

Heritage Statement

4 Middleton Rd, Manchester, M8 5DS

Application for Retrospective Planning Approval

Client: Shasheles Further Education College



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Contents

	Page No
1 Introduction	2
2 Purpose of Report	3
3 The Crumpsall Lane Conservation Area	4 - 8
4 The Site	9 - 10
5 Photographic Record of the Application Site	11 - 12
6 Development Criteria and Control within Conservation Areas	13 - 16
7 Impact on the Conservation Area	17 - 18
8 Conclusion	19

1.00 Introduction

The site, 4 Middleton Road Manchester M8 5DS, formerly occupied as a private Doctors Surgery and Medical Centre known as Roselands, is currently occupied as an educational college. Planning permission for the change of use to an Educational College was granted in September 2021 under Application Number 131022/FO/2021.

The college has occupied the site since October 2021, shortly after planning permission was granted for its change of use. Whilst it was originally anticipated that the existing premises at 4 Middleton Road would be sufficient for their purposes, it soon became clear that additional space was required to provide for the wide range of classes they now offer. As a result, the college has installed several portacabins on site to provide additional space for the classes provided by the college. The college was not originally aware that planning permission was required for the installation of these portacabins and due to a formal complaint from a neighbouring resident, the presence of the portacabins have been brought to the attention of the Enforcement Office at Manchester City Council.

The client has therefore agreed with the representative from the Council that the college will apply for retrospective planning permission (temporary permission for 3 years) for the retention of the portacabins on site, whilst they explore the option for the extension of the existing building or alternatively for the erection of an additional building on site to provide for their additional space requirements. This application is expected to be submitted imminently.

2.00 Purpose of Report

Given the location of the site within the Crumpsall Lane Conservation Area, the purpose of this Statement is to determine what impact (if any) of the now sited portacabins have on the Crumpsall Lane Conservation Area.

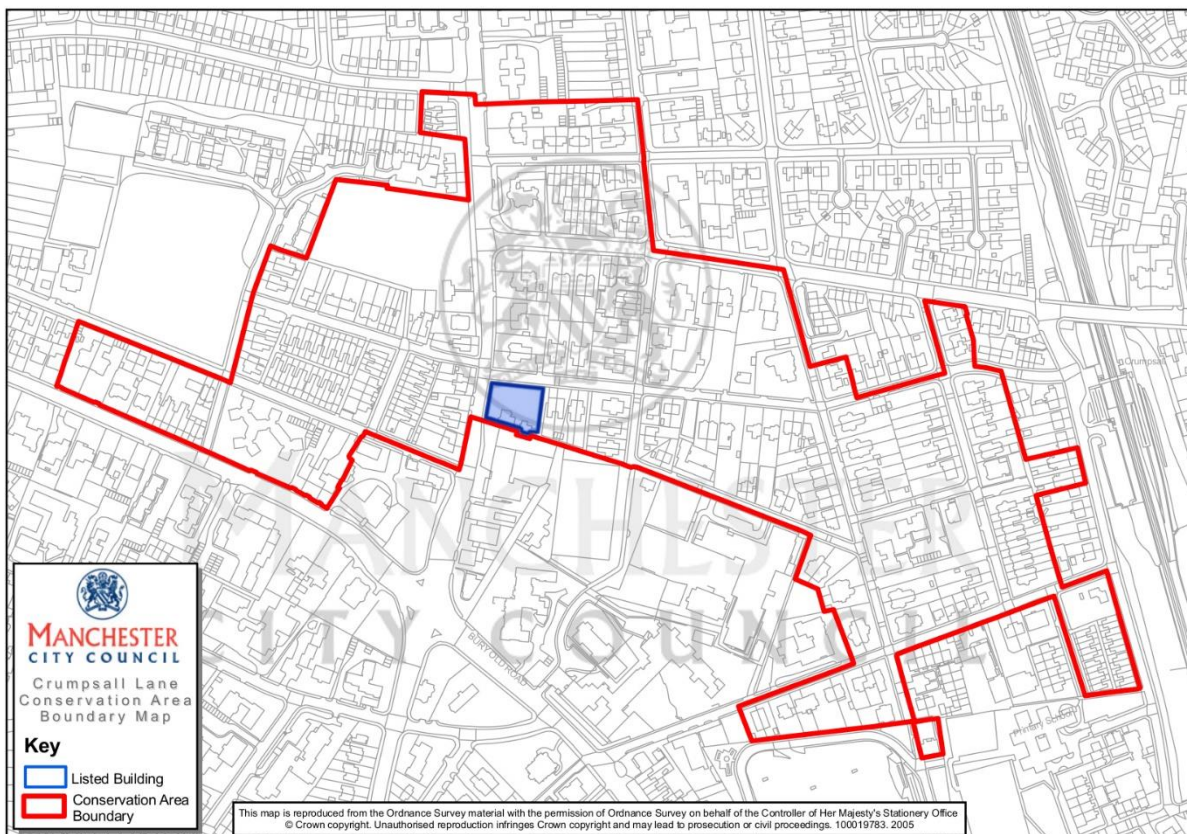
3.00 The Crumpsall Lane Conservation Area

