Hollings Building was Grade II listed in 1998. The list description for the building is as follows:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The listed building, which forms Manchester Metropolitan Universities 'Hollings Campus', is located to the east side of Moseley Road and set between Cromwell Range to the north and Old Hall Lane to the south. Beyond Old Hall Lane is the northern edge of UoM's Fallowfield Campus.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|                     | Metropolitan University                                                                                    |                    | <p><i>Hollings Building at Manchester Metropolitan University, Old Hall Lane. Educational building - formerly Hollings College. Built 1957-60. Designed by Leonard C. Howitt. Concrete frame with brick infill to tower and restaurant block and glass curtain walling to the workshop block. Flat roofs. Seven storey range of classrooms with expressed hyperbolic paraboloid frame; semi-circular restaurant block attached to the west and single storey workshop block abuts to the east. Classroom block decreases in width as it ascends, and the hyperbolic paraboloid frame is expressed on the walls and is open as it rises above the top storey (giving rise to the popular local name 'The Toast-rack'). Ground floor partly open. Original slim white-painted window frames, single glazed. Brick spandrels below. To west the semi-circular restaurant block is externally two-storeyed with an expressed concrete frame of boomerang-shaped members which rise up the walls, thickening towards the top, and curve over the roof. Replacement UPVC windows; brick horizontal strip spandrels. The centre has a recent extra storey (under construction in 1995). Workshop block has deep horizontal band of windows with original vertical slim-sectioned white painted glazing bars; broad panelled upstand above and red brick plinth. The restaurant block was originally designed to serve meals made by the students at the college to the public while the curved space provided a cat-walk for the products of the tailoring workshop. A distinctive and memorable building which demonstrates this architect's love of structural gymnastics in a dramatic way. It epitomises the popular values of the Festival of Britain, as disseminated into regional architecture.</i></p> <p>The list description goes some way to defining the significance of the listed building, namely that its value is primarily derived in its architectural character which reflects contemporary trends for striking and structural forms inspired by the artistic movement surrounding the Festival of Britain. Historical communal is derived in the building as a local landmark and one which was designed to serve a number of different uses and functions.</p> <p>Overall, the listed building is judged to be of <b>Medium</b> significance.</p> | <p>The setting of the listed building is largely defined by surrounding student residential accommodation, as well as sports and leisure pitches associated with nearby educational institutions.</p> <p>The tallest element of the listed building is visible in glimpsed views across its local setting, albeit mature trees often filter views towards the building and subsequently it is primarily experienced in close up views.</p> <p>The listed building is visible in views out from Ashburne Hall to the south, although there is limited visibility from within the Site itself due to the enclosure of building form and interposing development. The Site embodies a development that is broadly contemporary with the construction of the 'Toast Rack', and so to a small extent it provides some historical context and a reflection of the different modes of architecture informing university/institutional-associated buildings were being developed at the time.</p> <p>Overall, the heritage asset's setting is considered to make a <b>Neutral</b> contribution to an appreciation of its significance.</p> |
| Scheduled Monuments |                                                                                                            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 11                  | Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall | Scheduled Monument | <p>This section of the Nico Ditch was scheduled in 1997. The relevant information from the list description for the Schedule Monument is as follows:</p> <p><i>The Nico Ditch is a linear boundary of the Anglo-Saxon period. The section of the linear earthwork in Platt Fields survives well and is one of very few sections of the Nico Ditch which remains identifiable. It has been destroyed by urban developments in all but a few locations elsewhere in Manchester. The original profile of the ditch is still evident and the bank is still proud of the surrounding ground surface. The original ground surface will survive beneath the bank.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>This section of the Nico Ditch stretches across the boundary of Platt Fields Park where it meets sports pitches associated with Manchester High School for Girls to the west. The ditch is largely obscured by dense foliage and is not readily discernible even at close proximity. The historic setting of the ditch has been wholly redeveloped and therefore it is isolated from any historic context. There is no signage or interpretation information which aids the identification or understanding of the asset.</p> <p>The Site makes no contribution to an appreciation of its special interest.</p> <p>For the above reasons, the heritage asset's setting is considered to make an <b>Adverse</b> contribution to an appreciation of its significance.</p>                                                                                                                                                                                                                                                                                                                                                         |

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|  |  |  | <p>Historical significance is derived in the monument’s reflection of former frontier works marking territories up to the early Medieval period.</p> <p>Overall, the Scheduled Monument is judged to be of <b>Medium</b> significance.</p> |  |
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|   |                   |      |   |
| <p>Figure 31: Behrens Hall.</p>                                                     | <p>Figure 32: Accommodation block at Ashburne Hall.</p>                                              | <p>Figure 33: Central block containing the library and dining hall at Ashburne Hall.</p> | <p>Figure 34: Uttley House, formerly ‘The Firs’.</p>                                  |
|  |                  |     |  |
| <p>Figure 35: Former lodge to The Firs.</p>                                         | <p>Figure 36: Former school, now public house, on the corner of Wilbraham Road and Moseley Road.</p> | <p>Figure 37: Church of the Holy Innocents and St James on Wilbraham Road.</p>           | <p>Figure 38: Hollings Building.</p>                                                  |

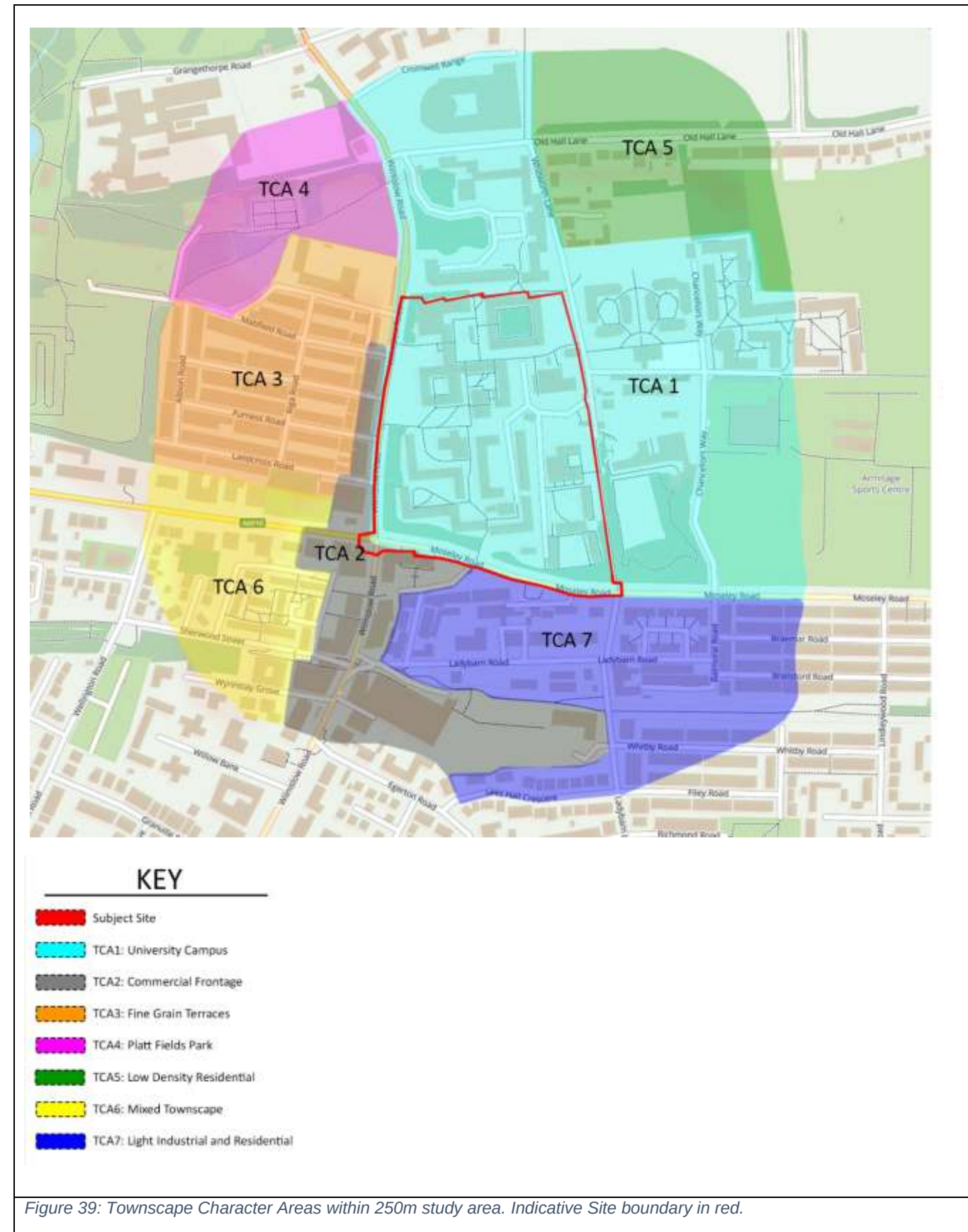
## 6. TOWNSCAPE AND VISUAL BASELINE

### 6.1 Introduction

- i) This section provides an appraisal of the existing townscape and visual baseline relative to the Site and proposed development. Understanding the character and nature of townscape and visual receptors in the setting of the Site provides a basis for accurately interpreting how the proposed development might affect them. This section first addresses the townscape baseline.
- ii) The methodology for the appraisal of townscape baseline and the selection of candidate viewpoints is set out in detail in **Section 3.0** of this report.

### 6.2 Townscape Character Area Appraisal

- i) The following discussion provides an appraisal of the existing townscape character of the Site and its surroundings. It provides an analysis of the physical characteristics of the townscape within a 250m study area of the Site's boundary. The appraisal analysis the quality of the townscape, its form, grain, scale, character, materiality of its built, level and quality of public and/or green space, and the relationship between buildings and open spaces. The prevailing characteristics and uses of each area are defined, including the primary audiences that these areas are experienced by e.g. residents or people taking part in leisure activities.
- ii) The appraisal of the townscape character within the 250m study area has been informed by desk-based analysis, including a review of maps (historical and recent), and on-site analysis, which was conducted in June 2023.
- iii) The baseline appraisal has identified seven broad character areas including the Site and within 250m of its boundary. These Townscape Character Areas (hereafter referred to as 'TCAs') are defined as follows:
  - TCA 1: University Campus
  - TCA 2: Commercial Frontage
  - TCA 3: Fine Grain Terraces
  - TCA 4: Municipal Park
  - TCA 5: Low Density Residential
  - TCA 6: Mixed Townscape
  - TCA 7: Light Industrial and Residential
- iv) The broad boundaries defining the TCAs are illustrated on the map at **Figure 39**.



6.3 TCA 1: University Campus

- i) TCA 1 takes in the largest pocket of townscape within the study area, including the Site and the wider Fallowfield Campus in addition to buildings associated with Manchester Metropolitan University to the north. The western boundary of the TCA is defined by Wilmslow Road and the southern boundary by Moseley Road. The northern and eastern edges of the TCA flow into further areas associated with both Fallowfield Campus and the Manchester Metropolitan University’s Hollings Campus. Whitworth Lane runs on a north-south axis centrally through the TCA; its southern stretch is pedestrianised. Further secondary streets (Gunnery Lane and Chancellors Way) connect the Site with other parts of the campus to the east.
- ii) The Site itself occupies a large proportion of TCA 1. It comprises four groups of buildings: Owen’s Park, Oak House, Woolton Hall, and the Limes Building. The first three provide student residential accommodation whilst the Limes Building performs an ancillary function to the campus. In addition to accommodation, there are other ancillary and supporting uses within the Site including a bar, doctor’s surgery, laundry facilities, reception, and study areas. To the north and east of the Site are further sites of UoM residential accommodation, comprising Ashburne Hall and Sheavyn House to the north, and Richmond Park and Uttley House to the east. Beyond these residential halls to the east is further UoM land comprising the recently completed residential accommodation at Unsworth Park and sports and leisure facilities at the Armitage Centre.
- iii) Across the Fallowfield Campus, the residential buildings are generally arranged in courtyard arrangements, with the general scale of buildings varying in height from two to 18 storeys, the tallest being the Owen’s Park tower which provides a visual landmark within the Site and surrounding townscape. The urban grain of the campus is coarser and more consistent than across other parts of the study area, reflecting the planned and cohesive nature of its development across the 20th and 21st centuries including the most recent development at Unsworth Park.
- iv) Pockets of green space across the TCA are connected by pedestrian routes through the campus; mature trees and planting across the campus contribute to a sense of suburban institutionalism. There are mature trees across the campus, with a particularly strong green boundary along the Wilmslow Road, Moseley Road, and Whitworth Lane frontages. The south-eastern pocket of the TCA is occupied by sports pitches associated with the Armitage Sports Centre, and there is a notable sense of openness in this part of the campus.
- v) The earlier phases of the campus accommodation, including those historic buildings which have been converted to serve as residential halls (the Grade II listed Behrens Hall and Grade II listed The Firs, now Uttley House), have a more prominent sense of formality and this is reflected in the arrangement of the buildings and their relationship with the surrounding landscape. Historic buildings across the campus (including those listed above in addition to the Grade II listed Ashburne Hall and the Grade II listed Lodge of the Firs) contribute positively to the character and appearance of the TCA and reflect the phased development and establishment of the university campus. The Grade II listed Hollings Building within the former Manchester Metropolitan Campus to the north of the Site is a landmark building within the TCA, its distinctive modernist aesthetic providing an architectural counterpoint to the more restrained and classically informed buildings at Ashburne Hall.
- vi) The buildings within the Site reflect the 20th century expansion of the Fallowfield Campus: Woolton Hall was established first in 1959, followed quickly by Oak House and Owens Park in the early-mid-1960s. There is a broadly consistent architectural palette across the campus, which utilises light red and yellow brick, with

shallow pitched roofs, those at Owens Park and Woolton Hall being of copper sheeting. The Owen’s Park tower at 18 storeys is visually distinctive within the TCA and across the wider townscape, appearing above the ridgeline of the generally low-to-mid-range built form in the Fallowfield area. The mid-20th century buildings are experienced in tandem with more modern additions to the campus, including the early 21st century Sheavyn House, and the later developments at Richmond Park and Unsworth Park. The architectural character of the buildings on the Site is notably of its time and lacking in any distinctive quality or value.

