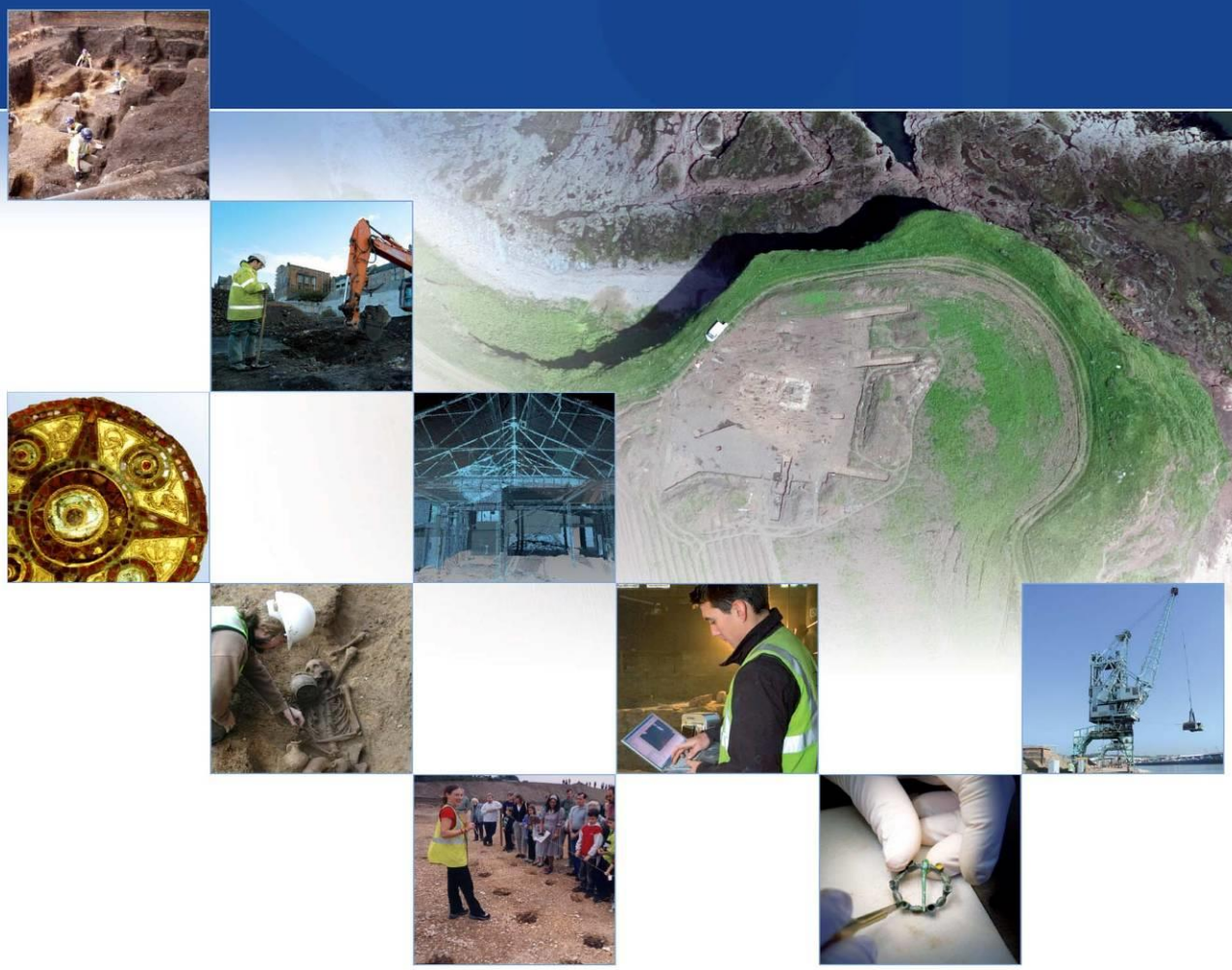
Proposed Telecommunications Installation on Land at the British Muslim Heritage Centre, College Road, Manchester: Heritage Statement