Unfortunately, there is no Conservation Area Appraisal for the 'Crumpsall Lane Conservation Area' but there is a plan on the Council's website which outlines its boundary, as shown below.

Retrieved from:

https://www.manchester.gov.uk/downloads/file/12616/crumpsall_lane_conservation_area_map

It shows that the site lies on the southern edge (shaded in blue)



In regard to the above we would note the following

1. The Crumpsall Lane Conservation Area is located in the northern part of Manchester and is of significant historical and architectural value. This Section of the report aims to assess the area's unique historic character and asses whether the proposals will damage its character.
2. Historic Character: The Crumpsall Lane Conservation Area exhibits a rich historic character, primarily dating back to the late 19th and early 20th centuries. The area comprises a mix of residential and commercial buildings, each contributing to its distinct character. Key elements of its historic character include:

a. Architectural Diversity: The area showcases a variety of architectural styles, including Victorian, Edwardian, and early 20th-century designs. Buildings range from terraced houses and semi-detached properties to small commercial establishments.

b. Many of the properties (which comprise a mixture of detached, semi-detached and terraced properties) have large, front and rear gardens, including mature trees, with a number of the larger, Victorian houses having been subdivided into flats. The road and street widths are generous, with brick and stone front boundary walls and hedges and which help to give the Conservation Area a strong suburban / residential character.

b. Materials and Construction: Many of the buildings in the conservation area feature red-brick facades, characteristic of the late Victorian and Edwardian eras. Traditional construction techniques, such as ornate stonework and timber detailing, can also be observed in some structures. Often steeply pitched slated roofs.

c. Street Layout: The conservation area benefits from well-preserved street layouts, which follow the traditional urban grid pattern of the period. This layout creates a strong sense of place and historic continuity.

d. Green Spaces: The area's historic character is further enhanced by small green spaces, pocket parks, and private gardens, which contribute to the overall visual appeal and well-being of the community.

3. History: The Crumpsall Lane Conservation Area has a fascinating history, marked by significant milestones that have shaped its development:

a. Industrial Growth: During the late 19th century, the area experienced rapid industrial growth, primarily driven by the textile industry. Many of the original buildings were constructed to accommodate the growing workforce, resulting in the mix of residential and commercial properties seen today.

b. Expansion of Public Transport: The extension of tramlines and other public transport links in the early 20th century facilitated the growth of the area, making it more accessible and attracting a diverse community.

c. Post-War Era: Like many urban areas, Crumpsall Lane faced challenges during the post-war era, leading to changes in land use and the conversion of some buildings for different purposes

Historical Maps



OS Plan 1893. Shows the formation of the buildings and street pattern to the site in question formed and much as today.