- vii) Notwithstanding this, unlike many other parts of the study area, there is a strong sense of place-based identity that is experienced within the Fallowfield Campus; this is primarily owing to the uniformity of the more modern building forms and styles, the enclosure of the campus by railings and mature tree-lined edges, the green network that connects the various accommodation sites and public areas, and the presence of university students who reside on-site. These residents are the primary group who experience the TCA, in addition to those passing through the area along Moseley Road and Wilmslow Road.
- viii) The appearance of the TCA is reflected in the photographs at **Figures 40-55**.
- ix) Overall, the value of TCA is judged to be **Low-Medium**.
- x) Given the Site’s location within TCA 1, the presence of a number of listed buildings, and the place-based identity that is experienced within the campus, the receptor’s susceptibility to change is judged to be **Medium**. Its sensitivity is subsequently judged to be **Medium**.



Figure 40: Pedestrian routes adjacent to student residences within Oak House accommodation blocks.



Figure 41: Pedestrian routes adjacent to student residences within Oak House accommodation blocks. The Owens Park tower appears above the roofline of the interposing accommodation block.

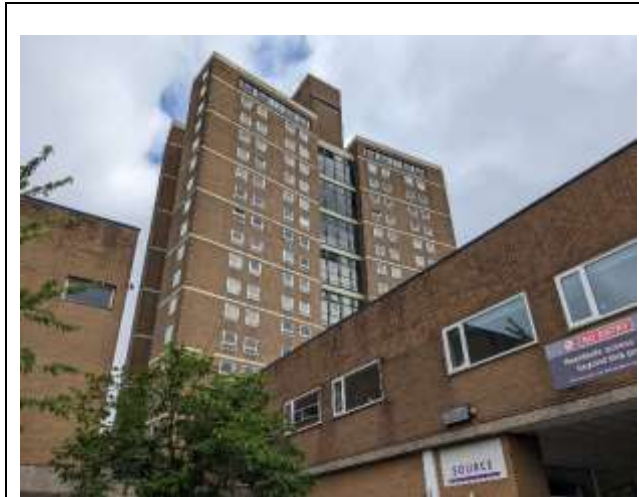


Figure 42: 18 storey Owens Park tower block rising above the reception building which provides the main entrance into the campus from Wilmslow Road.



Figure 43: Landscaped courtyard and cycle storage in Owens Park.



Figure 44: Buildings at Woolton Hall arranged around central green.



Figure 45: Green boundary between Woolton Hall and Whitworth Lane to the east.



Figure 46: Historic boundary wall and tree enclosure along the pedestrian and cycleway of Whitworth Lane.



Figure 47: View across to Woolton Hall from Whitworth Lane.



Figure 48: Grade II listed 'The First', now Uttley House accommodation block.



Figure 49: Grade II listed lodge to The Firs.

|                                                                                                                    |                                                                                                                                                                     |
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|                                   |                                                                                   |
| <p>Figure 50: Grade II listed Behrens Hall (light render) and Grade II listed Ashburne Hall and central green.</p> | <p>Figure 51: Grade II listed Hollings Building of Manchester Metropolitan University campus appearing above roofline of accommodation blocks at Ashburne Hall.</p> |
|                                  |                                                                                  |
| <p>Figure 52: View north along Chancellors Way across Armitage Sports Centre facilities.</p>                       | <p>Figure 53: View north across Armitage Sports Centre towards the southern edge of the Unsworth Park accommodation blocks.</p>                                     |

|                                                                                     |                                                                                                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                          |
| <p>Figure 54: Richmond Park accommodation blocks viewed from Whitworth Lane.</p>    | <p>Figure 55: View west from Whitworth Lane showing the Owens Park tower in the background with the Grade II listed Ashburne Hall in the middle-ground.</p> |

6.4 TCA 2: Commercial Frontage

- i) TCA 2 defines the urban townscape to the west and south of the Site boundary; it comprises of a corridor of built form which defines the eastern and western edges of Wilmslow Road and which encloses its intersection with Moseley Road. The area is defined primarily by the commercial nature of the townscape, which is largely made up of small retail outlets including off-licenses, grocery shops, bars and fast-food takeaway restaurants. Further south on Moseley Road, the grain of the townscape becomes coarser, the largest unit being a supermarket on the street’s eastern frontage.
- ii) Many of the small units are set below residential accommodation, and so there is a blended commercial-and-domestic character along Wilmslow Road. To the north of the road intersection, the western frontage to the main road is broadly consistent in character, with the streetscape formed of a series of late Victorian and early Edwardian shopping parades in red brick (in two cases painted white) and with open, Dutch and scrolled gables fronting the street. Variety is introduced at street level where heavily altered or entirely modern shop fronts advertise the array of commercial businesses.
- iii) The intersection of Wilbraham with Moseley Road is defined by three built corners, whilst the corner within the Site is defined by a green edge. The two buildings on the southern streetscape address their corner plots with curved frontages, whilst the Grade II listed former school building on the northern side is, conversely, set back from the corner, creating a visual corridor towards the Grade II listed Holy Innocents and St James’ Church with which the corner building has an historic ancillary relationship.
- iv) The built form to the south of the intersection is more varied in character than the c.1900 streetscape described above, including the late 19th century former Fallowfield Station (now incorporated with the Sainsbury’s supermarket) early 20th century former bank, and c.20th century shop fronts amongst late 20th and 21st century commercial buildings and accommodation blocks. There is a broad material palette and grain of urban form as a consequence and no overarching architectural character which draws the area together.

- v) Movement through the TCA is defined by the north-south alignment of Wilbraham Road, which is heavily trafficked. Secondary streets connect to this main road and lead to finer grain streets beyond which are more defined by residential uses (TCAs 3, 6 and 7).
- vi) The visual interaction of TCA 2 with the Site is limited by the nature of green boundary which defines the campus’ edge, however, the various commercial uses within the TCA serve the student population and subsequently there is a direct connection in terms of movement and co-dependency between the two areas.
- vii) The TCA is primarily experienced by local residents (a high proportion of which are university students), employees at local businesses, and people moving through the area, including motorists, cyclists and pedestrians.
- viii) The appearance of the TCA is reflected in the photographs at **Figures 56-59**.
- ix) Overall, the value of TCA 2 is judged to be **Low**.
- x) Its susceptibility to change is likewise considered to be **Low**, and subsequently the receptor’s sensitivity is also judged to be **Low**.



6.5 TCA 3: Fine Grain Terraces

- xi) TCA 3 takes in a gridded network of streets to the west of the Site boundary, separated by the north-south alignment of Wilmslow Road and its western commercial frontage (TCA 2). The area is wholly characterised by uniform streets of terraced housing which lie on an east-west axis with two north-south axis creating the grid formation (Albion Road and Raglan Road). The streets of terraces are separated by rear alleyways which extend behind the backs of the properties and connect to their small yards. The roads are narrow in nature, creating an enclosed and intimate series of streetscapes. There is a consistent architectural character across the TCA, with the houses being of red brick construction and two storeys in height, some with attic conversions.
- xii) Access and movement throughout the TCA is directed along the primary residential streets; there are connections to the neighbouring public park on Mabfield Road and Langley Avenue. There is very little street planting or greenery across the TCA with the only notable planting defining the TCA’s edge with Platt Fields Park (TCA 4) to the north-west.
- xiii) Given the orientation of the gridded streetscape, there are long views along the residential streets towards to the Site to the east, although visibility of the lower accommodation blocks is largely restricted by the campus’ mature landscaped boundary. The Owen’s Park tower is visible in glimpsed views across the intervening townscape and from upper levels of the terraced houses.
- xiv) The TCA is primarily experienced by local residents, of which a high percentage are university students.
- xv) The appearance of the TCA is reflected in the photographs at **Figures 60-61**.
- xvi) Overall, the value of TCA 3 is judged to be **Low**.
- xvii) Its susceptibility to change is also judged to be **Low**, resulting in the receptor’s **Low** sensitivity.



6.6 TCA 4: Municipal Park

- i) TCA 4 takes in an eastern portion of Platt Fields Park, a municipal public park managed by MCC. The park was formally opened in 1910, taking in estate land formerly associated with the Grade II\* listed Platt Hall to the north.
- ii) The TCA is defined by its greenery, created by a series of mature trees, open lawn, and formal landscaped gardens (Shakespeare Garden) in this eastern portion. Movement through the area is facilitated by pedestrian routes through the park. The trees create a green boundary along the park’s eastern edge which create a sense of physical and visual separation from Wilmslow Road to the east and vegetation generally screens views into and out of the park. As a consequence, the visual interaction between TCA 4 and the Site is limited.
- iii) The TCA contains a stretch of the Nico Ditch, which is a Scheduled Monument, although it is not readily perceived owing to its sunken position and screening by foliage. The Grade II Unitarian Chapel also falls within the TCA, although it is accessed and more visible from the road. The late 18<sup>th</sup> century church formed part of the former estate before the parkland was municipalised in the early 20<sup>th</sup> century. The northern part of the TCA takes in sports pitches associated with Manchester High School for Girls to the north-west.
- iv) The TCA is primarily experienced by local residents and park users more generally, including dog walkers and those partaking in leisure activities.



- v) The appearance of the TCA is reflected in the photographs at **Figures 62-65**.
- vi) Overall, the value of TCA 4 is judged to be **Medium**.  
  
Its susceptibility to change is also judged to be **Medium**, owing to the presence of heritage assets and the local value of the park. Given the sense of separating distance between the park and the Site, and the dense green boundary which provides a visual filter, the overall sensitivity of the receptor is judged to be **Low-Medium**.

6.7 TCA 5: Low Density Residential

- i) TCA 5 comprises of a series of detached and semi-detached houses fronting the south side of Old Hall Lane and terraced houses on Redshaw Close to the north-east of the Site; the TCA also takes in portions of open green/leisure space associated with Manchester Grammar School to the north. The prevailing character of

the TCA is residential. The urban built form is low density and fine grain in nature, with the prevailing scale of buildings being two storeys.

- ii) The houses on Old Hall Lane primarily date from the early 20<sup>th</sup> century and have an Arts and Craft aesthetic that is reflected in details such as timber bow windows, timber-frame cladding, red brick lower storeys and white render above, and round arched entrance ways. Old Hall Lane has a green, suburban character which is contributed to by street trees and planted front gardens.
- iii) The houses on Redshaw Close are arranged in a courtyard formation around a central accessway, the grain is tighter here than on Old Hall Lane and the houses date from the late 20<sup>th</sup> century. There is a consistent architectural character across the houses, which appear to have been developed together. Again a suburban character is contributed to by mature trees and planted front gardens.
- iv) The TCA takes in the open grounds and playing fields associated with Manchester Grammar School to the north-east. The playing fields contribute to the low-density, open nature of the TCA.
- v) The visual interaction of TCA 5 with the Site is limited by its planted boundary, however Whitworth Lane provides joint access to the campus and the houses on Redshaw Close so there is movement across and between the two areas. There are views from Redshaw Close, Whitworth Lane, and Old Hall Lane into the northern part of the Fallowfield Campus, outside the Site boundary, comprising Ashburne Hall.
- vi) The TCA is primarily experienced by residents on Old Shaw Lane and Redshaw Close, but also by users of the amenity space within the adjacent Manchester Grammar School and university students passing along Whitworth Lane and Old Hall Lane.
- vii) Overall, the value of TCA 5 is judged to be **Low**.
- viii) The susceptibility of the TCA to change is also judged to be **Low**; its sensitivity is likewise judged to be **Low**.

