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Planning, Development & Heritage Consultants

Plymouth Grove Property Development Ltd

Proposed Student Accommodation Building on land at the junction of Plymouth Grove and Dryden Street.

Heritage Statement

September 2023

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Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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Contents

1. **Introduction**

2. **Site Location and Setting**

3. **The Heritage Planning Policy Context**

4. **The Proposed Scheme**

5. **Historical Background**

6. **Site Visit**

7. **Descriptions of Nearby Listed Buildings**

8. **Heritage Significance**

9. **Heritage Impact Assessment**

10. **Conclusion**

11. **Bibliography**

Appendix 1: Historic Maps

Appendix 2: Site Photographs

1. Introduction

1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf Plymouth Grove Property Development Ltd to support a full planning application for a purpose built student accommodation building on land at the junction of Plymouth Grove and Dryden Street, Manchester (hereafter referred to as 'the Site').

1.2 The proposals will redevelop what is presently a derelict site with a new student residential building. The site extends approximately 0.15ha. It is located within the Oxford Road Corridor area and shares a frontage with both Plymouth Grove and Dryden Street. The site is within easy walking distance to both University campuses and the City Centre, making the site highly sustainable and accessible to the rest of the city.

1.3 The building will provide 263 student bedspaces; comprising 215 x 1-bedroom studio flats and 24 x 2-bedroom 'premium studio' flats. The proposed building is ground plus part five, part seven storeys in height and is designed around one 'L' shaped building with central cores. There is also a communal roof terrace proposed at sixth floor level. The scheme will provide a new residential building and is anticipated to deliver social, economic and environmental benefits.

1.4 The application site does not lie within or adjacent to a Conservation Area but there are four listed buildings nearby the site. This Heritage Statement has been prepared to assess the potential impact of the proposed development on these listed buildings which include grade II listed Plymouth Lodge (23 Plymouth Grove), grade II listed Plymouth Grove Hotel (Plymouth Grove/Legh Street), grade II* listed Mrs Gaskells House, Plymouth Grove/Swinton Grove and grade II listed Court Nursing Home.

1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 21st April 2023), in addition to an examination, analysis and assessment of available historic records and cartographic sources and consultation with the HER.

1.6 This statement includes:

- A description of the application site's location and setting;
- A summary of the heritage planning policy guidance context;
- An overview of the proposed scheme;
- A summary of the application site's archaeological and historical background;
- A description of nearby listed buildings
- Identification of the heritage significance of nearby listed buildings
- An assessment of impact of the development proposal upon the significance of the nearby listed buildings.

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

2.1 The site extends approximately 0.15 ha and currently consists of vacant previously developed land. It is located within the Oxford Road Corridor area and shares a frontage with both Plymouth Grove and Dryden Street. The site is within easy walking distance to both University campuses and the City Centre, making the site highly sustainable and accessible to the rest of the city.



Figure 2.1: Contextual aerial view of the application site and surrounding area. The application site is identified by red line.

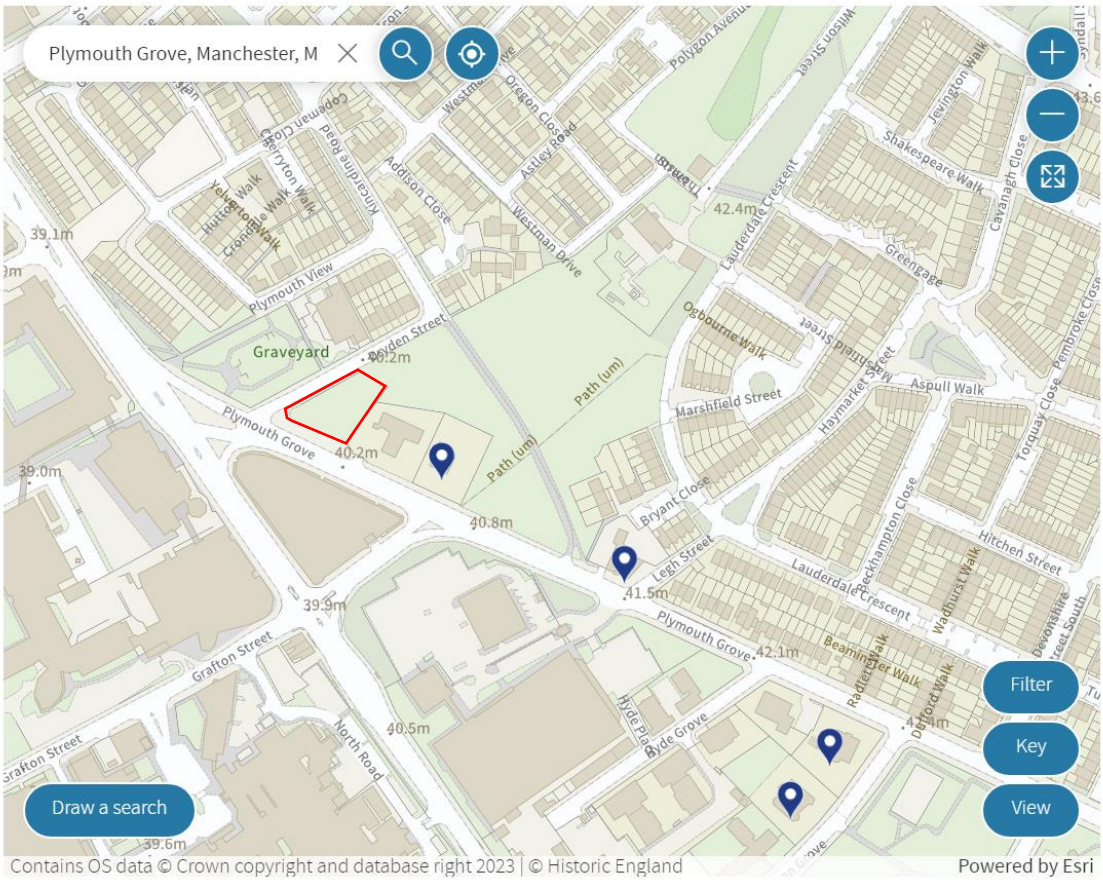


Figure 2.2: Heritage assets in the vicinity of the application site, all being nationally listed buildings. The application site is identified by red line.

3. The Heritage Planning Policy Context

3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

3.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (NPPF)

3.5 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.

3.6 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposed conversion will provide economic benefits through investment and job creation and deliver social, cultural and environmental benefits through the provision of a high quality sustainable scheme.

3.7 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).

3.8 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

3.9 Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to*

include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

3.10 Paragraph 195 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

3.11 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*

3.12 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness'.

3.13 Paragraph 199 states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

3.14 Paragraph 200 states *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

3.15 Paragraph 201 states that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a. *the nature of the heritage asset prevents all reasonable uses of the site; and*

b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

3.16 Paragraph 202 states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

3.17 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.*

3.18 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

3.19 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.*

National Planning Practice Guidance (NPPG)

3.20 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

3.21 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'* (Paragraph: 002 Reference ID: 18a-002-20190723)

3.22 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'* (Paragraph: 007 Reference ID: 18a-002-20190723)

3.23 In relation to setting of a heritage asset NPPG states '*Applicants are expected to describe in their application the significance of any heritage assets affected, including any*

contribution made by their setting (National Planning Policy Framework paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.' (Paragraph: 009 Reference ID: 18a-009-20190723).