1932 OS Map showing a more built up environment.

Photographic Record of Crumpsall Lane Conservation Area



1. View along Bennett Road from site entrance.



2. Contemporary Care Home along Bennett Road.



3. Boundary treatment and extension to corner property along Bennett Road and Polygon Road.



4. Good quality semi-detached properties on Polygon Road.



5. Contemporary family housing along Polygon Road.



6. Boundary treatment on corner plot on junction of Bennett Road and St Mary's Hall Road.



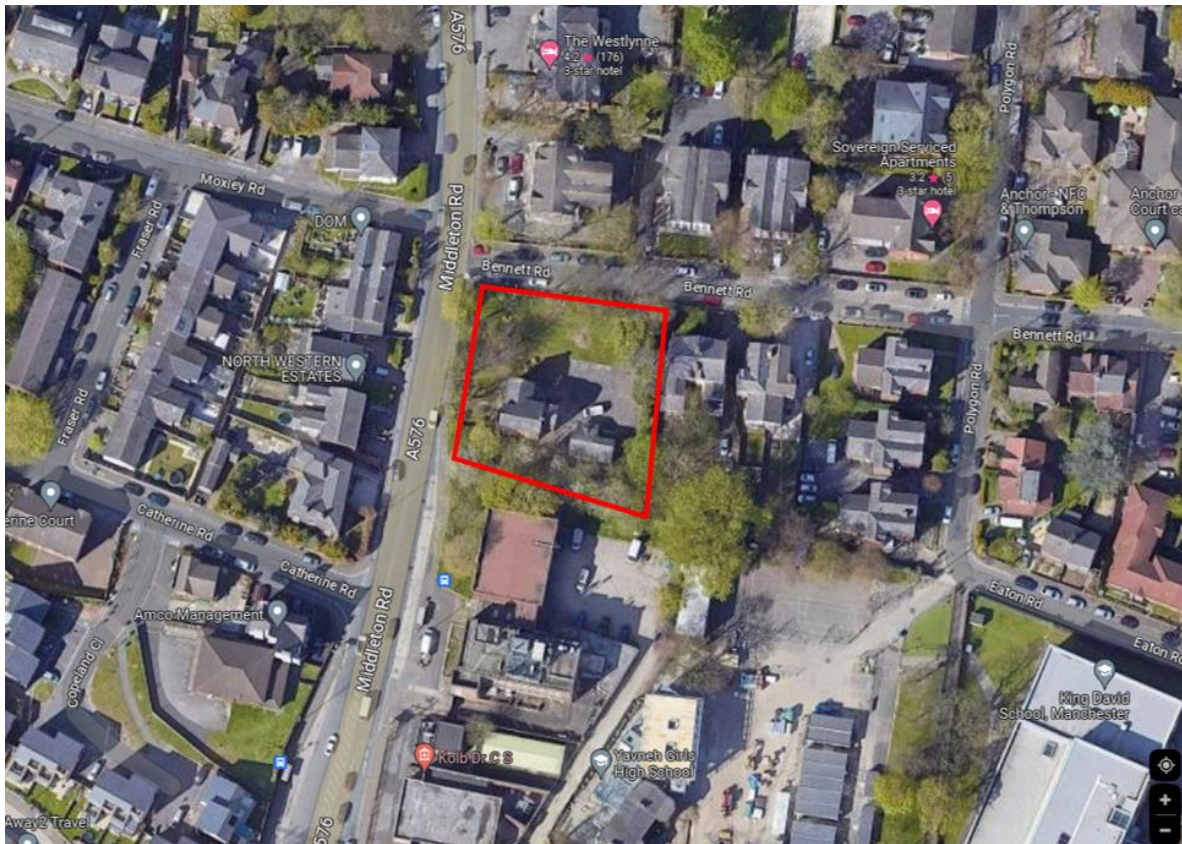
7. Street scene along Rectory Road.