#### 6.8 TCA 6: Mixed Townscape

- i) TCA 6 comprises a mixed pocket of townscape to the north and south sides of Moseley Road, to the south-west of the Site. The townscape comprises of a mix of residential and communal uses, including a number of buildings utilised for practice of different religious beliefs, namely the Manchester South Seventh-Day Adventist Church, the Church of the Holy Innocents and St James, and the Fallowfield Jewish Student Centre. The grain of the townscape is generally quite fine, albeit slightly coarser along Wilbraham Road reflecting its status as a primary route through the townscape.
- ii) Wilbraham Road forms the main east-west axis through the townscape, with secondary and tertiary routes providing access to residential streets in the southern part of the area. Housing developments on Redmere Grove, Sherwood Street and Sherwood Avenue do have a more consistent architectural appearance, with terraced and semi-detached housing arranged in gridded formations with front and rear gardens. Given the varied uses and ad-hoc nature of built form along Wilbraham Road, there is no prevailing architectural character or distinctive local identity, the streetscape comprising recent residential developments alongside Victorian villas, and late 20<sup>th</sup> century commercial premises.
- iii) There are two notable historic buildings within the TCA: the Grade II listed Synagogue (1912-13) and the Grade II listed Church of the Holy Innocents and St James (1870-72) on Wilbraham Road. These two religious

buildings built within 40 years of one another reflect the prevailing and historical residential character of the wider townscape and the religious diversity of the Fallowfield area.

- iv) There are views out of TCA 5 towards the Site, and movement between the two in terms of pedestrian traffic. The TCA is primarily experienced by local residents, as well as people moving along Wilbraham Road on vehicles, bicycles or on foot. The area is already experienced by the congregations of the three religious institutions on the main road.
- v) Overall, the value of TCA 6 is judged to be **Low**, notwithstanding the presence of high-quality listed buildings.
- vi) Its susceptibility to change is judged to be **Low** overall, although with a consideration that there is potential for visual/setting impacts from the Proposed Development on the heritage assets which front Wilbraham Road. The overall sensitivity of the TCA is judged to be **Low**.

#### 6.9 TCA 7: Light Industrial and Residential

- i) TCA 7 takes in another area of mixed urban townscape to the south of the Site. The arrangement of built form within the TCA is informed by Moseley Road along its northern boundary, and Ladybarn Lane which runs on a north-south axis through the centre of the area. Secondary and tertiary routes connect to these two main routes. The Fallowfield Loop follows the alignment of the former railway line and creates a green corridor through the centre of the TCA which continues with the presence of mature street trees on Ladybarn Lane and the eastern end of Ladybarn Road.
- ii) The eastern and southern parts of the TCA are characterised by residential accommodation. Residential terraces to the east of Ladybarn Lane are arranged in a gridded formation, mirroring the architectural character and form of the terraced streets to the west of Wilmslow Road (TCA 3). Houses are generally two storeys in height (some with attic conversions), of red brick-construction, with small rear yards and arranged on narrow, linear streets.
- iii) The north-western portion of the TCA is less uniform in character and use, comprising large, Victorian villas alongside late 20<sup>th</sup> century light industrial premises and yards used for the storage of goods. The storage yards create a sense of openness and low density within this part of the TCA.
- iv) The northern boundary of the TCA is defined by Moseley Lane, which comprises multiple carriageways. The continual presence of traffic and the breadth of the road creates a physical barrier between TCA 7 and the Site and detracts from the environmental and overarching townscape quality of the area.
- v) The area is primarily experienced by residents, employees and visitors at the light industrial premises on Ladybarn Road, and motorists, cyclists, and pedestrians moving through the area.
- vi) Overall, the value of TCA 7 is judged to be **Low**.
- vii) Its susceptibility to change is also judged to be Low, and its sensitivity is subsequently **Low**.

### 6.10 Summary of Townscape Character Areas

- i) The findings of the appraisal above are summarised in **Table 13** below.

| Table 13: Summary of Townscape Value and Sensitivity of TCAs |                 |                |             |
|--------------------------------------------------------------|-----------------|----------------|-------------|
| Townscape Character Area                                     | Townscape Value | Susceptibility | Sensitivity |
| <b>TCA 1</b>                                                 | Low-Medium      | Medium         | Medium      |
| <b>TCA 2</b>                                                 | Low             | Low            | Low         |
| <b>TCA 3</b>                                                 | Low             | Low            | Low         |
| <b>TCA 4</b>                                                 | Medium          | Medium         | Low-Medium  |
| <b>TCA 5</b>                                                 | Low             | Low            | Low         |
| <b>TCA 6</b>                                                 | Low             | Low            | Low         |
| <b>TCA 7</b>                                                 | Low             | Low            | Low         |

### 6.11 Visual Baseline

- i) In order to inform the assessment of the Proposed Development on heritage, townscape, and visual receptors, a series of viewpoints have been identified in the local area which intend to illustrate how the proposals will appear in its local context. A total of nine views have been identified for this purpose. The location of the viewpoints presents a geographical spread around across the area surrounding the Site and takes into consideration townscape sensitivities, particularly the presence of heritage assets such as listed buildings and Scheduled Monuments.
- ii) The viewpoint locations selected for this HTVIA are illustrated on the map at **Figure 66** and listed in **Table 14** below. The views have been photographed by Ambiente and are presented in the subsequent Visual impact Assessment at **Section 10** of this report. The views will be presented in the following format:
- iii) The views are presented in the following format:
- **Existing** – existing scenario (including schemes currently under construction shown in wireline).
  - **Proposed** – existing scenario plus the Proposed Development.



Figure 66: Viewpoint Location Plan.  
Indicative Site boundary in red.

| Table 14: Viewpoint Locations |                                                                                                                                                                                                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Viewpoint Number              | Description of Viewpoint Location                                                                                                                                                                                                                          |
| 1                             | Looking south-east along Wilmslow Road towards the site from the 'Langley Road' bus stop.                                                                                                                                                                  |
| 2                             | Looking north along Wilmslow Road from the junction with Mosely Road, located on the corner outside 258 Wilmslow Road. View should take in the collection of historic buildings on the north side of Mosely Road and the south-western corner of the site. |
| 3                             | Looking south-west from the northern pavement of Old Hall Lane opposite its junction with Whitworth Lane. View should take in visible elements of the northern part of Ashburne Hall.                                                                      |
| 4                             | Looking north-east toward the site from the southern pavement of Mosely Road, adjacent to entrance of Manchester South Seventh-Day Adventist Church.                                                                                                       |
| 5                             | Looking south-east toward the site from Platt Fields Park to the south of the scheduled medieval wall, 'Nico Ditch'.                                                                                                                                       |
| 6                             | Looking south along Wilmslow Road from the eastern pavement at the junction with Cromwell Range.                                                                                                                                                           |
| 7                             | Looking west along Gunnery Lane toward the site from the junction with Chancellors Way.                                                                                                                                                                    |
| 8                             | Looking south-west from Whitworth Road into the Site, adjacent to south-eastern block of Ashburne Hall.                                                                                                                                                    |
| 9                             | Looking north-west from Moseley Road along the southern boundary of the Site.                                                                                                                                                                              |

## 7. SUMMARY OF PROPOSED DEVELOPEMNT

### 7.1 Outline Application and Technical Masterplan

- i) The Proposed Development is presented in the form of an outline application. The detailed design of the proposals will be secured through subsequent Reserved Matters Applications (RMAs).
- ii) The material submitted in support of the outline application includes a set of parameter plans (Maximum Heights and Developable Area) and a Design Guide prepared by Sheppard Robson, the architects. This information, in addition to the AVRs (see **Section 10**) prepared by Ambiente (which reflect the maximum height parameters), is used to support this HTVIA and the subsequent assessment sections.
- iii) The outline scheme is submitted alongside a Technical Masterplan which presents one iteration of how the Site could be redeveloped within the parameters. Sheppard Robson have prepared the Technical Masterplan as supporting information. An additional set of AVRs have been prepared by Ambiente which provide an indicative example of how massing could be dispersed across the Site within the building footprints represented in the Technical Masterplan. These views are presented in AVR2 (chalk block massing) format at **Appendix 1** of this report.

### 7.2 Proposed Development

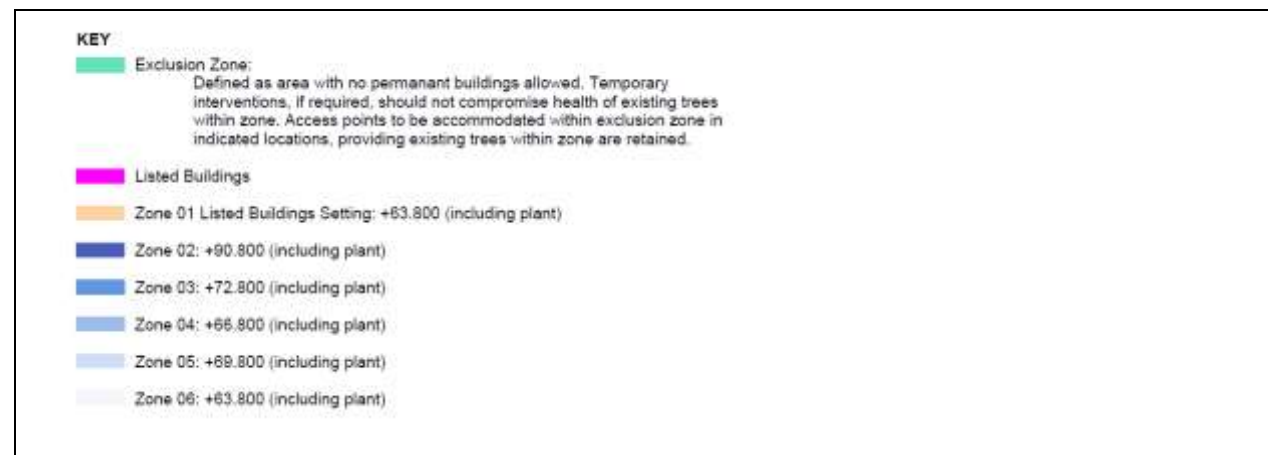
- i) The proposals which form the basis of the outline planning application are summarised in the following terms:
 

*Outline planning application (with access only) for the phased erection of purpose-built student accommodation (Sui Generis) up to 3,300 beds, to include all associated ancillary uses, demolition and other necessary works*
- ii) The Proposed Development intends to regenerate the Site for the delivery of attractive and sustainable student accommodation which reflects current demand for high-quality student residences. The development objectives as outlined in the Design Guide are as follows:
  - *To contribute to the ongoing success of the University of Manchester and assist in its world-class research through the provision of attractive and high-quality accommodation.*
  - *To regenerate the existing low-density site to align with university demand, and to provide better quality accommodation- relieving pressure from rented accommodation in the surrounding areas.*
  - *To improve the environment for pedestrian and cyclist circulation, encouraging a balanced and vibrant residential community.*
  - *To retain and enhance the existing green parkland character of the site via the incorporation of existing planting and mature trees into scheme.*
  - *To preserve and enhance where possible the ecology and biodiversity on the site, locally and as a whole.*
  - *To preserve the character and setting of the listed buildings surrounding the site.*
- iii) As noted above, the Proposed Development is controlled by two parameter plans which stipulate maximum building heights across the Site and the developable area. The parameter plans define exclusion zones where no built form is to be located and reflecting the location and extent of the existing presence of mature

trees which define the perimeter of the Site and soften its edges. The two parameter plans are reproduced at **Figures 67** and **68** for reference.

- iv) The Maximum Heights Parameter Plan (**Figure 67**) has been the primary piece of material used to assess in the subsequent assessment of potential heritage, townscape and visual effects. The plan stipulates that the scale of buildings should be tallest within the centre of the Site (Zone 2, up to 90.8m) and step down from here (reducing to Zone 3 of up to 72.8m, Zone 4 of up to 66.8m, and Zone 5 of up to 69.8m) with two lower height zones (Zones 1 and 6, up to 63.8m) on the Site's boundary which reflect proximity to neighbouring heritage assets.

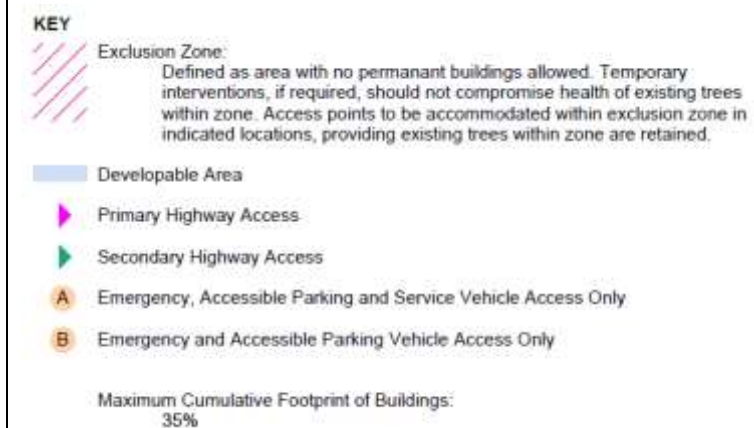




- v) The Developable Area parameter plan (**Figure 68**) stipulates where built form can be located and includes exclusion areas (red line hashing) where no buildings should be constructed. The developable area is largely informed by the presence of mature trees within the Site.