'The setting of a heritage asset is defined in the Glossary of the NPPF. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).

Historic England Guidance

3.25 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

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

3.26 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

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

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

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

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

Historic England: Conservation Principles Policies and Guidance

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

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

3.30 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development on sustainably located brownfield sites. The proposed development is therefore supported in principle by these strategic development plan policies.

3.31 Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.32 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

4. The Proposed Scheme

4.1 The application proposal is for the erection of a new purpose built student accommodation building. The application is submitted by Plymouth Grove Property Development. It is proposed to be developed by WUKPG a Manchester based property developer and investor with a strong track record of delivery across the purpose built student accommodation, industrial, affordable housing and specialist healthcare sectors. They possess 23 years' experience in developing complex projects in locations across the UK, having delivered over £100m of real estate to date.

4.2 The building provides 263 student bedspaces; comprising 215 x 1-bedroom studio flats and 24 x 2-bedroom 'premium studio' flats. In addition to this, student amenities are proposed on the ground floor (communal space and roof terrace / laundry room) together with supporting ancillary space (bike store, waste collection areas and plant facilities). There is also a communal roof terrace proposed at sixth floor level. The proposed building is ground plus part five, part seven storeys in height and is designed around one 'L' shaped building with central cores.

4.3 The scheme proposals have been designed by DAY Architects. The proposed development would transform the currently vacant site, re-establishing its important role in the area by creating a high quality and sustainable building design, and providing a resource to cater for Manchester's growing student population.

4.4 Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

5. Historical Background

[To be read with historic maps provided at Appendix 1]

5.1 Yates map of Lancashire from 1786 shows Plymouth Grove was not yet built and the area had few buildings. Development began in 1793–94 when many of the streets were laid out. Greenwoods map of 1818 shown the area at this time, with the eastern end of Plymouth Grove shown, although not reaching Upper Brook Street. It was completed by the time of Hennet and Bingley's 1828 map, although no buildings are shown on the site.

5.2 In 1834 John Moon is noted at 1 Plymouth Grove, when he attended a Royal Manchester Institution General Meeting (Manchester Courier 28/06/1834). The site is shown on the 1848 OS map, where three buildings are shown on the site, close to St Saviour's Church opposite. However, more detail is given on the 1851 OS town plan. Here the three buildings are clearly shown. Each has a small projecting porch to the south elevation, located centrally and suggesting a double pile plan form. To the rear, each of the buildings shows extensions into the rear gardens. These extensions likely included a coach-house and stables. The gardens had paths around as well as a driveway to the front of the house. A pump is noted to the rear of number 1. 5 Plymouth Grove was sold by auction in 1858 (Manchester Courier 04/09/1858) and number 3 was up for let in 1859, listed as having 'gardens, coach-house, stables etc' (Manchester Courier 21/05/1859). The Manchester Courier notes in 1861 '*The extensive stabling, walled yard, coach-house and cottage behind No. 3 Plymouth Grove, near Saint Saviour's Church*' was to be let (31/08/1861).

5.3 The town plan of 1891 shows the site again in detail. It appears much the same as previously, although a bay window is shown to the west elevation of number 1. Glass houses are also shown in the gardens of number 1 and 3 as well as a circular feature to the garden of number 5. By 1895 number 5 was occupied by 'Miss Simpson's Nursing Home' (Manchester Courier 14/12/1895), where patients could go for 'treatment of Baths and Movements as introduced by Dr. Schott' (ibid). Jane Goldstone was at number 3 in 1897, when she was carrying on her deceased husbands business as 'S. Goldstone', watchmaker and jeweller, although subsequently went bankrupt (Manchester Evening News 10/05/1897). Rev H. R. Hopwood appears to have taken residence at number 1 by 1907 (Manchester Courier 28/09/1907) and

the same year number 5 appears to have been used as a boarding house. Adverts were run in the Manchester Evening News throughout the year reading 'Board-residence: Gentlemen residence, evening, dinner: Billiard. Inclusive terms, 18s. weekly' (Manchester Evening News 04/01/1907). Number 3 became Dr Macaura's Institute in 1909.

5.4 In 1910 James Johnson wrote a piece in the Manchester City News (27/08/1910), giving his address as Westlands, 1 Plymouth Grove. He appears to have been a part of Johnson & Co. who were advertising for a 'strong lad (16-17) for handcart' at 1 Plymouth Grove (Manchester Evening News 14/01/1914). Number 5 is recorded as 'Carruthers' in 1916 (Manchester Evening News 01/02/1916), advertising for Handkerchiefs – Hemmer & Folders. The 1922 OS map shows the site again at this timer. Numbers 1 and 3 are shown as a single unit, with number 5 to the east. A few small outbuildings are shown to the garden of number 1.

5.5 Number 1 continued to be used as a commercial unit, with Johnson and Co still recorded there in 1925 (Manchester Evening News 12/02/1925), although by 1950 Goodfellow School of Motoring was listed there (Manchester Evening News 28/08/1950). Number 3 was still a residence with Norine and Geoff Morris recorded there in 1952 (Manchester Evening News 26/04/1952). By 1994 however, it was occupied by Swan Music Ltd. The buildings were still present in 2008 as three storey buildings with the front and side elevations rendered and whitewashed. The rear elevation showed the original brickwork and the depressed arch lintels of splayed brick headers of the windows (google maps). The whole was known as 'Plymouth House'. It was demolished between 2015 and 2019.

6. Site Visit

6.1 The site was visited on the 21st of April 2023 when it was visually assessed, and photographs taken. The site is currently waste ground and had been reduced along the Plymouth Grove side. This revealed some remains of brick walls, suggestive of a basement. The northern end of the site was covered with gravel. Please refer to the photographs included within this report at Appendix 2. This assessment has then informed the proposals.

7. Descriptions of Nearby Listed Buildings

Plymouth Lodge, 23, Plymouth Grove, Listed Grade II on 03 October 1974

7.1 The Listed Building Entry (1271081) describes the building thus:

'SJ8596 PLYMOUTH GROVE, Chorlton-On-Medlock 698-1/21/616 (North East side) 03/10/74 No.23 Plymouth Lodge

Rectory, now flats. Early C19, altered. Red brick in Flemish bond, slate hipped roof. Square plan. Two storeys, a symmetrical 2 window facade, with stone plinth, plain eaves; 2 shallow rectangular bay windows to ground floor with 12-pane sashes, moulded stone cornices and blocking courses, and 2 plain 12-pane sashes at 1st floor, with raised sills and flat-arched head of gauged brick. Entrance in left side wall, a square flat-roofed porch with panelled door in moulded architrave, moulded cornice and blocking course; one 12-pane sashed window on each floor forward of this. Left side wall has two 12-pane sashes to each floor; rear has various other sashed windows with glazing bars (and flat-roofed extension). Interior altered.'