Project No: 26113

November 2021



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Proposed Telecommunications Mast on land at the British Muslim Heritage Centre, College Road, Manchester: Heritage Statement

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AOC Project No:	**26113**
Planning Application No:	**131725/FO/2021**
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Date of Assessment:	**November 2021**

This document has been prepared in accordance with AOC standard operating procedures

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1 NON-TECHNICAL SUMMARY

1.1 AOC Archaeology Group was commissioned by WHP Wilkinson Helsby Ltd, to undertake a Heritage Statement (HS) with regard to a proposed telecommunications installation on land near the British Muslim Heritage Centre, College Road, Manchester (centred NGR: SJ 82616 94633). The building now known as the British Muslim Heritage Centre was originally constructed by the architects Irwin and Chester in a Gothic style between 1840 and 1843. Additional elements were added in the late 1870s and these included a hall and the wings were rebuilt to 3 storeys. The building survives to the present day in its elongated E-plan form. It was known as the GMB National College until 2010 when it was purchased by its present owners. The building is Grade II* Listed on account of its architectural value whilst its entrance gateway and gates are Grade II Listed'.

1.2 The applicant proposes to erect a 25m cypress tree type telecommunications mast with associated cabinets, fending and works.

1.3 This HS considers the potential implications of the Proposed Development on the historic environment including the potential for impacts upon the settings of statutory designated heritage assets located within 250m of the Site. The potential for archaeological remains to be encountered on the Site itself, and therefore, be subject to direct impacts is also considered.

1.4 Setting assessment has been undertaken on designated assets of the British Muslim Heritage Centre (Assets 1 and 2) and Whalley Range Conservation Area (Asset 18). The designated assets of the British Muslim Heritage Centre are still listed under its former name of the GMB National College. This setting assessment has found that the Proposed Development will not be visible from most locations within the grounds to the north of the British Muslim Heritage Centre (or from College Road), mostly due to the scale of the Grade II* Listed Building, and that the relationship between the British Muslim Heritage Centre and its associated gateway and gates will not, therefore, be negatively impacted. Although it is considered possible that there may be potential glimpses of the Proposed Development looking southwards along the access road running along the eastern edge of the grounds these views will be distant, especially from the access point off College Road, and heavily obscured by the mature trees lining the road. These views are, at their worst, very limited and represent a Neutral to Negligible impact upon the setting of the former entrance gateway and gates (Asset 2, List No. 1283094) and the character of related portion of the Whalley Range Conservation Area.

1.5 This setting assessment has, however, assessed there to be a greater potential for intervisibility between the southern façades of the British Muslim Heritage Centre (Asset 1, List No. 1197762), especially from the upper floor windows, and the Proposed Development. The current views from the rear of the college towards the Proposed Development are considered to make some contribution to the historic setting of both the heritage centre (Asset 1) and this portion of the Whalley Range Conservation Area, due to the survival of the tree lined path and retention of the land demarcations depicted on the Ordnance Survey mapping of 1893-94. The Proposed Development will, however, be partially obscured from the southern façade of the college by the tree lined avenue and located within an area of compacted gravel which is bound to the south by the brick boundary wall. This area of gravel was observed to contain a number of modern additions including a sliding gate providing access through the boundary wall to Clarendon Road, a 7m high pole mounted CCTV camera and loudspeaker immediately to the south of the Site and a small heap of stone and brick rubble to the north. These modern elements within the grounds of the college and Whalley Road Conservation Area are not considered to be contributing to the setting or character of either. The Proposed Development will, however, be significantly taller (8.5m higher) than any of the nearby mature trees and, although designed to be disguised

as a Cypress Tree, will be distinctive given the paucity of other similar trees of this type in the area. These potential views of the Proposed Development within the grounds of the Grade II* Listed heritage centre (Asset 1) and this portion of the Whalley Range Conservation Area are not, however, considered to contain or impact upon key aspects of either due to being to the rear of the building and within an area that contains modern developments (a marquee and car park) and features. The impact upon the setting of both the heritage centre (Asset 1) and the character of this portion of the Whalley Range Conservation Area is, therefore, considered to be Low.