Figure 68: Extract from Developable Area Parameter Plan (Source: Sheppard Robson)



## 8. HERITAGE IMPACT ASSESSMENT

### 8.1 Direct Heritage Impacts

- i) Direct Heritage Impacts are those that result as a primary consequence of the Proposed Development or change of use within the Site. They will comprise of physical changes to the fabric of a designated heritage asset. The degree of impact will depend on the relative importance of the affected asset.
- ii) The **NPPF (paragraph 193)** requires that when considering the impact of a Proposed Development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance.
- iii) The elements on the Site proposed for demolition are limited to a series of 20<sup>th</sup> century university accommodation buildings, as set out in Section 5, and which are identified as being of negligible significance overall.
- iv) It will be clear, therefore, that the partial demolition of the buildings will result in no direct impact (i.e. harm) to the built historic environment.
- v) Although no NDHAs have been identified as part of this assessment, due consideration should be paid during the development of detailed design proposals to elements which have been highlighted as contributing to the Site's architectural, artistic, and historical interest. These include the Mitzi Cunliffe sculptural fibreglass panels at the base of the Owen's Park tower and the historic set of gates which provide entry to Woolton Hall from Whitworth Lane. The incorporation of these features into the detailed design, potentially as building or landscape/public realm features, would contribute to the character and quality of the development, aid an understanding and appreciation of the Site's historic development, and contribute to the place-based identity of the scheme.
- vi) The following discussion will focus on the indirect impact upon the setting of heritage assets within the setting of the Site. This principally relates to any potential visual impact, but also takes into consideration the changed experience within the setting of the heritage assets, including traffic, noise, accessibility, permeability and patterns of movement, as outlined within Historic England's assessment checklist for assessing the impact on 'setting'<sup>6</sup>.

### 8.2 Indirect Heritage Impacts

- i) As recommended in the revised Historic England guidance on the settings of heritage assets referenced above, the perceived indirect impact upon nearby heritage assets (those within the defined 250m study area) in both Construction and Operational phases of the Proposed Development have been tabulated below. The impact assessment has been informed by the baseline significance appraisal at **Section 6** and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
- ii) The following tables (**Tables 15 and 16**) assess the scale of impact and the perceived effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the

Proposed Development. No non-designated heritage assets have been identified within the study area by MCC or through Heritage Architecture's appraisal of the Site and its surroundings.

- iii) Given that this scheme is the subject of an outline planning application, this impact assessment is based on the Maximum Heights Parameter Plan (by Sheppard Robson) and AVRs (by Ambiente) presented as wirelines in **Section 10**. Where any adverse impact is identified, there is potential to mitigate this during the detailed design stage as part of future RMAs.

### 8.3 Potential Construction Effects

- i) It is noted that the works will trigger various construction impacts which in turn may impact the nearby heritage assets through temporary impacts such as dust, noise and vibration. In particular, Behrens Hall, Ashburne Hall, Queen of Hearts Public House, Church of the Holy Innocents and St James, The Firs, and Lodge of the Firs, have the potential to be adversely impacted during this phase of the Proposed Development.
- ii) These heritage assets will need to be adequately protected during the demolition works to ensure no direct (physical) harm (i.e. loss of historic fabric) occurs and the indirect effect of dust, noise, vibration, and increased traffic levels on the setting of these assets is limited as far as possible. Comprehensive Demolition and Construction Method Statements by appointed contractors should therefore be submitted alongside the planning application for future RMAs to ensure no direct impacts are caused and to mitigate any indirect impacts.
- iii) The potential indirect construction effects of the Proposed Development on identified heritage assets within the 250m study are summarised below in **Table 15**.

| Table 15: Heritage Impact Assessment Summary – Construction Effects |                                                                                                                                   |             |                    |                     |                               |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|---------------------|-------------------------------|
| Map Ref                                                             | Heritage Asset                                                                                                                    | Designation | Significance Value | Magnitude of Impact | Overall Effect                |
| Listed Buildings                                                    |                                                                                                                                   |             |                    |                     |                               |
| 1                                                                   | Behrens Hall                                                                                                                      | Grade II    | Medium             | Minor-Moderate      | <b>Minor-Moderate Adverse</b> |
| 2                                                                   | Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge | Grade II    | Medium             | Minor-Moderate      | <b>Minor-Moderate Adverse</b> |
| 3                                                                   | The Firs and Attached Annex                                                                                                       | Grade II    | Medium             | Minor-Moderate      | <b>Minor-Moderate Adverse</b> |
| 4                                                                   | Lodge of the Firs, with Attached Gateway                                                                                          | Grade II    | Medium             | Minor-Moderate      | <b>Minor-Moderate Adverse</b> |

<sup>6</sup> Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

|                     |                                                                                                            |                    |            |                   |                           |
|---------------------|------------------------------------------------------------------------------------------------------------|--------------------|------------|-------------------|---------------------------|
| 5                   | Queen of Hearts Public House                                                                               | Grade II           | Medium     | Minor             | <b>Minor Adverse</b>      |
| 6                   | Church of the Holy Innocents and St James                                                                  | Grade II           | Medium     | Negligible        | <b>Negligible Adverse</b> |
| 7                   | Fallowfield War Memorial                                                                                   | Grade II           | Low-Medium | Negligible        | <b>Negligible Adverse</b> |
| 8                   | Synagogue                                                                                                  | Grade II           | Medium     | Negligible        | <b>Negligible Neutral</b> |
| 9                   | Unitarian Chapel (Platt Chapel)                                                                            | Grade II           | Medium     | Negligible        | <b>Negligible Neutral</b> |
| 10                  | Hollings Building at Manchester Metropolitan University                                                    | Grade II           | Medium     | Negligible        | <b>Negligible Adverse</b> |
| Scheduled Monuments |                                                                                                            |                    |            |                   |                           |
| 11                  | Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall | Scheduled Monument | Medium     | Negligible change | <b>Negligible Neutral</b> |

#### 8.4 Potential Operational Effects

- i) As identified above, the potential effects resulting from the Operational phase of the Proposed Development are limited to indirect effects. The assessment of operational effects is summarised in **Table 16** below.
- ii) The Proposed Development will introduce a series of new buildings into the setting of the heritage assets in the area surrounding the Site. The table below highlights that the indirect effects will range from **Minor Beneficial** to **Minor Adverse**, with a number of **Negligible-Minor Adverse** and **Negligible Neutral** effects also identified.
- iii) A **Minor Beneficial** impact is identified on the Grade II listed Behrens Hall. The beneficial impact is derived in the regenerative nature of the Proposed Development, which will introduce new high-quality buildings into the Site to the south of the historic former dwelling, create improved pedestrian links, and enhance the network of green spaces which will serve to better connect the two parts of the campus, improve the localised setting of the listed building, and provide enhanced opportunities to appreciate its architectural and historical significance.
- iv) Whilst the beneficial impacts described above are also relevant in terms of setting impacts on the Grade II listed Ashburne Hall, a **Minor Adverse** impact is identified in this case. The AVRs at **Section 10** illustrate that whilst the height of the new buildings will step down in scale in the north-western corner of the Site, there is still a sense of overbearing apparent from the wireline View 8. The proposals have the potential to increase the intensity of built form along the interface between the two parts of the campus which serves

to diminish the presence and prominence of Ashburne Hall. The detail submitted in subsequent RMAs has the potential to mitigate this effect and refine the architectural relationship between the new buildings and existing historic ones in the campus. It is expected that this interface within the campus should be one of focussed and particular design consideration.

- v) A **Negligible-Minor Adverse** effect has been identified on the setting of the Firs and its associated Lodge, both Grade II listed. This effect is largely derived out of the potential visual impact which could result from the layering of new buildings in the setting of the former villa and lodge when experienced from the east. View 7 (**Section 10**) illustrates how the massing could potentially appear in westward views towards the Site; in winter months with trees not in leaf, it is likely that the Firs and lodge will be visible against the new backdrop of built form which might potentially affect an appreciation and understanding of their significance. This low-level adverse effect has the potential to be mitigated by the detailed design of the new buildings which will be secured in future RMAs. Articulation and material palette choices as well as the arrangement and precise scale/form of the new buildings should respond to the historic buildings on the Site's eastern boundary in order to reduce the potential for harm.
- vi) A **Negligible-Minor Adverse** effect has also been identified on the Grade II listed Church of the Holy Innocents and St James. Again, this adverse effect is derived in the potential impact of the Proposed Development on the setting and appreciation of the church, which forms an important local landmark through its tall, prominent tower. View 4 (**Section 10**) shows that there is potential for the tallest buildings within the Site to backdrop the roofscape of the church, with massing sitting alongside the slender tower. This layering of built form has the potential to reduce the prominence of the tower in views along Wilbraham Road and diminish its landmark quality to a limited degree. As with Ashburne Hall, the Firs, and its lodge, detailed design of the proposals through RMAs has the potential to reduce this harm through the selection of appropriate materials and sculpting of individual building elements.

**Table 16: Heritage Impact Assessment Summary – Operational Effects**

| Map Ref          | Heritage Asset                                                                                                                    | Designation | Significance Value | Magnitude of Impact | Overall Effect                                        |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|---------------------|-------------------------------------------------------|
| Listed Buildings |                                                                                                                                   |             |                    |                     |                                                       |
| 1                | Behrens Hall                                                                                                                      | Grade II    | Medium             | Minor               | <b>Minor Beneficial</b>                               |
| 2                | Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge | Grade II    | Medium             | Minor-Moderate      | <b>Minor Adverse</b>                                  |
| 3                | The Firs and Attached Annex                                                                                                       | Grade II    | Medium             | Negligible-Minor    | <b>Negligible-Minor Adverse (mitigated by design)</b> |
| 4                | Lodge of the Firs, with Attached Gateway                                                                                          | Grade II    | Medium             | Negligible-Minor    | <b>Negligible-Minor Adverse (mitigated by design)</b> |

|                            |                                                                                                            |                    |            |            |                                                       |
|----------------------------|------------------------------------------------------------------------------------------------------------|--------------------|------------|------------|-------------------------------------------------------|
| 5                          | Queen of Hearts Public House                                                                               | Grade II           | Medium     | Negligible | <b>Negligible Neutral</b>                             |
| 6                          | Church of the Holy Innocents and St James                                                                  | Grade II           | Medium     | Minor      | <b>Negligible-Minor Adverse (mitigated by design)</b> |
| 7                          | Fallowfield War Memorial                                                                                   | Grade II           | Low-Medium | Negligible | <b>Negligible Neutral</b>                             |
| 8                          | Synagogue                                                                                                  | Grade II           | Medium     | Negligible | <b>Negligible Neutral</b>                             |
| 9                          | Unitarian Chapel (Platt Chapel)                                                                            | Grade II           | Medium     | Negligible | <b>Negligible Neutral</b>                             |
| 10                         | Hollings Building at Manchester Metropolitan University                                                    | Grade II           | Medium     | Negligible | <b>Negligible Neutral</b>                             |
| <b>Scheduled Monuments</b> |                                                                                                            |                    |            |            |                                                       |
| 11                         | Section of an early medieval boundary ditch known as the Nico Ditch in Platt Fields 480m SSE of Platt Hall | Scheduled Monument | Medium     | Negligible | <b>Negligible Neutral</b>                             |

## 9. TOWNSCAPE IMPACT ASSESSMENT

### 9.1 Introduction

- i) This section assesses the potential effect of the Proposed Development on the TCAs identified in Section 6 of this report. The impacts relative to each TCA are discussed below, whilst a summary of the Construction and Operational effects are presented in **Tables 17** and **18** below.
- ii) As the scheme is being presented in outline, the following assessment is based on the parameter plans, Design Guide (Sheppard Robson), and AVRs submitted in support of the application for planning permission. The parameter plans determine the maximum heights of built form across the Site, it is this information which is reflected in the AVRs in **Section 10**. Detailed proposals will be secured through subsequent Reserved Matters Applications ('RMAs').
- iii) Reference should be made to **Section 10** of this report and the design information prepared by Sheppard Robson in the review of the following assessment.