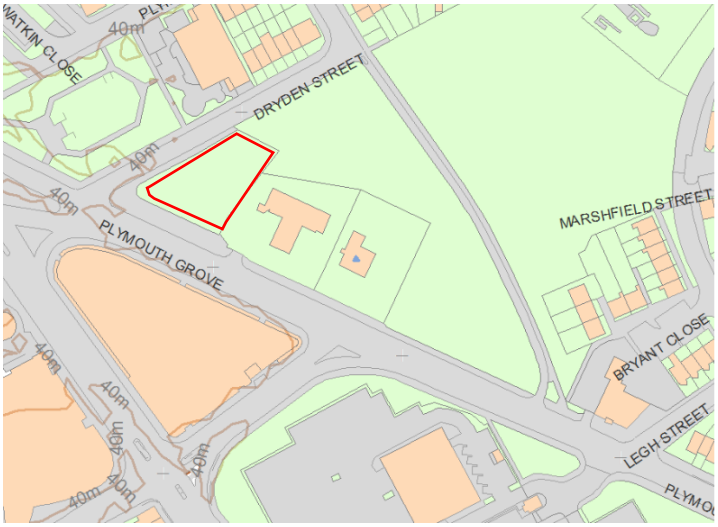


Figure 7.1: Plymouth Lodge, 23, Plymouth Grove. Location identified. by blue triangle. The application site is identified by red line.

Plymouth Grove Hotel, 65, Plymouth Grove, Listed Grade II on 03 October 1974

7.2 The Listed Building entry (1271094) describes the building thus:

'SJ8596 698-1/21/617 03/10/74, MANCHESTER. PLYMOUTH GROVE, Chorlton-On-Medlock (North East side) No.65 Plymouth Grove Hotel

Public house. 1873. Red brick with sandstone dressings (roof concealed). Square plan plus unusual canted loggia with clock-tower to east side. Three storeys and cellars, 3 windows, with prominent 1st-floor balcony carried round, 2nd-floor sill-band and pilasters, shaped parapet with raised centre lettered "PLYMOUTH GROVE HOTEL"; central doorway with altered doors under projected centre of balcony supported by coupled columns, flanked by canted bay windows also under the balcony; segmental-headed windows to all floors, those at ground floor with keyed segmental stone lintels, those at 2nd floor shorter and furnished with balconettes. The balcony is cantilevered out, carried round the front and the loggia, and furnished with cast-iron railings; the loggia forms a wide diagonal projection to the ground floor of the right-hand return wall, 7 bays with a central entrance framed by columns, and arcaded round-headed windows either side with shafts; the tower above this entrance has a narrow rectangular body and a disproportionately large head, the former enclosed by slender columns with crocket caps and the latter with a prominent 2-stage bracketed cornice, and a domed roof with pedimented clock-faces a small but elaborate cupola.'

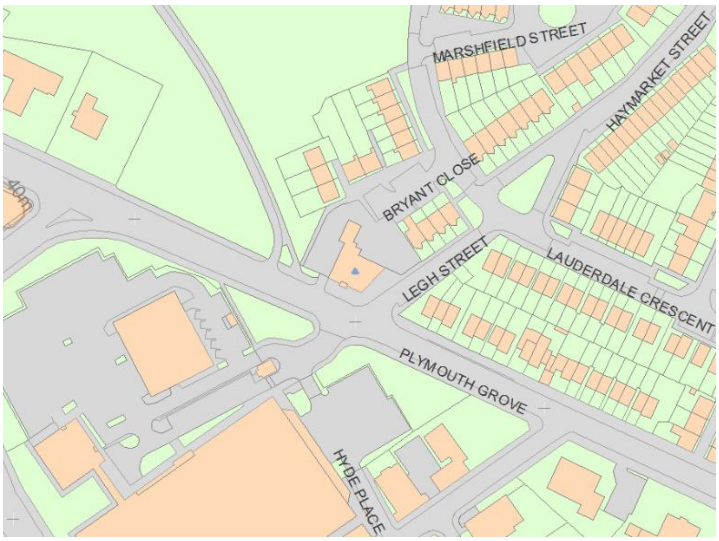


Figure 7.2: Plymouth Lodge, 23, Plymouth Grove. Location identified by blue triangle.

Mrs Gaskells House, 84, Plymouth Grove, Listed Grade II* on 25 February 1953

7.3 The Listed Building entry (1271082) describes the building thus:

'SJ8596 PLYMOUTH GROVE, Chorlton-On-Medlock 698-1/21/618 (South West side) 25/02/52 No.84 Mrs Gaskell's House

Also known as: No.84 The International Society PLYMOUTH GROVE Chorlton-On-Medlock. Villa, now premises of International Society. c.1830-40. Painted stucco on brick, shallow hipped slate roof. Square double-fronted plan plus coach-house wing attached to south-west corner. Classical style. Two storeys over basement, 3 bays, symmetrical; plinth, giant pilasters with lotus-leaf capitals, 1st-floor sill-band, plain frieze, moulded cornice and low parapet with raised centre. The centre has a shallow rectangular porch with engaged columns distyle in antis (capitals matching those of the pilasters), deep plain frieze, cornice and blocking course, and 4 internal steps up to recessed glazed and panelled divided doors with margin panes; and at 1st floor a window with shouldered architrave. All the windows are 12-pane sashes, those at ground floor taller and with floating cornices on consoles. Two ridge chimneys. Three-

bay left return wall in matching style. Rear: prominent segmental-ended bow to centre of ground floor, with steps up to north side; 12-pane sashed windows with plain reveals. Interior: entrance hall with round-headed doorway in screen with fanlight; staircase with stick balusters. Coach-house wing: basement and 2 storeys. History: home of the novelist Mrs Gaskell during the latter part of her life (her 2 earlier homes in Manchester, in Dover Street and Upper Richmond Street, no longer exist).'

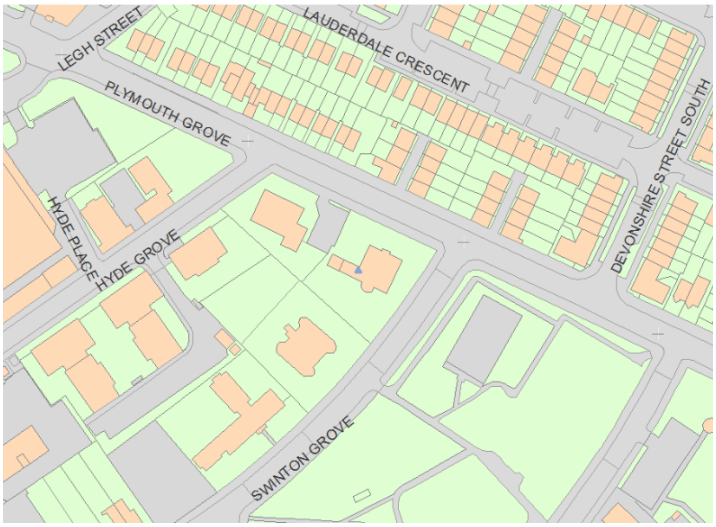


Figure 7.3: Mrs Gaskells House, 84, Plymouth Grove. Location identified by blue triangle.