1.6 Where neutral impacts have been found there would be no harm to the heritage assets, in all other cases, where negligible or low impacts have been predicted, the harm is judged to be less than substantial. The less than substantial harm will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF.

1.7 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during groundbreaking works (including excavation, construction and other works associated with the development) on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.

1.8 This assessment has found that there is a Low potential for remains or artefacts of all periods from the prehistoric through to the modern period to be disturbed during the course of the Proposed Development. Any requirement for mitigation work to be undertaken on the Site in conjunction with the development will be determined by the Greater Manchester Archaeological Advisory Service at the University of Salford who provide archaeological advice to Manchester City Council.

2 INTRODUCTION

2.1 Project Background

2.1.1 AOC Archaeology Group was commissioned by WHP Wilkinson Helsby Ltd, to undertake a Heritage Statement with regard to a proposed cypress tree type telecommunications installation on land within the grounds of the British Muslim Heritage Centre, College Road, Manchester (centred NGR: NGR:SJ 82616 94633). Hereafter, the proposed phone mast location site will be referred to as "the Site", the proposed phone mast is referred to as the "Proposed Development".

2.1.2 This HS considers the potential implications of the Proposed Development on the historic environment including the potential for impacts upon the settings of statutory designated heritage assets located within 250m of the Site. The potential for archaeological remains to be encountered on the Site itself, and thus be directly impacted upon, is also considered.

2.2 Planning Application Response

2.2.1 The client submitted a planning application for the Proposed Development to Manchester City Council in September 2021 (131725/FO/2021) and the Council have requested that this application be supported by a heritage statement, citing the Site's location within the grounds of the Grade II* Lister Heritage Centre and its placement within the wider Whalley Range Conservation Area. The council have requested that the Heritage Statement:

'should identify historic features and assess their significance and their setting, and assess the impact of the proposals. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings. It should include:

- *a summary of the history and development of the building/asset and its setting;*
- *a statement of the significance of the interior and exterior as relevant;*
- *a clear and full explanation of where proposals impact on the historic fabric, the heritage asset and its setting;*
- *an assessment of the impact of the proposals; and*
- *a statement of justification for the works together with details of any mitigation measures proposed* (Manchester City Council, *ufm122*).*'*

2.3 Topographical & Geological Conditions

2.3.1 The British Geological Survey GeoIndex (BGS 2021) records the bedrock on the Site as Wilmslow Sandstone Formation – Sandstone. This sedimentary bedrock was formed approximately 252 to 247 million years ago in the Triassic Period in an environment dominated by hot deserts. The superficial deposit on the Site is Glaciofluvial Sheet Deposits, Devensian – Sand And Gravel formed up to 2 million years ago in the Quaternary Period in an environment dominated by ice age conditions.

2.3.2 The closest borehole that the BGS records to the Site is SJ89SW573 – LORD EGERTON SEWER CHORLTON 4, situated approximately 420m south of the Site. Bored on the 13th of July 1981 topsoil was recorded to a depth of 1m Below ground Level (BGL). Brown sand was recorded below the topsoil to a depth of 1.2m BGL followed by grey silty sand with traces of peat to a depth of 1.3m BGL. Brown boulder Clay was recorded below 1.3m

BGL.

2.3.3 The Site is situated at approximately 26m Above Ordnance Datum (AOD).

3 ASSESSMENT METHODOLOGY & CRITERIA

3.1 Assessment Methodology

3.1.1 The aim of this HS is to assess the potential impact of the Proposed Development. This includes assessment of the potential for direct impacts upon archaeological remains on the Site as well as the potential for impacts upon the settings of designated heritage assets located within 250m of the Site.