### 9.2 Potential Construction Effects

- i) **ES Volume I Chapter 4** sets out the anticipated programme of works related to the redevelopment of the Site, including the key activities that would be undertaken at this stage to facilitate the Proposed Development. It is noted in this assessment that the redevelopment of the Site will be phased appropriately which has the potential to reduce the overall effect on townscape receptors. The construction works are identified as an expected first step in the regeneration of the Fallowfield Campus site. Mitigation for the potential impacts should be delivered alongside future RMAs in the form of comprehensive Demolition and Construction Method Statements and Management Plans. These measures will manage how the demolition and construction works are undertaken and reduce the potential for environmental effects on the Site and the surrounding townscape.
- ii) The potential construction effects of this phase of the Proposed Development on the identified TCAs within a 250m study area are outlined in **Table 17** below. The most notable impact is upon the Site itself, in addition to the wider Fallowfield Campus, where the construction activity has the potential to result in a **Moderate Adverse** effect. Whilst the demolition of the existing buildings on the Site is not considered to result in a particularly adverse effect on the character or quality of the Site, the physical works to enable the redevelopment are likely to result in a direct, temporary, adverse impact. The introduction of construction traffic and associated environmental effects of the demolition of old buildings and the construction of new ones, such as dust, vibration, and noise, are likely to have an effect on the experience and enjoyment within the Site and local campus environment. The mitigation measure described above has the potential to limit the nature of this adverse effect. The effect is **significant** in EIA terms.
- iii) In terms of the surrounding TCAs, **Minor Adverse**, **Negligible-Minor Adverse**, and **Negligible Adverse** effects are identified on TCAs 2, 3, 4, 5, 6 and 7. This finding reflects the proximity of each TCA to the Site, and the likely effect that demolition and construction activities on the Site will have on an enjoyment and experience of these local areas through increased levels of traffic, noise, vibrations and dust. Again, there is potential for these **non-significant** effects to be mitigated by the implementation of a CEMP.

- iv) It is considered that there will be a **Neutral** impact on TCA 5 during the Construction phase of the Proposed Development owing to the separating distance and filtering quality of trees which characterise the park. The identified effect is **non-significant**.

### 9.3 Potential Operational Effects

#### TCA 1: University Campus

- i) The Proposed Development will introduce a series of new building across the Site, providing new student residential accommodation and supporting communal and ancillary buildings/spaces.
- ii) The distribution of massing across the Site is controlled by the Maximum Heights parameter plan prepared by Sheppard Robson. This plan stipulates that the tallest buildings will be positioned within the body of the Site, the scale radiating out from the centre and stepping down towards its boundaries with Wilmslow Road to the west, Moseley Road to the south, Whitworth Lane to the east, and further student accommodation including Sheavyn House and Ashburne Hall to the north. In response to the position and setting of listed buildings close to the perimeter of the Site, the parameter plan defines two areas where the scale of built form on the edge of the Site will be limited to a maximum height of 63.8m (Zones 1 and 6). The parameter plan also defines that the pre-existing landscape belt formed of mature trees around the perimeter of the Site will be maintained.
- iii) The principal of positioning the tallest buildings within the body of the Site is appropriate considering the hierarchy of surrounding townscape interfaces such as the commercial frontage to the west and residential townscape to the north-east and the sensitivity of listed buildings in the local setting of the Site. RMAs will determine the exact positioning and detail of the buildings brought forwards on the Site however the Design Guide encourages the use of existing building footprints and a building typology and material palette that is complementary to the surrounding townscape, particularly the buildings within the wider Fallowfield Campus boundary. RMAs will control the design quality of the new buildings however it is considered that the parameter plans and Design Guide set out appropriate principals and guidelines for the Site which have the potential to create a high quality, distinctive environment.
- iv) The continued use of the Site in its existing function maintains the identity of the campus and the functional and historical association with the surrounding parts of the campus outside of the Site boundary. The distribution of uses across the Site is not determined in the submitted parameter plans however the Design Guide stipulates that the communal buildings, or 'social hubs', should be architecturally distinct from the residential blocks and located in prominent positions. This architectural approach will contribute to the legibility of built form within the Site, enable character areas to be established within the campus where communal buildings are clearly differentiated from residential ones, create an enhanced sense of place, and aid wayfinding.
- v) The proposed approach to landscaping and the pedestrian realm across the Site reflects the ambition to maintain and enhance its existing sense of greenery and verdancy. Working with the existing landscape features – notably the attractive mature trees which line the perimeter boundary of the Site - the Proposed Development seeks to reinforce the network of green corridors which connect the Site with the wider campus to the north and east. This in turn is connected with the design intention to improve pedestrian and cycle routes across the campus, aiding movement and circulation across the Site and wider campus.

- vi) The Design Guide stipulates that the new development should deliver a variety of green spaces and areas of public realm which will contribute to the character, quality, and legibility of the Site. New routes connecting these spaces will aid circulation and wayfinding through the Site, activating all parts of the campus, and encourage the exploration of the relationship between buildings and green spaces. The retention and reinforcement of the greenery, landscaping, and circulation routes across the Site will contribute positively to the appearance and quality of the townscape across TCA 1 and contribute to the enjoyment of the Site to a greater degree.
- vii) The Design Guide also stipulates that the primary entrance to the Site from Wilmslow Road should be retained, therefore maintaining the familiar association of this entry point into the Site and the sense of arrival that is currently experienced from Wilmslow Road.
- viii) The loss of the existing buildings on the Site is a further matter to consider. The Owens Park tower in particular is a prominent local landmark that acts as a way-finder for the Site, aiding movement towards the campus along Wilmslow Road and from the surrounding townscape. View 6 (see **Section 10**) demonstrates that the verticality of the tower and its relative scale compared to the surrounding low-lying townscape means that it is visually prominent on the approach to the Site from the south. The loss of this building as a townscape feature – and one that contributes to the place-based identity of Fallowfield Campus – is considered in the balance of the scheme and is judged to be outweighed by the potential for a new high-quality scheme that is cohesive and architecturally distinctive in its own right.
- ix) The buildings at Woolton Hall are judged to be of some limited architectural distinction, primarily because of their Neo-Georgian aesthetics and their association with Hubert Worthington who designed the Grade II listed lodge at Ashburne Hall. Again, the loss of these buildings is considered in the context of delivering a cohesive and high-quality scheme across the Site.
- x) The buildings at Oak House are very much of their time and lack architectural distinction or quality. Their replacement with new buildings of a higher architectural standard will contribute to the character and quality of the Site.

#### *Impact on the wider TCA*

- xi) Views 7 and 8 (**Section 10**) illustrate the potential visibility of the outline scheme from two locations in the wider campus: Guntery Lane and Whitworth Lane respectively. The views demonstrate that there is potential for the new buildings within the Site to be widely visible across the wider campus, the mass stepping down from the centre of the Site towards the boundaries with the rest of the campus. The views demonstrate that the Site is likely to be more readily perceived from the wider TCA, with buildings heights reaching up to 90.8m (Zone 2) in the centre of the Site. The maximum parameter wirelines reflected in the views do not illustrate how the massing of the built form will be broken down and articulated, creating a varied building line with breaks between individual building elements. Detailed design of material palettes, fenestration details and roof treatments will further serve to break down the envelope of the buildings and create a varied and highly articulated scheme which expresses the use and function of the Site and also ties into its existing townscape context. These details will be secured through subsequent RMAs.
- xii) View 7 is particularly important for understanding the relationship of the Proposed Development and the listed buildings at Ashburne Hall to the north of the Site. The orange-dashed wireline reflects the Maximum Heights Parameter Plan which limits building heights up to 63.8m (Zone 1). This still represents an uplift in

scale from the existing condition in this north-eastern corner of the Site, where the existing Tree Court sits at 4 storeys. The view demonstrates that any potential built form on this corner which responds to the parameters will be prominent, albeit understood and appreciated as stepping down to the adjacent historic buildings. The stepping of height away from this perimeter also reduces any sense of encroachment and overbearing that might be experienced from this part of the TCA. Tree screening and the reinforcement of the landscape buffer in this location will help to create a sense of space and a visual filter between the two areas. Elsewhere across the TCA, mature trees will also aid the screening of the new buildings and help the scheme to visually integrate into the campus.

#### *Summary*

- xiii) The overall effect of the Proposed Development on the character, appearance, and function of TCA 1 is judged to be **Moderate Beneficial**. This effect is derived in the delivery of a cohesive development that utilises and enhances the existing qualities of the Site and supports the reinforcement of existing connections with the wider campus as well as creating new ones. The uplift in scale across the Site has the potential to change the appearance and enjoyment of some element of the campus, such as the experience of Ashburne Hall from Whitworth Lane, albeit the townscape impact is judged to be balanced against the regeneration benefits of the scheme and the associated public benefits.

#### **TCA 2: Commercial Frontage**

- xiv) The potential impact of the Proposed Development on the character and appearance of TCA 2 is largely limited to the northern half of the TCA, whilst the southern half will be largely unaffected by the redevelopment of the Site.
- xv) The Proposed Development will introduce a series of new buildings across the Site. Views 1, 2 and 6 (Section 10) demonstrate that there will be a potential uplift in the scale of the buildings experienced along the Site's primary frontage to Wilmslow Road and from the commercial townscape embodied within TCA 2. The Maximum Heights parameter plan stipulates that this will step down in scale from the centre of the Site towards the street, reducing from maximum heights of 90.8m (Zone 2), to 72.8m (Zone 3), to 66.8m (Zone 4) on the western perimeter. The existing landscaped edge to the Site will be retained and, according to the Design Guide, enhanced where necessary.
- xvi) The gradation in height away from the low scale frontage on Wilmslow Road demonstrates an architectural response to the existing streetscape and the hierarchy of this frontage. Placing the tallest buildings away from the western edge of the Site reduces the potential for a sense of overbearing or encroachment upon the commercial premises which line its western edge. It is acknowledged that there will be an increased level of visibility of built form between the TCA and the Site, however the Design Guide's stipulation that existing building footprints should be used where possible and the detail that will be secured through RMAs has the potential to mitigate any associated townscape impacts from the uplift in scale. The screening boundary of trees will also filter views and break down the visual massing of the new buildings, as is particularly evidenced by Views 1 and 2.
- xvii) The retention of the primary entrance into the campus from Wilmslow Road means there will be a similar flow and movement out from the Site into TCA 2, though it is acknowledged there will be an uplift in the student population housed within the Site and so this may intensify to a minor degree. The circulation patterns and access across the TCA will be otherwise unchanged.

- xviii) The introduction of new high-quality buildings and an associated and complementary landscape scheme has the potential to improve views into the Site from the TCA and therefore improve the overall environment of the localised areas of the TCA. The overall effect of the Proposed Development on TCA 2 is subsequently judged to be **Minor Beneficial**. This effect is indirect, long term, and **non-significant**.

### TCA 3: Fine Grain Terraces

- xix) The townscape comprising fine grain terraces that is embodied within TCA 3 has an east-west linear emphasis through the arrangement of the street network. This linear arrangement creates a series of long views towards the Site from the residential streets; in the existing condition, only glimpses of the residential halls are achieved through the Site's tree-lined western boundary, and the overall experience of the Site is incidental and peripheral to an experience of the local townscape. The Owens Park tower is the only element of the Site that is readily noticeable from the townscape, and only then in views from specific locations across the residential streets.
- xx) As with TCA 2, there is potential for the Proposed Development to be visible to a greater extent than the existing residential halls owing to the likelihood of taller buildings in the centre of the Site (up to 90.8m Zone 2) and along the western side (up to 72.8m, Zone 3), albeit built form along the perimeter of the Site will step down in height (up to 66.8m, Zone 4) and be set behind the retained landscaped edge, which features tall, mature trees with a dense canopy. The screening effect of the retained tree-lined edge will filter the visual experience of the Proposed Development from TCA 3 and break down the massing of the built form. The setting back of the tallest elements within the body of the Site further reduces the potential for an impact on the surrounding townscape.
- xxi) The architectural character and detailing of the new buildings will be determined through RMAs but the Design Guide secures the quality of the Proposed Development and encourages the re-use of building footprints which means there will be a similar distribution of built form across the Site. The Design Guide stipulates that the primary entrance to the Site will remain on Wilmslow Road, meaning that the flow and movement out from the Site towards the surrounding townscape will remain largely the same as existing. This means that there will be not perceptible change to the patterns of movement and circulation across TCA 3 as a result of the Proposed Development.
- xxii) Considering there is no proposed change of use within the Site, and its identity as a student campus will be maintained, is it considered unlikely that there will be any associated changes that will affect the character and appearance of TCA 3 or the experience of the townscape.
- xxiii) The potential for the increased visibility of built form within the Site is not considered to materially change the character or appearance of TCA 3; the understanding of the Site as a student residential campus and the relationship it has with TCA 3 will be unchanged. The overarching design intention of the Proposed Development is to introduce new, high-quality buildings into the Site, which has the potential to improve the local environs of TCA 3. For this reason, the overall effect is judged to be **Negligible Beneficial**. This is an indirect impact, long term, and **non-significant**.

### TCA 4: Platt Fields Park

- xxiv) Owing to the separating distance between TCA 3 and the Site, and the effect of a screening boundary of trees to Wilmslow Road, it is considered that the redevelopment of the Site will not affect the character of the open green space, or the experience and enjoyment of the park. View 5 shows the maximum extent of

visibility of new built form in a view across from an eastern pocket of the park towards the Site. The visual (see **Section 10**) demonstrates that the Proposed Development will actually reduce the visibility of the Site from the park by removing the Owens Park tower, the tallest elements of the outline scheme sitting within the tree line and therefore majorly obscured by the canopy, particularly in summer months. It is possible that there will be glimpsed views of the new buildings from the park, however this is not considered to have a material effect on the appearance, character, function, and experience of the TCA and subsequently the overall effect is judged to be **Negligible Neutral**. The effect is indirect, long term, and **non-significant**.