Court Nursing Home, 2 and 4, Swinton Grove, Listed Grade II 18 December 1963

7.4 The Listed Building entry (1254712) describes the building thus:

'SJ8596 SWINTON GROVE, Chorlton-On-Medlock 698-1/21/620 (North West side) 18/12/63 Nos.2 AND 4 Court Nursing Home (Formerly Listed as: SWINTON GROVE, Chorlton-On-Medlock (North West side) Nos.2 AND 4 Park House and Graigenrowan House)

Pair of houses in single composition, now in one as nursing home. Early to mid C19; altered. Red brick in Flemish bond with sandstone dressing (roof not visible). Rectangular plan, each with bows to front and rear and entrance in

side wall. Two storeys over basement, 3 bays (1:1+1:1 windows), symmetrical, the centre breaking forwards very slightly; with high plinth, 1st-floor sill-band, cornice and blocking course with raised pedimental centre. The facade to the road has a semi-circular bow to the basement and ground floor of both outer bays, with curved 12-pane sashed windows which have panelled sills and flat-arched heads of gauged brick, cornice and blocking course; 2 windows between these and 4 at 1st floor, all with flat-arched heads of gauged brick and now with 12-pane top-hung casements imitating sashes. The 3-bay side walls (entrance fronts) have central recessed porches with Tuscan columns distyle in antis, and windows like those at the front with altered glazing. Rear has full-height bows to the outer bays, and full-height back-extension with lean-to roof. Interior not inspected.



Figure 7.4: Court Nursing Home, 2 and 4, Swinton Grove. Location Identified by blue triangle.

8. Heritage Significance of Listed Buildings

8.1 This section considers the heritage significance of the listed buildings described in the preceding section. The assessment is proportionate and considers the assets closest to the site in greatest detail.

8.2 Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest which 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 which is 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.

Interest	Assessment: **Plymouth Lodge, 23, Plymouth Grove**
Archaeological interest	Development of the application site has no potential to impact on potential buried remains on land associated with the former Plymouth Lodge Building and this interest need not be defined.
Architectural and artistic interest	These are interests in the design and general aesthetics of a place. The building dates from the early C19 and was built as a Rectory associated with St Saviour's Church (now demolished) but has since been converted into apartments. The building is modest in terms of architectural appearance and red brick Flemish bond are typical of the date as are the splayed window headers. The windows have been replaced. There are few notable features and the building is generally of little 'artistic' interest. Architecturally and as a composition the building can be regarded to be a good example of a modest early C19 red brick rectors house built to serve a religious building erected to accommodate the spiritual needs of a rapidly expanding industrial town. The external appearance of the former Rectory building and internal reconfiguration gives the building 'Medium' national architectural interest.
Historic interest	This interest relates to past lives and events which heritage assets can illustrate or be associated with. Manchester underwent substantial population growth during the Industrial revolution and the building represents the growth of the town during this period. The Rectory is also the last notable surviving-built fabric associated with St. Saviours Church and can be regarded to be of 'Medium' national historic interest.
Setting interest	The Rectory was erected with a pleasant garden bounded by a brick wall with stone coping to Plymouth Grove. Whilst the perimeters walls are altered (lowered) and gate piers removed, the building retains a residential garden setting when viewed from Plymouth Grove. The significance of the setting has been impacted somewhat by conversion to apartments although the setting of the building can still be regarded to have 'Low' interest since it makes a positive contribution to understanding the asset.
Overall Heritage Value	The building was erected in the early C19th and can be regarded to be a good example of an architecturally modest early C19 red brick rectors house built to serve a religious building erected to accommodate the spiritual needs of a rapidly expanding industrial town. The Rectory is also the last notable surviving-built fabric associated with St. Saviours Church. Despite conversion to apartments it retains a landscaped garden setting. Overall it is regarded as having **'medium'** national significance, largely attributed to the architectural and historical characteristics of the building.

Interest	Assessment: **Plymouth Grove Hotel, 65, Plymouth Grove**
Archaeological interest	Development of the application site has no potential to impact on potential buried remains on land associated with the former Plymouth Grove Hotel and this interest need not be defined.
Architectural and artistic interest	These are interests in the design and general aesthetics of a place. The building dates from the late C19 and was built as a Hotel but has since been converted for commercial use. The building has lavish architectural modelling for its limited size and was designed as a statement building to impress by passers on a main traffic routeway to the south, presumably to attract by passers as potential guests. The composition and materiality of the building can also be regarded as an expression of 'artistic' interest. Architecturally and as a composition the building can be regarded to be a fine example of a small late C19 hotel. The external appearance of the building gives it 'High' national architectural interest.
Historic interest	This interest relates to past lives and events which heritage assets can illustrate or be associated with. Manchester underwent substantial population growth during the Victorian period becoming an important centre of textile manufacturing. The building represents the growth of the town during this period of economic growth and success. The former hotel can be regarded to be of 'Medium' national historic interest.
Setting interest	The site occupies a prominent position in the townscape although any setting associated with the building has been removed by the need to accommodate the essential commercial servicing and car parking requirements of the occupant business and as a result is dominated by hardstanding to every side which has necessitated blocking up the basement windows. The setting of the building can be regarded to be 'zero' and fails to make any contribution to understanding the asset.
Overall Heritage Value	The building was erected in the late C19th and can be regarded to be a good example of a small but architecturally elaborate hotel composition. Overall it is regarded as having 'high' national significance, largely attributed to the architectural and historical characteristics of the building. The main interest lies with its external appearance and overall it is regarded as having 'high' national significance. It is the architectural, artistic and historical characteristics of the building as described above which contribute to its significance rather than the setting of the building which does not.

Interest	Assessment: **Mrs Gaskells House, 84 Plymouth Grove**
Archaeological interest	Development of the application site has no potential to impact on potential buried remains on land associated with 84 Plymouth Grove.
Architectural and artistic interest	These are interests in the design and general aesthetics of a place. The building is an early C19th Villa that is likely to date from the 1830's. Built in classical style it has two storeys over basement, 3 bays, symmetrical; plinth, giant pilasters with lotus-leaf capitals, 1st-floor sill-band, plain frieze, moulded cornice and low parapet with raised centre. A lavish home erected on the, then outskirts of the City, likely for a wealthy merchant or gentleman looking to escape the increasingly poor living environment within Manchester at this time. In addition to high architectural interest, the composition and modelling is of some 'artistic' interest. The external appearance of the building gives it 'High' national architectural interest.
Historic interest	This interest relates to past lives and events which heritage assets can illustrate or be associated with. The building was at one time the home of famous novelist Mrs Gaskell during the latter part of her life. The listed building description notes that her 2 earlier homes in Manchester, in Dover Street and Upper Richmond Street, no longer exist. The interesting history of the building make it a rare survival also giving the building 'high' historic interest.
Setting interest	The building frontage is visible and can be appreciated from Plymouth Grove. The garden setting which includes a former coach house wing contributes significantly to the appreciation of the villa which has been restored internally. The setting of the building can be regarded as important and contributes to understanding the asset.
Overall Heritage Value	The building was erected in the early C19th and can be regarded to be a fine example of an early villa of the period. Overall it is regarded as having 'high' national significance, attributed to the architectural, historical and setting interests of the building including with its associations with local novelist Mrs Gaskell.