8. View along Catherine Road towards Middleton Road.

4.00 The Site

Situated on the corner of Middleton Rd and Bennett Rd Manchester. Site edged in red below Middleton Road runs north-south, Bennett Road east-west.



Approximate Site Boundary shown in red. Not to scale and for purposes within this report only.

4.01 The environs. A predominantly residential area with elements of commercial and educational buildings. Many of the local Victorian buildings are fine period buildings, substantial in nature built from traditional load bearing masonry and pitched roofs.

4.02 Topography. The area is widely flat but within the site there is a landscaped mound on the west side.

4.03 Arboriculture. The site is surrounded by mature trees.

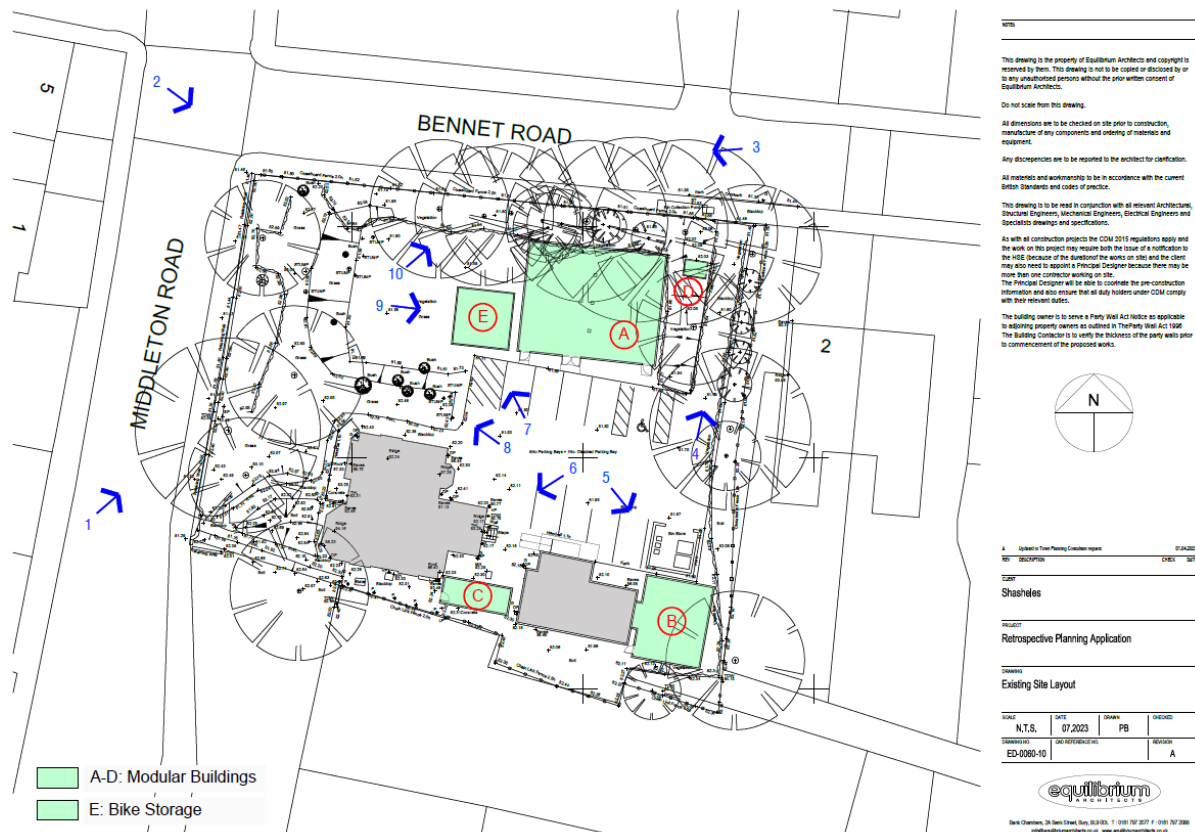
4.04 Access. There is pedestrian access from Middleton Rd and Bennett Rd. The main vehicular access is off Bennett Rd which leads to a small enclosed carpark within the grounds.