3.1.2 The assessment has been carried out in accordance with Chartered Institute for Archaeologists' (CIfA) Standard and Guidance documents, including their guidance on Historic Environment Desk-Based Assessment (CIfA 2020b) and Commissioning Work or Providing Consultancy Advice on the Historic Environment (CIfA 2020a). Relevant statutory requirements, national, regional and local guidance, including the Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (MHCLG 2014 updated 2021) and regional and local planning policy have also been taken into consideration. Historic England's Guidance on Setting (Historic England 2017) has also been considered.

3.1.3 The following sources were consulted during the preparation of this assessment:

- Designated Heritage Asset data:

  downloaded from Historic England's online National Heritage List for England, for statutory designations and

- The Greater Manchester Historic Environment Record (HER) as maintained by the University of Salford, for records of designated and non-designated assets.
- Historic Maps held by the British Library and at the National Library of Scotland.

3.1.4 All designated and non-designated heritage assets referenced in this Heritage Statement are detailed in the accompanying gazetteer (Appendix 1) and are mapped on Figures 2 and 3.

3.1.5 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in Section 8.

3.2 Assessment Criteria

3.2.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 2.

3.2.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 2.

3.2.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

3.2.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major, moderate, minor, and negligible.

3.3 Setting Assessment Guidance

3.3.1 The setting assessment for this HS has been undertaken in line with the requirements of NPPF and HE setting guidance. With regard to setting, Paragraph 13 of the PPG states that:

'*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it*.'

3.3.2 The NPPF defines setting 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*.'

3.3.3 In December 2017, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes intended to explain how to apply the policies contained in the NPPF. This document states:

'*Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings*.'

3.3.4 The Historic England (HE) guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five-stage approach which comprises:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decision and monitor outcomes

3.3.5 The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the significance of the asset in question. HE acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.

3.3.6 The NPPF, where designated heritage assets are concerned, requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by development. It requires a judgement to be made as to whether that harm is '*substantial*' or '*less than substantial*', and the level of harm predicted establishes the planning test to be applied. Extant guidance on harm, relevant to this assessment, is set out in Section 4.3 below.

3.3.7 The PPG (2014 updated 2021, Historic Environment Section updated July 2019) notes that '*substantial*' harm is a '*high test*' and that as such it is unlikely to result in many cases. What matters in establishing whether harm is '*substantial*' or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance.

3.3.8 For many designated assets, setting may not contribute to their significance or the contribution to significance may be limited. For these assets, even High magnitude impacts on setting are unlikely to have adverse effects on the significance of the designated asset. Low magnitude impacts tend to relate to notable or perceptible changes to setting but where these changes do not necessarily obscure or damage elements of setting or relationships which directly contribute to the significance of assets. Such effects will result in '*less than substantial*' harm. For assets whose setting contributes greatly to their significance, high magnitude impacts may result in '*substantial*' harm, but this will not always be the case. Where there are no effects or effects are deemed to be neutral there will be no harm.

Assessment of Direct Impacts

3.3.9 AOC obtained an extract from the Greater Manchester Historic Environment Record (GMHER) covering both designated and non-designated assets located within 250m of the Site boundary in order to assess the potential for known non-designated assets to be directly impacted by the Proposed Development and to assess the potential for buried archaeological remains to be present on the Site.

Assessment of Harm

3.3.10 Site visits were undertaken to all designated heritage assets within the 250m Study Area. These site visits established the current setting of the assets, how setting contributes to the significance and appreciation of the assets and how the Proposed Development could potentially impact upon setting such that it could affect significance.

3.3.11 The assessment of level of harm in this report will be a qualitative one and will largely depend upon whether the effects predicted would result in a major impediment to the ability to understand or appreciate the heritage asset in question by reducing or removing its information content and therefore reducing its heritage significance or the ability to appreciate that significance.