Interest	Assessment: **Court Nursing Home, 2-4 Swinton Grove**
Archaeological interest	Development of the application site has no potential to impact on potential buried remains on land associated with 2-4 Swinton Grove and this interest need not be defined.
Architectural and artistic interest	These are interests in the design and general aesthetics of a place. The building is an early to mid C19th pair of houses built to take the appearance of a large unified villa composition. It is built in red brick with two feature bows to front and rear. The facade has 12-pane sashed windows with semi-circular bows to the basement and ground floor. The side elevations contain the main entrances and have central recessed porches with Tuscan columns. The external appearance of the building gives it 'medium' national architectural interest.
Historic interest	This interest relates to past lives and events which heritage assets can illustrate or be associated with. The building is unusual in that it is a pair of houses designed at first glance to take on the appearance of a single villa. The building developed in the mid to late C19th has 'medium' historic interest.
Setting interest	The building retains a garden setting which contributes positively to the appreciation of the domestic intent. The setting of the building contributes to understanding the asset.
Overall Heritage Value	The building was erected in the early to mid C19th and is regarded as having 'medium' national significance, attributed to the architectural, historical and setting interests of the building.

9. Heritage Impact Assessment

Introduction

9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.

9.2 When assessing potential heritage impacts associated with the proposed scheme the key issues to consider are indirect impacts on the setting of nearby listed buildings:

- Indirect impact on Plymouth Lodge, 23, Plymouth Grove, Listed Grade II on 03 October 1974, Listed Building Entry (1271081);
- Indirect impact on Plymouth Grove Hotel, 65, Plymouth Grove, Listed Grade II on 03 October 1974, Listed Building Entry (1271094);
- Indirect impact on Mrs Gaskells House, 84, Plymouth Grove, Listed Grade II* on 25 February 1953, Listed Building Entry (1271082);
- Indirect impact on Court Nursing Home, 2 and 4, Swinton Grove, Listed Grade II 18 December 1963 (1254712)

Impact on the setting of nearby listed buildings

9.3 The site lies on the north side of Plymouth Grove at its junction with Dryden Street. The NGR is SJ 85099 96539. The Desk Based Archaeological report prepared by Paul Butler Associates confirms the site contains an entry on the HER; '*Plymouth House, 1–5 (odd) Plymouth Grove (Sadlers Lumber Merchants) (site of)*' (HER No. 9923.1.0). The description reads as follows '*Established 1851 (Wilfred Sadler). Nameplate at string-line level. Concrete render on front. Interesting brick rear structure. Possibly a late Georgian row of townhouses converted to industrial use in the mid-19th century. Still standing but semi derelict. Terrace of 3 late Georgian houses. Each house built with 4 rooms off a central stairwell. Exterior plinth.*

Semicircular light above door and sash windows. Light removed and windows re-fenestrated with 4 lights. No.1 has 2 bays carrying sash windows. Nos. 3 and 5 have large wide sash windows, possibly to light rear workshops. No.5 has corrugated clad winding shaft to one side. Terrace reclad in concrete around turn of century. Application to demolish for new flats (March 1994). No longer extant. The terrace was demolished in 2016–19 and the plot is currently vacant'.

9.4 A photograph of the site taken in 1959 shows the site hosting a three storey building with pitched roof occupying a back of pavement location on Plymouth Grove. This confirms that previously the site provided enclosure to Plymouth Grove (now lost) and traditionally accommodated a building taller than neighbouring buildings.



Figure 9.1: Photograph of the building present on the application site in 1959, Manchester Libraries.

Plymouth Lodge, 23 Plymouth Grove



Figure 9.2: 23 Plymouth Grove (Right of picture) looking towards the application site, google earth.

9.5 23 Plymouth Grove was erected in the early C19th and can be regarded to be a good example of an architecturally modest early C19 red brick rectors house built to serve a religious building erected to accommodate the spiritual needs of a rapidly expanding industrial town. Overall it is regarded as having 'medium' national significance, largely attributed to the architectural and historical characteristics of the building. As can be seen in the above image it retains a landscaped garden setting which whilst altered is judged to make a positive contribution to the appreciation and understanding the asset. The proposed development does not impact upon the garden setting of 23 Plymouth Grove which is retained post development. Furthermore the two sites are separated by the established redevelopment scheme at 21 Plymouth Grove which includes a brick boundary wall and garden planting, therefore acting as a buffer being located as it is between the application site and the listed building.

9.6 It is also noted that whilst the application is presently vacant, it traditionally accommodated built development which enclosed the street with a three storey building being located there until fairly recently (Image 9.1), this being taller than neighbouring buildings. Reinstating a building on the application site of sufficient height and massing to respond to

the Grafton Street – Sanctuary Students building at the opposite side of Plymouth Grove would appear to be an appropriate townscape response. The reinstatement of a building on the application site may be judged to have a minor positive impact on Plymouth Grove by removing derelict land from the streetscene.

Plymouth Grove Hotel, 65 Plymouth Grove



Figure 9.3: 65 Plymouth Grove (Right of picture) looking towards the application site, google earth.

9.7 65 Plymouth Grove was erected in the late C19th and can be regarded as having 'high' national significance, largely attributed to the architectural and historical characteristics of the building. The main interest lies with its external appearance. The site occupies a prominent position in the townscape although the setting of the building is poor and as can be seen in the above image is dominated by hardstanding. The application proposal lies some distance from the listed building and is extremely unlikely to impact upon the setting in which 65 Plymouth Grove is experienced. Views of the eclectic roofscape of the listed building including the clock tower will not be obscured by the new development which lies some distance to the north in a position where the built environment increases in height as the University Campus is reached. The proposed development does not impact detrimentally upon the setting of 65 Plymouth Grove and the reinstatement of a building on

the application site may be judged to have a minor positive impact on Plymouth Grove by removing derelict land from the streetscene.

Mrs Gaskells House, 84 Plymouth Grove



Figure 9.4: 84 Plymouth Grove (Left of picture) looking towards the application site, google earth.

9.8 84 Plymouth Grove was erected in the early C19th and can be regarded to be a fine example of an early villa of the period. Overall it is regarded as having 'high' national significance, attributed to the architectural, historical and setting interests of the building including with its associations with local novelist Mrs Gaskell. The setting of the building can be appreciated from Plymouth Grove and includes gardens and a former coach house wing which contributes significantly to the appreciation of the villa and contributes to understanding the asset. The application proposal lies a considerable distance from the listed building and is extremely unlikely to impact upon the setting in which 84 Plymouth Grove is experienced. Views of the listed building will not be obscured by the new development which lies some distance to the north in a position where the built environment increases in height as the University Campus is reached. The proposed development does not impact detrimentally upon the setting of 84 Plymouth Grove.

Court Nursing Home, 2 and 4, Swinton Grove



Figure 9.5: 2 and 4, Swinton Grove (Right of picture) does not have intervisibility with the the application site, google earth.

9.9 The building was erected in the early to mid C19th and is regarded as having 'medium' national significance, attributed to the architectural, historical and setting interests of the building. The building does not have intervisibility with the application site and setting is not impacted by development.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

9.10 This Heritage Statement has confirmed that scheme will not impact detrimentally upon the significance or setting of nearby listed buildings. Indeed the proposed development may be judged to have a minor positive impact on Plymouth Grove by removing derelict land from the streetscene which will benefit 23 and 65 Plymouth Grove. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.

9.11 Should the LPA disagree and determine that having regard to the relevant planning policy tests, the proposed works would be associated with 'less than substantial harm' to the significance of any of the identified listed buildings, we believe Paragraph 202 of the NPPF would be triggered. This states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal*'.