### TCA 5: Low Density Residential

- xxv) The experience of the Proposed Development from TCA 5 will change dependent on location and proximity to the Site, being more easily perceived on the northern stretch of Whitworth Street and the western edge of Redfern Close. View 3 illustrates the maximum heights that will be experienced from the junction of Old Hall Lane and Whitworth Lane, demonstrating that the zoning on the eastern edge of the Site has the potential to create a gradual transition in the scale which breaks down the overall visual massing and enables it to integrate with the existing townscape. The detail of these buildings elements is subject to RMAs but there is potential for the detailed design to further aid this integration.
- xxvi) It is considered that the Proposed Development will not change the character, appearance, or function of TCA 5, notwithstanding the fact there is potential for a visual relationship between the two which increases awareness of the presence of the residential campus. The continuation of the Site's use as a student accommodation means it is unlikely there will be associated effects on movement or circulation through the neighbouring townscape area, or the overarching experience of the townscape. The overall effect is judged to be **Negligible Neutral**. The effect is indirect, long term, and **non-significant**.

### TCA 6: Mixed Townscape

- xxvii) As with the other TCAs that lie to the west of the Site, there is potential for the Proposed Development to be visible to a greater extent than the existing residential halls owing to the likelihood of taller buildings in the centre of the Site (up to 90.8m, Zone 2) and along the western side (up to 72.8m, Zone 3). The maximum heights parameter plan establishes two lower zones (up to 69.8m, Zone 5, and 63.8m, Zone 6) along the southern edge of the Site which means the general scale of built form will step down towards this edge. The built form will also be set behind a retained landscaped edge, which features tall, mature trees with a dense canopy. And will consequently act as a screen which filters views of the built form from TCA 6.
- xxviii) View 4 (see **Section 10**) demonstrates to what extent the maximum height of the Proposed Development will be visible from Wilbraham Road to the south-west of the Site. The visual demonstrates that if the envelopes are built out, there is potential for there to be built form visible beyond the tower and roofscape of the Grade II listed Church of Holy Innocents and St James. The church's tower is a prominent local townscape feature and distinctive in long views along Wilbraham Road. The view suggests there is potential for the townscape quality of this building to be reduced to a minor degree due to the overlaying of built forms. The nature of this townscape effect has the potential to be mitigated and reduced through the detailed design of the buildings secured through RMAs.
- xxix) Again, as there is no proposed change of use within the Site, and its identity as a student campus will be maintained, is it considered unlikely that there will be any associated changes that will affect the character and appearance of TCA 6 or the experience of the townscape.

xxx) Notwithstanding the potential high quality of the built form within the Site and the associated enhancements to the landscaped edge, is it considered that the Proposed Development will detract to a very minor degree from the townscape character of TCA 6 by diminishing its landmark quality through the layering of built form beyond it. This is a very minor impact and will be mitigated and potentially removed by detailed design. The overall effect is considered to be **Negligible Adverse**. This effect is indirect, long term, and **non-significant**.

#### TCA 7: Light Industrial and Residential

xxxi) View 9 (see **Section 10**) illustrates how the Proposed Development will be experienced from Moseley Road, set beyond a dense tree canopy that will likely have a screening effect even in winter months. It is considered that the inward-facing nature of TCA 7 limits the potential for meaningful interaction between the area and the Site to the north. It is judged that an increase in building heights across the Site will not affect the character or appearance of the area, and the detail design of the development will serve to secure its integration into the townscape and the delivery of high-quality buildings. The stepping down in scale towards the Moseley Road frontage (two zones stepping from 69.8m, Zone 5, to 63.8m, Zone 6) further reduces the potential for any meaningful effect.

xxxii) The continued use of the Site for student accommodation means it is unlikely there will be any associated changes on movement or circulation patterns through the TCA. The overall effect on TCA 7 is therefore judged to be **Negligible Neutral**. This effect is indirect, long term, and **non-significant**.

#### 9.4 Townscape Impact Assessment Summary

i) The conclusions of the Townscape Impact Assessment of the Proposed Development in the Construction and Operational phase are summarised below.

| Table 17: Townscape Impact Assessment Summary – Construction Effects |            |                |             |                     |                                 |
|----------------------------------------------------------------------|------------|----------------|-------------|---------------------|---------------------------------|
| TCA                                                                  | Value      | Susceptibility | Sensitivity | Magnitude of Impact | Overall Effect                  |
| 1                                                                    | Low-Medium | Medium         | Medium      | Moderate            | <b>Moderate Adverse</b>         |
| 2                                                                    | Low        | Low            | Low         | Minor               | <b>Minor Adverse</b>            |
| 3                                                                    | Low        | Low            | Low         | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 4                                                                    | Medium     | Medium         | Low-Medium  | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 5                                                                    | Low        | Low            | Low         | Negligible          | <b>Negligible Neutral</b>       |
| 6                                                                    | Low        | Low            | Low         | Negligible          | <b>Negligible Adverse</b>       |
| 7                                                                    | Low        | Low            | Low         | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |

| Table 18: Townscape Impact Assessment Summary – Operational Effects |       |                |             |                     |                |
|---------------------------------------------------------------------|-------|----------------|-------------|---------------------|----------------|
| TCA                                                                 | Value | Susceptibility | Sensitivity | Magnitude of Impact | Overall Effect |

|   |            |        |            |                  |                              |
|---|------------|--------|------------|------------------|------------------------------|
| 1 | Low-Medium | Medium | Medium     | Moderate         | <b>Moderate Beneficial</b>   |
| 2 | Low        | Low    | Low        | Minor            | <b>Minor Beneficial</b>      |
| 3 | Low        | Low    | Low        | Negligible-Minor | <b>Negligible Beneficial</b> |
| 4 | Medium     | Medium | Low-Medium | Negligible       | <b>Negligible Neutral</b>    |
| 5 | Low        | Low    | Low        | Negligible       | <b>Negligible Neutral</b>    |
| 6 | Low        | Low    | Low        | Negligible       | <b>Negligible Adverse</b>    |
| 7 | Low        | Low    | Low        | Negligible       | <b>Negligible Neutral</b>    |

## 10. VISUAL IMPACT ASSESSMENT

### 10.1 Introduction

- i) The following section considers the potential impact of the Proposed Development on visual receptors in the Construction and Operational phases. The methodology for this assessment is set out in **Section 3** of this report.
- ii) The views below are presented as verified wirelines (AVR 1 type) in 'Existing' and 'Proposed' scenarios. They have been prepared by Ambiente. The wirelines have been informed by the Maximum Heights Parameter Plan prepared by Sheppard Robson.
- iii) A key for the wirelines and the maximum heights in metres (which includes plant provision at roof level) is presented at **Figure 69** below:



- v) The potential overall effects of the Construction phase of the Proposed Development are summarised in **Table 18** which follows the VIA below. The operational effects are summarised in **Table 19**.



Figure 70: Viewpoint Location Plan

- iv) The views map is reproduced at **Figure 70**.

## 10.2 View 1

### Existing



### Proposed



- i) View 1 is located on Wilmslow Road looking south along the western boundary of the Site. The view has a linear focus informed by the road and the enclosure of the bus shelter to one side and the tree-lined Site boundary to the other.
- ii) Existing buildings within the Site are visible in the view, Owens Park tower being the most prominent; the lower accommodation blocks are filtered or largely obscured by the mature trees which bound the Site's western edge.
- iii) The viewpoint is located at a transport node, and so it is experienced in the context of moving and standing vehicles which activate the view and mean that it is experienced transiently, with no particular focal point or emphasis.
- iv) Receptors of this view include people waiting at the bus stop, and pedestrians moving along Wilmslow Road, including local residents and students living in the residential halls at Fallowfield.
- v) The amenity value of the view is **Low**. The view's susceptibility to change is **Low**.

- i) The AVR demonstrates that the Proposed Development will increase the visibility of the Site in this view along Wilmslow Road to a minor degree. The wirelines show that new built form will be visible beyond the mature belt of trees, stepping up in scale from the Site's perimeter and increasing in height towards the centre of the Site.
- ii) The Owens Park tower will be demolished, replaced with buildings of a lower scale and which are more broadly consistent and undulating across the Site. The proposed scenario demonstrates that the tallest element of the Proposed Development at 90.8m (Zone 2) has the potential to be visible from Wilmslow Road.
- iii) Detailed design secured in future RMAs will provide articulation and variation along the Site's primary frontage to Wilmslow Road, which has the potential to aid the visual massing of the new buildings. The legibility of the Site as a student residential campus will be maintained in the view.
- iv) The overall effect on the amenity value of the view and the experience of receptors is judged to be **Minor Beneficial**.

10.3 View 2

Existing



- vi) View 2 is located at the intersection of Wilmslow Road, Wilbraham Road and Moseley Road; the viewpoint is on the south-eastern corner of this road junction, looking north towards the Site.
- vi) The view is characterised primarily by the road infrastructure in the fore and middle-ground, activated by moving traffic, cyclists and pedestrians. Beyond the immediate foreground, the mature trees along Wilmslow Road create a linear focus, drawing the eye along the road and the Site's green western boundary.
- vii) The junction corners opposite the viewpoint are in turn made up of the Grade II listed (former) Queen of Publics Hearts public house to the west side of Wilmslow Road and the dense trees in the south-west corner of the Site to the east side of the road. An appreciation of the listed building is achieved from this location, albeit the building's exterior is somewhat screened by interposing trees and street paraphernalia. A better appreciation of the listed building is appreciated in close up views and from Wilbraham Road.
- viii) Receptors of the view include pedestrians waiting to cross Wilmslow Road or moving through the general area, including local residents and students living in the residential halls.
- ix) The amenity value of the view is **Low**. Its susceptibility to change is likewise **Low**.

Proposed



- vi) The Proposed Development has the potential to appear above the treeline in the south-western corner of the Site, the parameters stipulating that the height will step down towards the boundary with Moseley Road indicated by the white wireline. The proposals will mean that a greater extent of built form will be appreciated from Viewpoint 2 and from receptors crossing this junction; the forms will become more noticeable in winter months when the trees lose their leaves.
- vii) It is not considered that the proposals change the character or focus of the view, although they will reinforce awareness of the residential campus on the Site from the road network to the south. The detailed design of the proposals secured in RMAs has the potential to create an articulated corner treatment in this south-western part of the Site that responds to the junction and the local townscape. It is not considered that the proposals change the experience or an appreciation of the significance of the listed building on the opposite corner within the view.
- viii) The overall effect on the amenity value of the view is judged to be **Minor Neutral**.

## 10.4 View 3

### Existing



- x) View 3 is located opposite the junction of Old Hall Lane and Whitworth Lane, looking south towards the Site.
- xi) The view has an open quality created by the low density and low scale of the visible built form. To the east side of Whitworth Lane are a series of two storey residences, whilst the west is the historic ranges forming the Grade II listed Ashburne Hall. The Neo-Classical architectural character of the buildings is appreciated to some degree from this location, albeit the buildings are filtered by interposing trees. Together, the built form, including the wall to the west side of Whitworth Lane, is characterised by a red brick material palette, and an overarching residential appearance.
- xii) Receptors of the view are primarily pedestrians and road users of Old Hall Lane, mainly residents and students who live in the residential accommodation at Fallowfield. The view may also be experienced by users of the amenity space to the north, albeit this aspect will be filtered by mature trees along the north side of Old Hall Lane.
- xiii) The amenity value of the view is judged to be **Low**. Its susceptibility to change is considered to be **Low-Medium** owing to the prevailing low scale of built form and the presence of Ashburne Hall.

### Proposed



- xiv) The wireline view demonstrates that Proposed Development will be visible in the background of the view, with varying areas of maximum height experienced across the campus and along its Whitworth Lane campus.
- xv) The Proposed Development is a background element, and peripheral to the receptor's experiencing of moving along Old Hall Lane or through the area. The visibility of the new buildings in the background, set some distance from the viewpoint, will not change or impact on the ability to appreciate the architectural quality and character of Ashburne Hall, or change the overarching amenity value and experience of the view.
- xvi) The detailed design of the new buildings secured in future RMAs represents an opportunity to tie the new buildings into their local context by reflecting or being complementary to the material palette which characterises the Site's local setting and such that is experienced in this view.
- xvii) The overall effect on the amenity value of the view is judged to be **Minor Neutral**.