4.05 The buildings on site

- a) The main Victorian building lies to the west and comprises a 3-storey building built from traditional load bearing brickwork with pitched roofs.

- b) The main building is not Listed or Locally Listed and does not comprise any architectural or heritage features of Conservation value.
- c) To the east of the above is a later cotemporary building built from traditional masonry and pitched roofs, also of no heritage significance.
- d) Modular Buildings. Within the site are 3 groups of modular buildings. (A) being a large classroom block, (B) is an extension to dining room mess hall, (C) being a staff room facility and (D) a small security cabin. Cycle shelter marked (E).

The photographic record follows in Section 5.



5.00 Photographic Record of the Application Site



1. View into front of site from Middleton Road



2. View from Middleton Road into corner of site



3. View looking down Bennett Road towards Middleton Road.



4. View looking towards site entrance.



5. View from within site looking towards Southeast corner.



6. View from within site looking towards Southwest corner and main building.



7. Internal view towards Northwest corner of site.



8. View looking outwards towards Middleton Road frontage.



9. Internal view towards Eastern site boundary



10. View towards Bennett Road frontage.



11. View looking up entrance path towards site.

6.00 Development criteria and control within Conservation Areas

The following criteria are often applied when attempting to preserve and enhance the nature and character of a conservation area and might be considered as relevant to this application:

- a. **Heritage Protection:** The area should be protected by maintaining its designation as a Conservation Area, securing legal safeguards for preserving its historic buildings and significant features.
- b. **Building Restoration:** Encourage and support the restoration and maintenance of historic buildings, ensuring that original architectural features are retained wherever possible.
- c. **Urban Design Guidelines:** Develop and enforce urban design guidelines to guide new development in a manner that complements the area's historic character and respects the scale and materials of existing buildings.
- d. **Green Spaces Preservation:** Protect and enhance existing green spaces, ensuring they remain an integral part of the conservation area, contributing to the overall historic character and the well-being of its residents.
- e. **Community Engagement:** Involve local residents, businesses, and stakeholders in the decision-making process concerning the conservation and enhancement of the area to foster a sense of ownership and pride.

Understanding Planning law within Conservation Areas

Planning law in Conservation Areas refers to the Statutory Legislation and restrictions implemented by local planning authorities to protect and preserve the architectural and historic significance of designated conservation areas. These areas are considered to have special architectural or historic interest, and they are often characterized by unique buildings, structures, or landscapes that hold cultural and historical importance.

The main purpose of these laws is to control and manage changes to the built environment within these areas. The regulations aim to strike a balance between preserving the area's heritage while accommodating necessary development and modernization.

Key aspects of planning law in conservation areas typically include:

1. **Conservation Area Designation:** Local planning authorities designate conservation areas based on architectural or historic significance. The

designation process involves a formal assessment of the area's heritage value.

2. **Conservation Area Appraisals:** Before implementing planning laws, conservation area appraisals are conducted to understand the area's significance, character, and features that need protection.

Unfortunately this is not available for Crumpsall Lane Conservation area

3. **Listed Buildings:** Conservation areas often contain listed buildings, which are structures of special architectural or historic interest. Special consent is required for any changes or repairs to listed buildings.
4. **Article 4 Directions:** Local authorities may issue Article 4 Directions to restrict permitted development rights in conservation areas. This means that certain changes that would usually be allowed without planning permission elsewhere will require it within the conservation area.
5. **Planning Permission and Development Control:** All planning applications within a Conservation Area are subject to stricter scrutiny to ensure they are in harmony with the area's character and do not detract from its significance.
6. **Protecting Trees:** Preservation of trees is often a significant concern in Conservation areas. Special permission may be required for tree works to protect the area's greenery and natural character.
7. **Public Consultation:** There is usually a greater emphasis on public consultation when it comes to planning applications in Conservation Areas, as the wider community has a vested interest in preserving the area's unique qualities.
8. **Enforcement:** Local planning authorities enforce Conservation area regulations, taking action against unauthorized works that harm the character of the area.