9.12 The proposal will be associated with series of public benefits which should be weighed against any harm caused. The main public benefit relates to returning a vacant previously developed site to active use and providing a high quality PSBA scheme close to Manchester University Campus. Occupation of the completed building will improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh any less than substantial harm which may be identified by the LPA, therefore the policy tests provided by Paragraphs 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

10. Conclusion

10.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf Plymouth Grove Property Development Ltd to support a full planning application for a student accommodation building on land at the junction of Plymouth Grove and Dryden Street, Manchester.

10.2 The proposals will redevelop what is presently a derelict site with a new student residential building. The site extends approximately 0.15ha. It is located within the Oxford Road Corridor area and shares a frontage with both Plymouth Grove and Dryden Street. The site is within easy walking distance to both University campuses and the City Centre, making the site highly sustainable and accessible to the rest of the city.

10.3 Research has established that the application site hosted a three storey building with pitched roof occupying a back of pavement location on Plymouth Grove. This confirms that previously the site provided enclosure to Plymouth Grove (now lost) and traditionally accommodated a building taller than neighbouring buildings.

10.4 When assessing potential heritage impacts associated with the proposed scheme the key issues considered were the potential for indirect impacts on the setting of nearby listed buildings. Our assessment reviewed the following buildings:

- Indirect impact on Plymouth Lodge, 23, Plymouth Grove, Listed Grade II on 03 October 1974, Listed Building Entry (1271081);
- Indirect impact on Plymouth Grove Hotel, 65, Plymouth Grove, Listed Grade II on 03 October 1974, Listed Building Entry (1271094);
- Indirect impact on Mrs Gaskells House, 84, Plymouth Grove, Listed Grade II* on 25 February 1953, Listed Building Entry (1271082); and
- Indirect impact on Court Nursing Home, 2 and 4, Swinton Grove, Listed Grade II 18 December 1963 (1254712).

10.5 Our assessment with this Heritage Statement has confirmed that scheme will not impact detrimentally upon the significance or setting of any of these nearby listed buildings. Indeed

the proposed development may be judged to have a minor positive impact on Plymouth Grove by removing derelict land from the streetscene which will benefit the buildings in closest proximity at 23 and 65 Plymouth Grove. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.

10.6 Should any less than substantial harm be identified by the decision maker we believe the proposal will be associated with series of public benefits which should be weighed against any harm caused. The main public benefit relates to returning a vacant previously developed site to active use and providing a high quality PSBA scheme close to Manchester University Campus. Occupation of the completed building will improve security and safety on surrounding streets by providing passive surveillance. It is our considered view that the public benefits of the proposed scheme outweigh any less than substantial harm which may be identified by the LPA, therefore the policy tests provided by Paragraphs 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

11. Bibliography

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HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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Maps

1786 Yates' Map of Lancashire
1818 Greenwoods' Map of Lancashire
1828 Bingleys' Map of Lancashire
1851 OS Town Plan Sheet 44
1891 OS Map Lancashire Sheet CIV.15.2
1922 OS Map Lancashire Sheet CIV.15
1935 OS Map Lancashire Sheet CIV.15