10.5 View 4

Existing



- i) View 4 is located on the southern pavement of Wilbraham Road, outside the entrance to the Manchester South Seventh-Day Adventist Church, looking north-east towards the Site.
- ii) The focal point of the view is the tall, slender tower of the Grade II listed Church of the Holy Innocents and St James, the spire of which is appreciated against a clear sky background. Mature trees partially occlude the lower stages of the tower and the body of the church, although its architectural quality and townscape value as landmark and wayfinding aid is still appreciated in the view.
- iii) The surrounding streetscape is visually cluttered by street furniture and activated by moving traffic. The Site is obscured by interposing buildings and greenery.
- iv) The view is primarily experienced by pedestrians on Wilbraham Road, including local residents and the congregations of the aforementioned churches in addition to visitors to other communal and commercial premises along this stretch of Wilmslow Road.
- v) The amenity value of the view is judged to be **Low-Medium** owing to the architectural quality and townscape function of the church's tower. Its susceptibility to change is considered to be **Low-Medium**.

Proposed



- vi) The wireline demonstrates that the Proposed Development will be visible in the sky gap between the church's tower and the roofline of the nave. If built out in reflection of the parameter plans, the tallest elements in the centre of the Site will be most prominent, although there is potential for lower elements along the Site's western boundary to be visible also, creating a layering of forms.
- vii) It is considered that the enclosing of the sky gap between the church's tower and nave diminishes an appreciation for the slender silhouette of the church, reducing to a minor degree its prominence and singularity on the skyline and thus affecting its landmark quality to a similar extent. Future RMAs have the potential to mitigate this impact by articulating the built form to enable it to be read as a background feature and architecturally distinct from the tower, such as through the use of light-coloured materials.
- viii) The overall effect on the amenity of the view is subsequently judged to be **Minor Adverse**.

## 10.6 View 5

### Existing



- i) View 5 is located in an eastern pocket of Platt Fields Park, close to the park's southernmost entry on Wilmslow Road. The view orientates south-west towards the Site.
- ii) The view is characterised by the greenery and verdancy of the surrounding park, which features open lawn, mature trees and pedestrian paths. The Owen's Park tower is a visible element of the view, the core of the former residential halls projecting above the canopy whilst the lower levels are filtered. The building will become more visible in the winter months and signpost the location of the campus from the park.
- iii) Receptors of this view will be people using the park and undertaking in leisure activities, such as dog walkers. These people will most likely be local residents or students staying in the Fallowfield Campus.
- iv) The amenity value of the view is judged to be **Medium**. Its susceptibility to change is considered to be **Low-Medium**, owing to the existing visibility of a building of considerable scale.

### Proposed



- v) The proposed scenario shows the massing envelopes stipulated by the Maximum Heights Parameter Plan. The view demonstrates that the Proposed Development will be wholly occluded by the dense foliage which characterises the park and which bounds the Site's western edge. There is potential for the tallest buildings within the Site to be visible within the tree line, whilst the lower elements may also become more visible in winter months, albeit still largely filtered.
- vi) The potential of the limited visibility of the Proposed Development from the park is not considered to materially change the character or amenity value of the view, nor will it change the experience of park users. Any visible built form will be understood in the context of the existing local identity of the Site as a student campus (and which already features a tall, prominent building).
- vii) The overall effect on the amenity value of the view is judged to be **Negligible Neutral**.

10.7 View 6

Existing



- i) View 6 is located on Wilmslow Road at its junction with Cromwell Range, looking south towards the Site.
- ii) The view has a linear focus created by the alignment of the road and the enclosing treeline to either side. The terminating feature and focal point of the view is the existing Owen’s Park tower within the Site. Notwithstanding the tower’s plain architectural character, it provides a townscape function as a wayfinding aid along Wilmslow Road, aid the legibility of the campus, and providing a local visual landmark which encourages movement towards the Site. The tower is framed by the mature trees along Wilmslow Road. The lower buildings within the campus and across the local townscape are altogether occluded by interposing vegetation.
- iii) The view will typically be activated by traffic moving along Wilmslow Road, and the view will be experienced transiently as receptors move south. Receptors of the view include pedestrians and road users along Wilmslow Road.
- iv) The amenity value of the view is judged to be **Low**. Its susceptibility to change is considered to be **Low**.

Proposed



- v) The Proposed Development replaces the existing Owen’s Park tower with a series of lower blocks which step up in height to a maximum of 90.8m (Zone 2). The wireline view shows that the scale of the proposals will step down at the northern and western edges of the Site in response to these interfaces.
- vi) If built out to the maximum parameters, the proposals will maintain a similar sense of scale of built form as presently experienced in this view. Future RMAs have the potential to also maintain the landmark function of the existing tower by creating a series of high quality and distinctive buildings within the Site that signal the location of the student campus. It is not considered that the Proposed Development changes the overall character or focus of the view, which is still drawn towards the Site.
- vii) The overall effect on the visual amenity value of the view is judged to be **Minor Neutral**. The detailed design of the proposals secured through future RMAs has the potential to enhance this to a considerable beneficial impact through providing high quality and articulated buildings within the Site.

10.8 View 7

Existing



- i) View 7 looks west towards the Site from the junction of Gunnery Lane and Chancellors Way. The existing buildings on the Site are obscured by mature trees.
- ii) The view has a suburban character contributed to by the presence of mature trees and the low scale of visible built form, which includes one of the historic buildings associated with the former Firs Farm to the north of Uttley Hall. The Firs itself is occluded by mature trees to the south of Gunnery Lane, although its possible the former villa is appreciated through the tree canopy in winter months.
- iii) Street signage communicates that the viewpoint is located within the campus footprint, and the sense of being of within a wider institutional area.
- iv) Receptors of this view will primarily include road users, primarily pedestrians and resident students.
- v) The amenity value of the view is judged to be **Low**. Its susceptibility to change is considered to be **Low-Medium** owing to the open character of the view and the prevailing low scale of existing built form.

Proposed



- vi) The proposed scenario illustrates that the Proposed Development will be a conspicuous feature of this westwards view towards the Site, with the potential for a layer of new buildings to be visible beyond the trees and buildings in the middle-ground of the view. The wirelines indicate that the height of the new buildings will step down towards the Site's eastern boundary, albeit there is potential for visibility of varying different massing areas, including the tallest elements within the centre of the Site.
- vii) The impact experienced in this view as prepared for an outline application does not demonstrate how the massing of the new buildings will be broken down or how they will be articulated through façade detailing and materiality. These elements will be secured through future RMAs.
- viii) There is potential in winter months for the new buildings to be visible in conjunction with the Grade II listed building at the Firs, and its associated lodge. Dependent on the precise visual impact of the proposals, there is potential for the new buildings to adversely affect the setting of these listed buildings.
- ix) The overall effect of the Proposed Development on the visual amenity value of the view is judged to be **Minor Neutral**, as the institutional character of the view will be maintained and the overall experience of receptors will be largely unchanged, despite the potential uplift in scale.

## 10.9 View 8

### Existing



### Proposed



- i) View 8 is located on Whitworth Lane looking across into the north-western corner of the Site, of which existing buildings Tree Court and Owen's Park tower are visible.
- ii) The view illustrates the existing relationship between the northern buildings of the Site with the adjacent historic ranges of the Grade II listed Ashburne Hall. The former student residential tower block sits beyond the early 20<sup>th</sup> accommodation hall, projecting above its roofscape and articulated in a contrasting brick palette. The lower residential hall, Tree Court, sits below the ridgeline of Ashburne Hall and is read as secondary to the historic building with its prominent eastern gable and which draws the attention of the viewer. The visible buildings within the campus are filtered and partially occluded by mature trees, the foliage limits views of buildings within the centre and southern parts of the Site and its frontage to Whitworth Lane and creates a leafy quality. The accommodation buildings contribute to the overarching institutional character of the view.
- iii) The view will primarily be experienced by students living in the campus and local residents, including pedestrians on Whitworth Lane.
- iv) The amenity value of the view is judged to be **Low-Medium**, because of the opportunity to appreciate the architectural character of Ashburne Hall. Its susceptibility to change is likewise considered to be **Low-Medium**.

- x) The Proposed Development will be highly conspicuous within the view and alongside the existing historic ranges at Ashburne Hall. The yellow and blue wirelines represent the stepping up in scale towards the centre of the Site, whilst the dashed, orange line reflects a zone of lower heights prescribed by the Maximum Heights Parameter Plan in response to the proximity of the listed building.
- xi) It is clear that the proposals have the potential to considerably increase the scale of built form experienced in the view and in proximity to the Site's northern boundary with the historic part of the campus. Whilst the presence of the Owen's Park tower above the roofline of Ashburne Hall will be removed, there is potential for new buildings to appear beyond it albeit at a slightly reduced scale as experienced from this location. Notwithstanding the lower height zone in the Site's north-eastern corner, there is potential for the Proposed Development to create a sense of encroachment on the historic building in this view. The retention and reinforcement of the existing pocket of greenery in this corner of the Site has the potential to reduce and mitigate this effect, as does the detailed design of forthcoming new buildings secured by future RMAs. The general increase in height in this part of the Site also has the potential to improve the legibility and presence of the Site as experienced from Whitworth Lane, improving the legibility of the entrance to the campus from this location and the general wayfinding of visual receptors. Detailed design should ensure that the new buildings respond carefully and sensitively to the historic buildings experienced in the view to ensure that they are appreciated and understood as forming part of the same institutional campus.
- xii) The overarching effect on the visual amenity of the view is judged to be **Minor Adverse**, notwithstanding the potential for the improved legibility of the Site's north-western corner entry.

10.10 View 9

Existing



- i) View 9 looks west along the southern boundary of the Site to Moseley Street.
- ii) The view is largely characterised by the mature trees which line the Site’s southern boundary, and which wholly restrict or heavily filter visibility into the Site.
- iii) The road is activated by moving traffic and pedestrians. One would be aware that they are approaching a road junction, and of the presence of buildings beyond the treeline.
- iv) Receptors of this view are primarily pedestrians, including local residents and students living within the residential campus.
- v) The amenity value of the view is judged to be **Low**. Its susceptibility to change is considered to be **Low**.

Proposed



- viii) The proposed scenario shows the massing envelopes stipulated by the Maximum Heights Parameter Plan. The view demonstrates that the Proposed Development will be wholly occluded by the dense foliage which lines the southern boundary of the Site. It is likely that the new buildings will be experienced by receptors in glimpsed and filtered views through the trees, particularly in winter months, albeit the overall character and experience of the view will remain unchanged.
- vi) The overall effect on the visual amenity of the view is subsequently judged to be **Negligible Neutral**.

### 10.11 Visual Impact Assessment Summary

- i) The Visual Impact Assessment in the Construction and Operational phases are summarised in **Tables 18** and **19** below. The construction effects on visual receptors relate to the appearance of construction traffic and machinery in the views, hoardings, increased levels of dust and disruption, as well as noise and vibrations which affect a receptors ability to enjoy the view. As with heritage and townscape receptors, mitigation for the potential impacts should be delivered alongside future RMAs in the form of comprehensive Demolition and Construction Method Statements and Management Plans. These measures will manage how the demolition and construction works are undertaken and reduce the potential for environmental effects on visual receptors.

**Table 18: Visual Impact Assessment Summary: Construction Effects**

| View No. | Value      | Susceptibility | Sensitivity | Magnitude of Impact | Overall Effect                  |
|----------|------------|----------------|-------------|---------------------|---------------------------------|
| 1        | Low        | Low-Medium     | Low-Medium  | Minor               | <b>Minor Adverse</b>            |
| 2        | Low        | Low-Medium     | Low-Medium  | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 3        | Low        | Low            | Low         | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 4        | Low-Medium | Low-Medium     | Low         | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 5        | Medium     | Low            | Low-Medium  | Negligible          | <b>Negligible Neutral</b>       |
| 6        | Low        | Low            | Low         | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 7        | Low        | Low            | Low         | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |
| 8        | Low-Medium | Low-Medium     | Low-Medium  | Minor               | <b>Minor Adverse</b>            |
| 9        | Low        | Low-Medium     | Low-Medium  | Negligible-Minor    | <b>Negligible-Minor Adverse</b> |

**Table 19: Visual Impact Assessment Summary: Operational Effects**

| View No. | Value      | Susceptibility | Sensitivity | Magnitude of Impact | Overall Effect            |
|----------|------------|----------------|-------------|---------------------|---------------------------|
| 1        | Low        | Low            | Low         | Minor               | <b>Minor Beneficial</b>   |
| 2        | Low        | Low            | Low         | Minor               | <b>Minor Neutral</b>      |
| 3        | Low        | Low-Medium     | Low-Medium  | Minor               | <b>Minor Neutral</b>      |
| 4        | Low-Medium | Low-Medium     | Low-Medium  | Minor               | <b>Minor Adverse</b>      |
| 5        | Medium     | Low-Medium     | Low-Medium  | Negligible          | <b>Negligible Neutral</b> |
| 6        | Low        | Low            | Low         | Minor               | <b>Minor Neutral</b>      |
| 7        | Low        | Low-Medium     | Low-Medium  | Minor               | <b>Minor Neutral</b>      |
| 8        | Low-Medium | Low-Medium     | Low-Medium  | Minor               | <b>Minor Adverse</b>      |
| 9        | Low        | Low            | Low         | Negligible          | <b>Negligible Neutral</b> |

## 11. TECHNICAL MASTERPLAN

### 11.1 Technical Masterplan

- i) The Technical Masterplan submitted in support of the outline application reflects an indicative configuration of land use and buildings across the Site within the set parameters, presenting a scheme that is viable. The Technical Masterplan (see **Figure 68**) has been prepared by Sheppard Robson. The following discussion focuses on the Technical Masterplan and presents a holistic summary of how this scheme could affect heritage, townscape and visual receptors. A series of views at **Appendix I** (the locations of which are the same as those used in the outline VIA at **Section 10**) reflect one iteration of how massing could be dispersed across the Site within the parameters and informed by the layout reflected in the Technical Masterplan. These views are presented in chalk block format (AVR2).
- ii) The assessments undertaken and overall effects identified in previous sections of this report have been informed by the submitted parameter plans and Design Guide, also prepared by Sheppard Robson.