3.4 Limitations of Scope

3.4.1 It should be noted that this report has been prepared under the express instructions and solely for the use of WHP Wilkinson Helsby Ltd and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (November2021) and relevant United Kingdom standards and codes, technology and legislation.

3.4.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising WHP Wilkinson Helsby Ltd or associated parties of the facts or implications of any such changes in the future.

3.4.3 This HS is based upon data obtained from publicly accessible archives as described in Section 3.1 above, National Heritage List for England (NHLE) data and HER data was obtained in October 2021 and are current to that date.

3.5 Standards

3.5.1 The scope of this assessment meets the requirements of current planning regulations set out in the Planning

Practice Guidance (2014, updated July 2021, Historic Environment section updated July 2019); National Planning Policy Framework (June 2021); Planning (Listed Buildings and Conservation Areas) Act, 1990; and local planning policy.

3.5.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CIfA) Code of Conduct, the CIfA Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment, the CIfA Standards and Guidance for Historic Environment Desk Based Assessments, Field Evaluations and other relevant guidance.

3.5.3 AOC Archaeology Group is a Registered Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.

3.5.4 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

4 PLANNING BACKGROUND

4.1 Identified Heritage Assets

4.1.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1. Each has been assigned an 'Asset No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, NRHE number, protective designation, and other descriptive information, as derived from the consulted sources.

4.1.2 Each heritage asset referred to in the text is plotted on Figure 2 and Figure 3 at the end of the report, using the assigned Asset Nos. The location of the Site is marked with a red circle on Figure 1, the boundary of the Site is marked with a red polygon on Figures 2 and 3 and Figures 6 to 9.

4.1.3 There are two Listed Buildings within the 250m Study Area; the Grade II* Listed British Muslim Heritage Centre (formerly Lancashire Independent College) (Asset 1, List No. 1197762), which was built as the Lancashire Independent College between 1840 and 1843 and is still Listed under its former name, the GMB National College. The heritage centre's entrance gateway and gates are Grade II Listed (Asset 2, List No. 1283094). It is proposed to install the telecommunications equipment within the grounds of the heritage centre.

4.1.4 The Site is within the Conservation Area of Whalley Range (Asset 18).

4.1.5 There are no Scheduled Monuments, Registered Parks or Gardens, World Heritage Sites, or Registered Battlefields within 250m of the Site.

4.1.6 The Proposed Development will sit within the grounds of the British Muslim Heritage Centre, College Road, Manchester. The proposed telecommunications equipment will be installed in the southeast corner of the heritage centre's grounds on land that is currently covered by a gravelled surface.

4.2 Legislative Framework

4.2.1 Parliamentary legislation for both Listed Buildings and Conservation Areas is provided by the Planning (Listed Building and Conservation Areas) Act 1990 (Act of Parliament, 1990).

4.3 National & Local Planning Policy

The National Planning Policy Framework (NPPF)

4.3.1 The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities

and Local Government (MHCLG) on 24th July 2018 and updated on the 20th of July 2021. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as '*an irreplaceable resource*' and notes that '*they 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.*' (MHCLG, 2021, Paragraph 189)

4.3.2 Where designated assets are concerned great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance that is predicted to result from either a direct impact upon a designated heritage asset or a change to its setting should require *'clear and convincing justification. Substantial harm to or loss of:*

- *grade II listed building or grade II parks or gardens should be exceptional.'*
- *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* (MHCLG, 2021, Paragraph 200)

4.3.3 With regard to proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 201 states that *'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*' (MHCLG 2021, Para 201). Where '*a development proposal will lead to less than substantial harm to the significance of a designated asset' Paragraph 202 states that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'* (MHCLG, 2021, Paragraph 202).

4.3.4 NPPF (2021: 71) defines the setting of a heritage asset as the: '*surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*.'