Appendix 1: Historic Maps

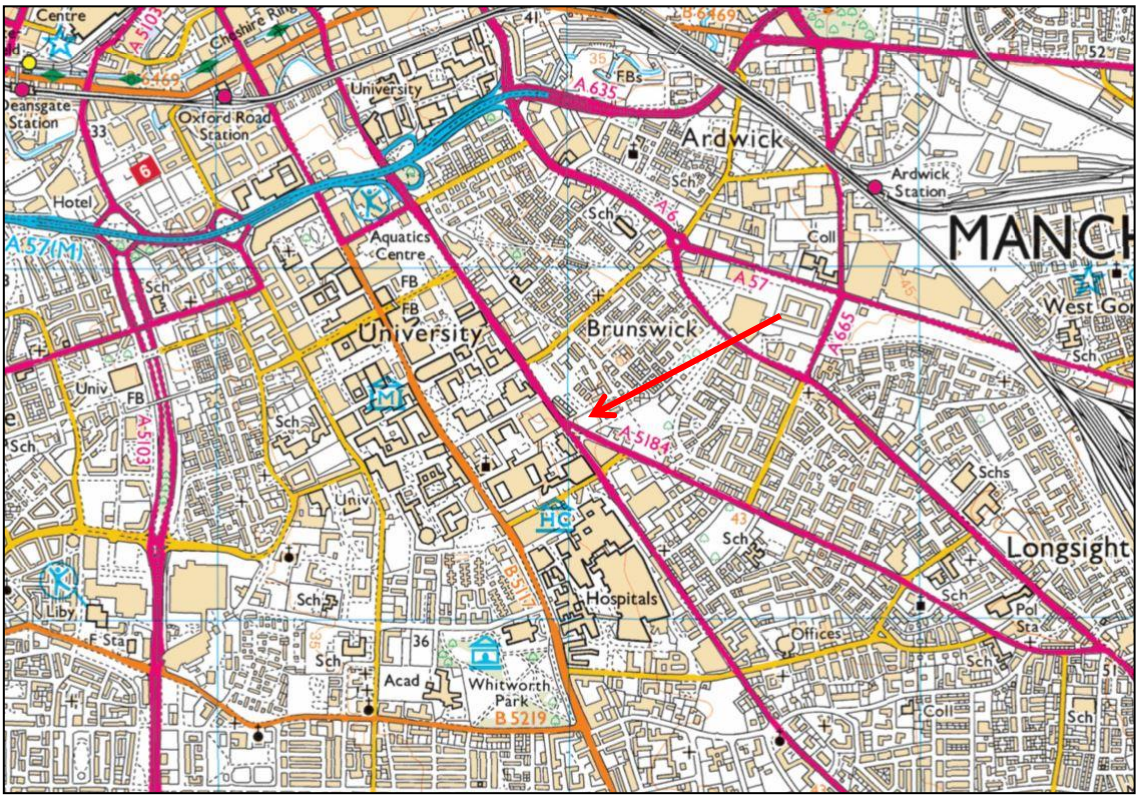


Figure 1: Location Plan

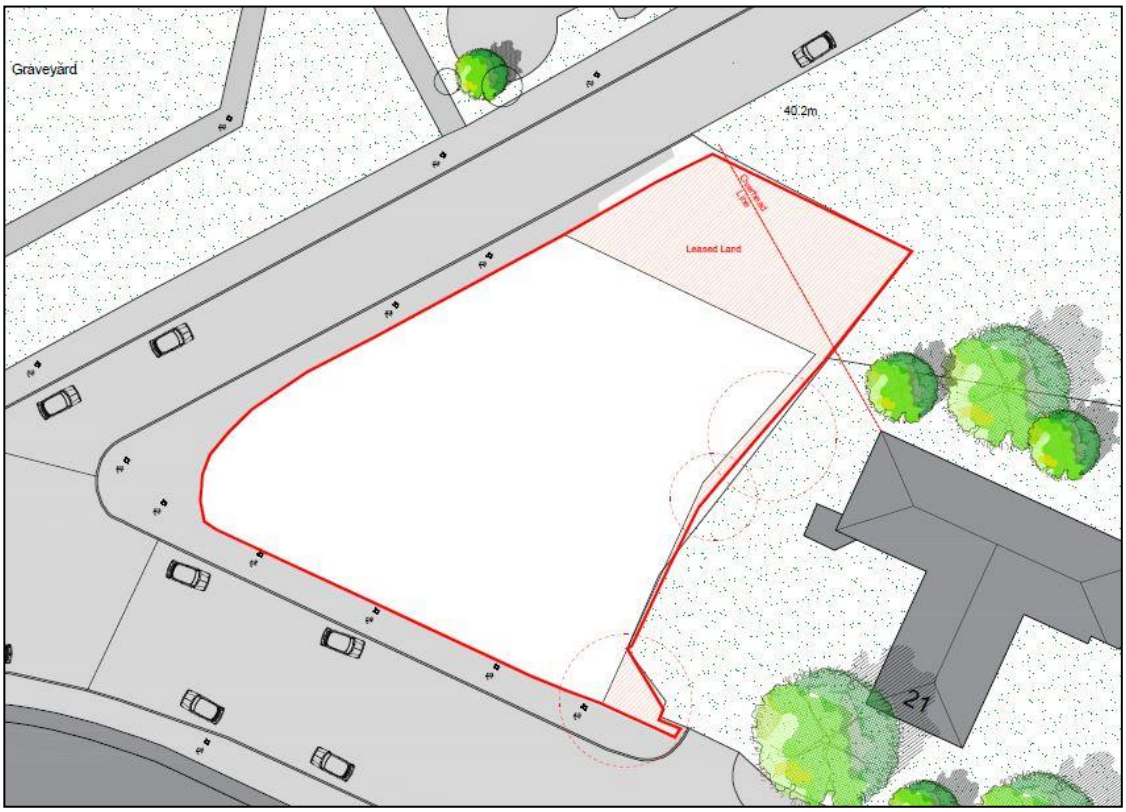


Figure 2: Site plan

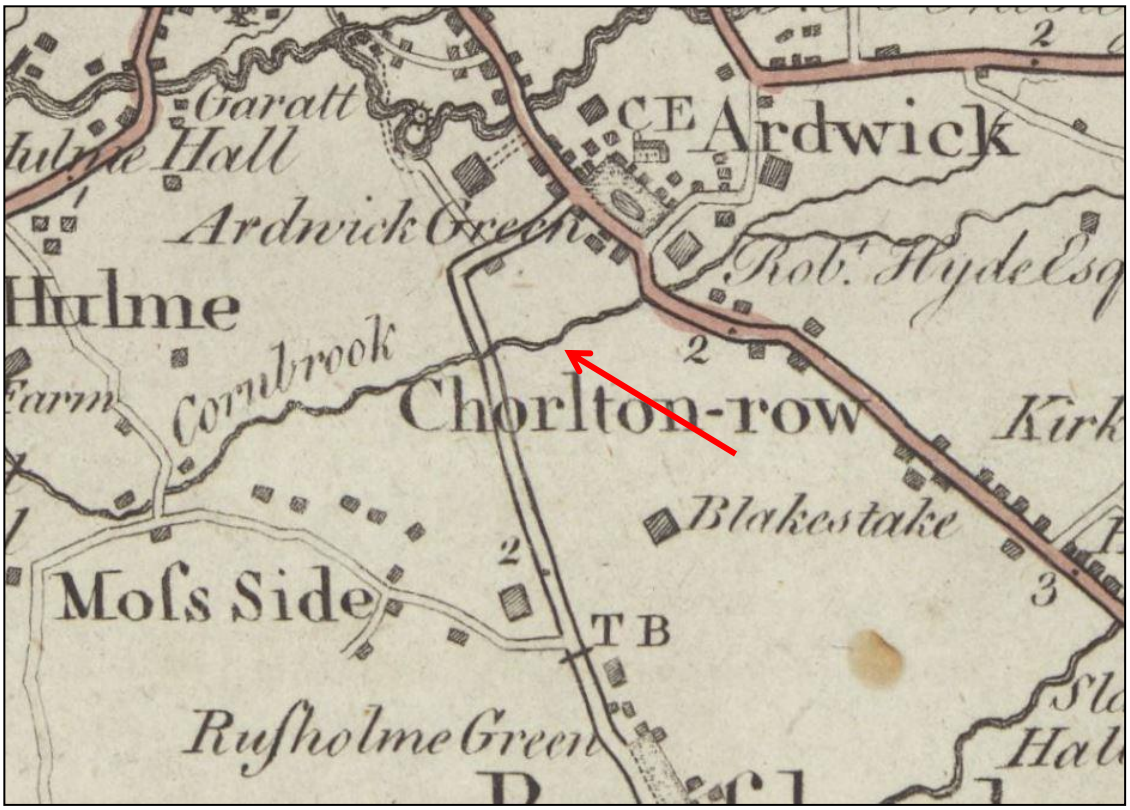


Figure 3: 1786 Yates' Map of Lancashire showing approximate site location



Figure 4: 1818 Greenwoods' Map of Lancashire showing approximate site location



Figure 5: 1828 Hennet and Bingleys' Map of Lancashire showing approximate site location