It is important to note that planning guidance can vary in conservation areas between local authorities but the general themes above are highly relevant. The National Guidelines (NPPF) however are quite specific:

Planning Guidelines within Conservation Areas and Development within as recorded in the NPPF

From the Glossary: A Conservation Area is a designated Heritage Asset

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

P 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that

preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

P 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Proposals affecting heritage assets

P 194. 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.

P 195. 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.

P 196. 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.

P 197. 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

94. 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.

7.00 Impact on the Conservation Area

In response to the NPPF criteria we comment as follows:

P 206. Local planning authorities should look for opportunities for new development within Conservation Areas

Clearly this is an opportunity for new and needed development for the school.

P 197. 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;

This development will generate footfall and help breathe life into the area

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

The college is in need of additional accommodation to make it sustainable and economically viable

c) the desirability of new development

This development is highly desirable. Thriving colleges are an asset to any community

P 94. 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

This statement has provided an adequate description of the significance of the Conservation area proportionate to its significance.

P 94. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected...

In response to the above we determine that there is a nominal impact on the heritage asset in that the modular units are dispersed within what was originally an open site, open spaces being part of the areas original character.

The above said, in mitigation, the site does benefit from dense foliage and mature trees which to a large extent obscure the development, see below.

Based on a site visit carried out on 12th July 2023 and an understanding of the site, its context and the wider conservation area we would comment as follows:

- a. The mature trees that surround the site form a dense and helpful screen to the modular buildings, particularly from Bennett Road (See image No 10).

- b. There is no impact from Middleton Road where the main building and dense vegetation obscure any development to the rear (east) (See image No 1).
- c. There is negligible impact from Bennett Road where the modular buildings are essentially screened by dense foliage and where only the small security building is visible (See image No 3).
- d. From within the site the new modular buildings can be seen from the adjacent house to the east (See image No 9). That said the gable of the house contains windows although these are likely to be secondary. A modest impact.
- e. From within the site the views outward are obscured by vegetation with evergreen and deciduous planting to Middleton Road and Bennett Road boundaries. It is appreciated the obscurity will differ seasonally nonetheless the vegetation is a very helpful barrier. (See image No 8).
- f. The proposals will cause no harm to any significant views within the Conservation Area.
- g. The historic special interest of the Conservation Area is not be affected in any meaningful way by the modular buildings.
- h. The modular buildings have no adverse impact upon existing buildings which make a positive contribution to the character of the Conservation Area.

8.00 Conclusion

After careful evaluation of the modular buildings' impact on the Crumpsall Lane Conservation Area, we acknowledge that there is a minor effect, falling under the category of less than substantial harm. Nevertheless this must be weighed against the public benefits offered by the development. The additional space provided by the modular buildings provides essential classroom space and teaching accommodation for the education of young people within the surrounding neighbourhoods.

Whilst preserving the character and significance of the conservation area is of utmost importance, the benefits of the college's services outweigh the minor impact of the modular buildings. Therefore, we endorse the college's application for retrospective planning permission to retain the modular buildings. This proposal aligns with the National Planning Policy Framework (NPPF) objectives, promoting sustainable communities, supporting educational facilities, and utilizing viable spaces in a manner consistent with conservation principles.

On the basis of the above, it is concluded that the retention of the modular buildings for a temporary period of 3 years will not detract from the character, appearance or historical significance of the Crumpsall Lane Conservation Area's .

Report Prepared by: Vic Fletcher FdA BA BArch MSc RIBA Heritage Consultant

Date: 27th July 2023

Rev A: 1st August 2023