### 11.2 Summary Discussion

- i) The Technical Masterplan demonstrates how buildings could be implemented across the Site. The building footprints largely mirror the existing layout of buildings on the Site, and there are familiar arrangements applied too, including courtyards and separate, individual buildings. The creation of courtyards around shared landscaped areas reflects the arrangement of historic buildings at Ashburne Hall to the north.
- ii) The Technical Masterplan clearly demonstrates that the retention of the green boundary along the edges of the Site and the supplementation of this with new and inter-connected green spaces within its body has the potential to create a relatively low-density development, particularly within the north-eastern and eastern edges. This approach would create an appropriate separation and sense of space between the new buildings and listed ones to the north and east, including the Firs and its associated lodge, and Ashburne Hall to the north. The pocket of greenery in the north-east campus could be retained and reinforced, aiding the visual separation between Ashburne Hall and the new buildings on this northern edge and mitigating the adverse impact identified in the outline assessment.
- iii) In townscape terms, the Technical Masterplan demonstrates how the reinforcement of green landscaping will serve to improve the quality and appearance of the Site, contributing to the enjoyment of the residential campus. New pedestrian connections will aid legibility and wayfinding through the Site and create an enhanced pedestrian network that improves the circulation between the Site and the historic part of the campus to the north. The supplementation of the Site's boundary edges will also improve the quality of local views into the Site, and further screen and filter views of the new buildings from the public realm.
- iv) The Technical Masterplan shows clear and legible primary and secondary entrances into the Site, aiding connectivity and wayfinding through the campus and the local area.

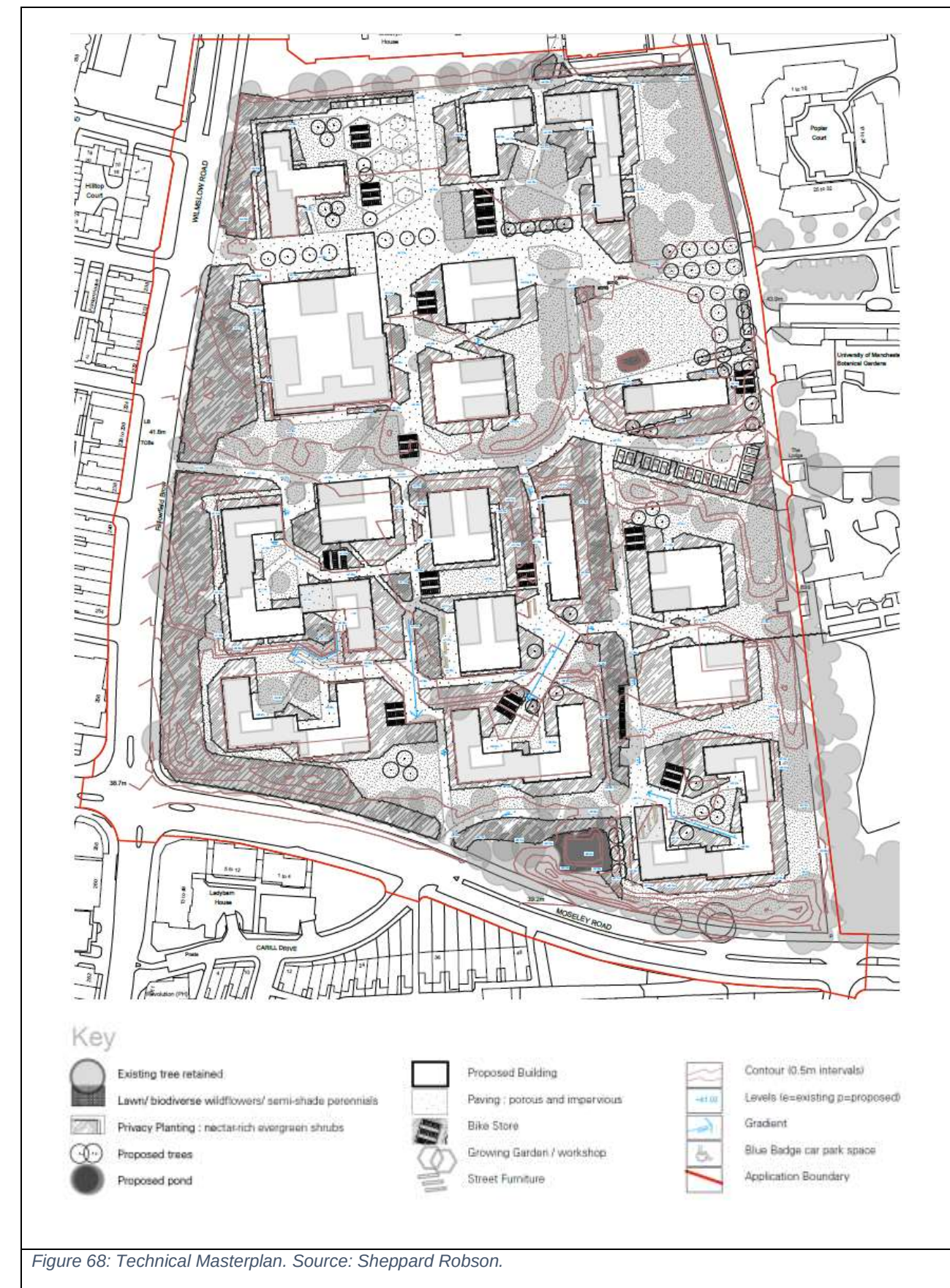


Figure 68: Technical Masterplan. Source: Sheppard Robson.

### 11.3 Technical Masterplan Views

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- v) The views presented at **Appendix I** of this HTVIA represent how the massing within the Technical Masterplan could be dispersed across the Site. The views demonstrate how buildings of varying scale could be dispersed across the Site with, as informed by the parameter plans, the tallest buildings positioned in the centre of the Site and gradually stepping down towards the Site's interfaces to the north, south, east and west. The implementation of this scheme would result in an undulating building line across the Site which would serve to reduce and break down the visual massing of the scheme in views, particularly from the east (e.g. View 7, **Appendix I**), where the potential visibility of the scheme is greater due to the open nature of the townscape.
- vi) The tallest elements represent a reduction in scale from the existing 18 storeys embodied by the Owen's Park tower. Notwithstanding this, due to the fact there are several evidently tall buildings represented in the iteration of the Technical Masterplan shown in the views (**Appendix I**), it is likely the Site will be demonstrably more visible than in its existing condition. This has the potential to affect heritage, townscape and visual receptors albeit the screening vegetation which bounds the Site would filter views and massing would be broken down and articulated through detailed design secured through RMAs.
- vii) The lowest buildings in the view set are located on the northern perimeter, reflecting the proximity to Ashburne Hall (see View 8, **Appendix I**). Notwithstanding the step down in scale from the central areas of the Site, there is still potential for an adverse impact to arise with regard to the setting of the listed building and its experience against a backdrop of new buildings in views from Whitworth Lane. Again, the detailed design of these elements is important and has the potential to reduce and mitigate any likely effect. View 7 (**Appendix I**) illustrates how the undulation of building heights across the Site could reduce the overall impact of the visual massing to the east, with the possibility of reducing any potential setting impact on the Firs and its associated lodge. Similarly, View 4 (**Appendix I**) demonstrates that a varying scale and careful positioning of mass and height within the Site could reduce or ultimately remove any adverse effect on the setting and appreciation of the Grade II listed Church of the Holy Innocents and St James.
- viii) In the iteration of the Technical Masterplan shown in the views, there is a broadly consistent scale to the Wilmslow Road and Moseley Road frontages, Views 1 and 9 at **Appendix I** demonstrating that these new buildings would sit within the treeline or just above at intervals/breaks in the canopy. The massing along these frontages as presented in the chalk block massing views would be broken down by the breaks in the building line and further aided by detailed design.

## 12. SUMMARY AND CONCLUSIONS

### 12.1 Introduction

- i) The following section summarises the overall effects on heritage, townscape, and visual receptors in the Construction and Operational phases of the Proposed Development.

### 12.2 Summary of Construction Effects on Heritage, Townscape, and Visual Receptors

- i) The summary of potential effects on **heritage receptors** in the Construction phase is as follows:
- 4 instances of **Minor-Moderate Adverse**
  - 1 instance of **Minor Adverse**
  - 3 instances of **Minor-Negligible Adverse**
  - 3 instances of **Negligible Neutral**
- ii) None of these effects are significant in EIA terms.
- iii) The summary of potential effects on **townscape receptors** in the Construction phase is as follows:
- 1 instance of **Moderate Adverse**
  - 1 instance of **Minor Adverse**
  - 3 instances of **Negligible-Minor Adverse**
  - 1 instance of **Negligible Adverse**
  - 1 instance of **Negligible Neutral**
- iv) The **Moderate Adverse** effect on TCA 1 is Significant in EIA terms but has the potential to be reduced by additional mitigation.
- v) The summary of potential effects on **visual receptors** in the Construction phase is as follows:
- 2 instances of **Minor Adverse**
  - 6 instances of **Negligible-Minor Adverse**
  - 1 instance of **Negligible Neutral**
- vi) None of these effects are significant in EIA terms.
- vii) All of the effects on receptors identified in the Construction phase have the potential to be reduced or removed by **additional mitigation measures** which would include the implementation of Demolition and Construction Method Statements and Management Plans.

### 12.3 Summary of Operational Effects on Heritage, Townscape and Visual Receptors

- viii) The summary of potential effects on **heritage receptors** in the Operational phase is as follows:
- 1 instance of **Minor Beneficial**
  - 1 instance of **Minor Adverse**
  - 3 instances of **Negligible-Minor Adverse**
  - 6 instances of **Negligible Neutral**
- ix) None of these effects are significant in EIA terms.
- x) The summary of potential effects on **townscape receptors** in the Operational phase is as follows:
- 1 instance of **Moderate Beneficial**
  - 1 instance of **Minor Beneficial**
  - 1 instance of **Negligible Beneficial**
  - 1 instance of **Negligible Adverse**
  - 3 instances of **Negligible Neutral**
- xi) The **Moderate Beneficial** effect on TCA 1 is Significant in EIA terms.
- xii) The summary of potential effects on **visual receptors** in the Operational phase is as follows:
- 1 instance of **Minor Beneficial**
  - 4 instances of **Minor Neutral**
  - 2 instances of **Negligible Neutral**
  - 2 instances of **Minor Adverse**
- xiii) None of these effects are significant in EIA terms.
- i) These are the residual effect of the Operational phase of the Proposed Development. The adverse effects identified have the potential to be reduced or removed through embedded design mitigation secured through future RMAs. The effects identified also have the potential to be mitigated by the wider planning benefits of the Proposed Development which are summarised and discussed in the Planning Statement prepared by Turley to accompany this outline application.

13. REFERENCES

i) The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas) Act 1990.
2. National Planning Policy Framework (2021).
3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
4. Historic England, Conservation Principles: Policies and Guidance (2008).
5. Historic England, Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015).
6. Historic England, Historic Environment Good Practice Advice in Planning 2 (Second Edition): The Setting of Heritage Assets (2017).
7. Historic England, Advice Note 12: Statements of Heritage Significance (2019).
8. Historic England Advice Note 4: Tall Buildings (March 2022).

## APPENDIX 1 – TECHNICAL MASTERPLAN VIEWS

### 13.1 View 1

#### *Existing*



#### *Technical Masterplan Massing*



## 13.2 View 2

### *Existing*



### *Technical Masterplan Massing*



### 13.3 View 3

#### *Existing*



#### *Technical Masterplan Massing*



**13.4 View 4****Existing****Technical Masterplan Massing**

### 13.5 View 5

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#### *Existing*



#### *Technical Masterplan Massing*



### 13.6 View 6

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#### *Existing*



#### *Technical Masterplan Massing*



### 13.7 View 7

#### *Existing*



#### *Technical Masterplan Massing*



### 13.8 View 8

#### *Existing*



#### *Technical Masterplan Massing*



### 13.9 View 9

#### *Existing*



#### *Technical Masterplan Massing*



## APPENDIX II – EXTRACT FROM HISTORIC ENGLAND NHLE

## 13.10 Extract from Historic England's NHLE – Heritage Assets within 250m Study Area