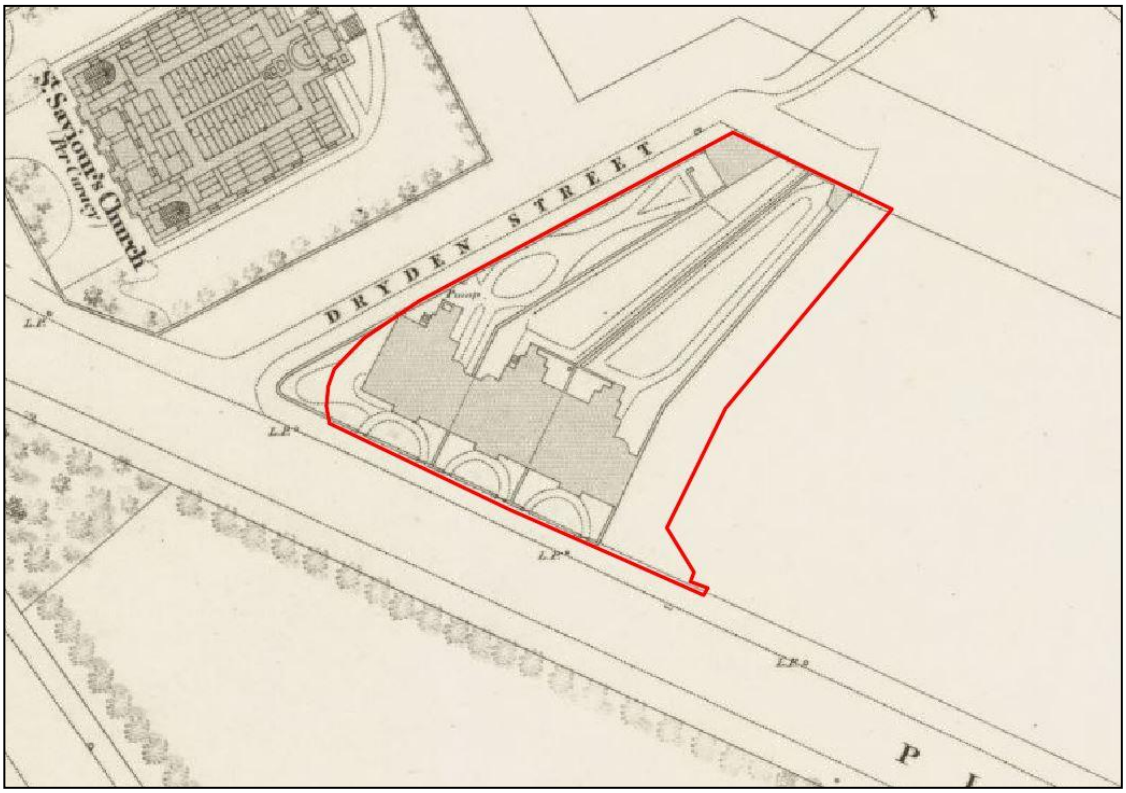


Figure 6: 1851 OS Town Plan sheet 44

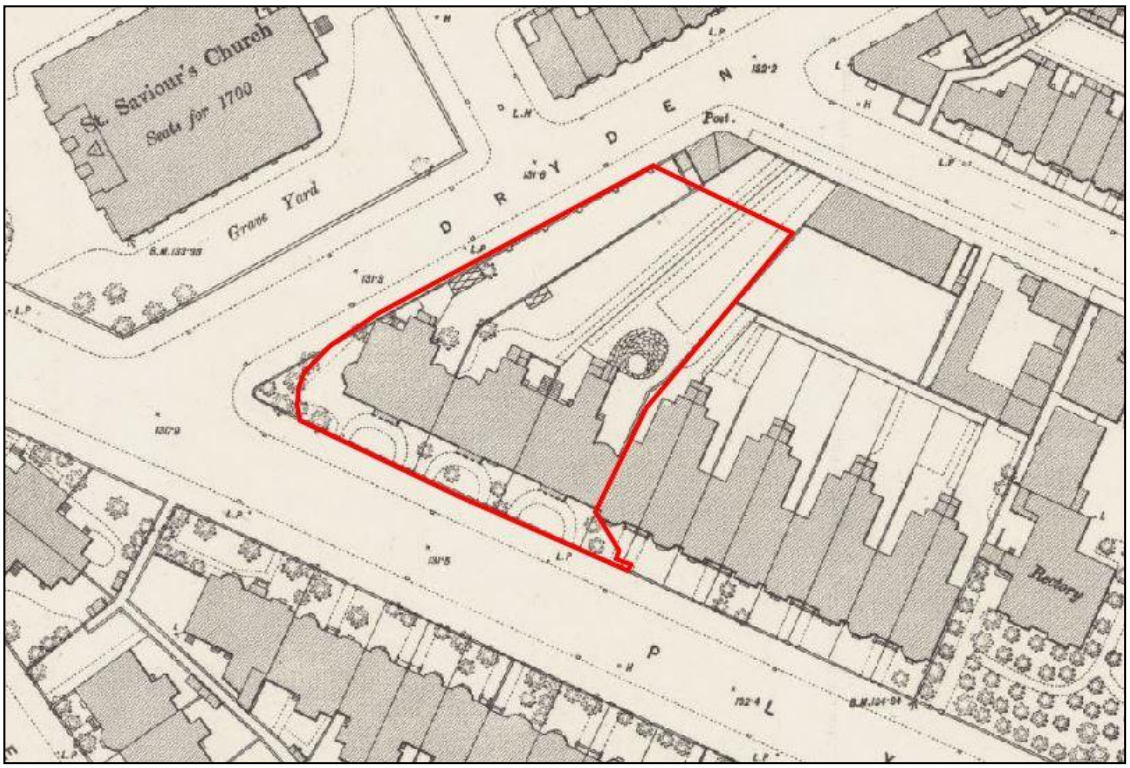


Figure 7: 1891 OS Map Lancashire Sheet CIV.15.2

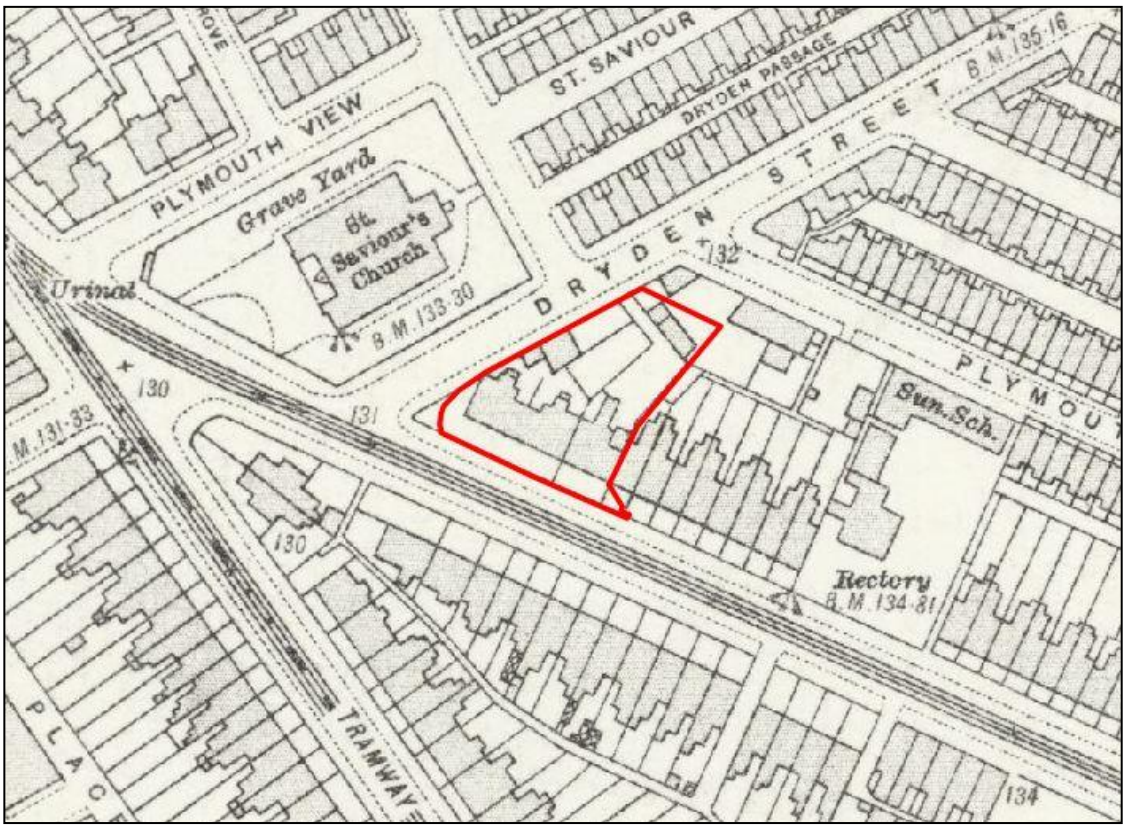


Figure 8: 1922 OS Map Lancashire Sheet CIV.15



Figure 9: 1935 OS Map Lancashire Sheet CIV.15

Appendix 2: Site Photographs



Plate 1: Context shot of site from Dryden Street.



Plate 2: Context shot of site from Plymouth Grove.



Plate 3: Context shot of site from Plymouth Grove.



Plate 4: General shot of site looking northeast.



Plate 5: Shot of site looking southeast.



Plate 6: Excavated area at southern end of site.



Plate 7: Northern end of site.



Plate 8: View of site from the north.



Plate 9: Reduced area at southern side of site.



Plate 10: Reduced area looking west.



Plate 11: Reduced area looking east.



Plate 12: Southern wall.