4.3.5 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 197 states that '*In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* (MHCLG, 2021, Paragraph 203)

4.3.6 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority 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.'* (MCHCLG, 2021, Historic Environment section updated July 2019, Paragraph 205)

Planning Practice Guidance (PPG) 2019

4.3.7 Planning Practice Guidance (PPG) was published in April 2014. PPG was updated on the 24th of June 2021, PPG sections on the Historic Environment was last updated on the 23rd of July 2019, to expand upon the NPPF. Section 18a of the guidance is conserved with '*Conserving and Enhancing the Historic Environment'*. The Guidance notes that *'conservation is an active process of maintenance and managing change. It requires a*

flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest.'

4.3.8 When considering whether a proposal would cause substantial harm to a designated asset the Practice Guidance observes that;

'*Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Paragraph: 001 Reference ID: 18a-018-20190723' (MHCLG, 2021, Historic Environment section updated July 2019)

Local Planning Policy

4.3.9 The Site lies within the local authority administrative area of, Manchester City Council which is responsible for local planning policy. Manchester City Council's Local Plan consists of several documents. The Core Strategy 2012-2027 was adopted on the 11th of July 2012; the following policies are relevant to the Proposed Development:

Policy CC9

Policy EN 3

Heritage

'New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.' (Manchester City Council, 2012, p. 172)

...

'All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

...

Historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals.

...

It is expected that developers will carry out an appropriate appraisal of issues relating to heritage assets.' (Manchester City Council, Para 12.21: p. 173)

Historic England: The Setting of Historic Assets

4.3.10 HE in the Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 2017 state that:

'The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. 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 or and ability to access or experience that setting. This will vary over time and according to circumstance.

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 on-going conservation.' (MCHLG, *PPG, 2019, paragraph: 013, reference ID: 18a-013-20190723).'*

5 ARCHAEOLOGICAL & HISTORICAL EVIDENCE

5.1 Prehistoric to Medieval (-AD 1500)

5.1.1 No archaeological remains or artefacts are recorded within the 250m study area surrounding the Site, prior to the construction of the Lancashire Independent College (now the British Muslim Heritage Centre) in 1840 whilst historic maps suggest that the Site remained undeveloped until that time. Consequently although the potential for pre-19th century remains or artefacts being encountered cannot be discounted, on present evidence this possibility is considered to be Low.

5.2 Post-Medieval Evidence (AD 1500 – AD1900)

5.2.1 Early pre-Ordnance Survey maps of the Site tend to be schematic and lack detail. Blaeu's map of 1664 (Figure 4) shows no detail regarding the Site. Within the wider geographical area the River Irwell is depicted; labelled as *'Merſey fl'*; the modern River Irwell is a tributary of the River Mersey. Settlements such as Flixton and Stretford are depicted. These settlements now form suburbs of the modern city of Manchester and allow the Site to be approximately located.

5.2.2 Hall's map of 1836 (Figure 5) shows detail within the vicinity of the City, including precursors to the modern road network. The land in the approximate location of the Site is shown as undeveloped with no other details

depicted.

5.2.3 The Site is within the Conservation Area of Whalley Range (Asset 18). As Manchester expanded during the Industrial Revolution Manchester absorbed existing townships and established new suburban residential areas. Whalley Range was established by banker and businessman Samuel Brooks around 1834 (Manchester Evening News, 14 January 2016). The estate was designed to be *'a desirable estate for gentlemen and their families'* and was laid out between two farms tracks, the precursors to the modern Withington Road and Upper Chorlton Road. Building plots within Whalley Range were sold with conditions to ensure that any development accorded with Samuel Brook's vision of how the estate would be developed.

5.2.4 The Grade II* Listed British Muslim Heritage Centre (Listed under its former name the GMB National College (Asset 1, List No. 1197762) and Asset 2, and its Grade II Listed Entrance Gateway and Gates (List No. 1283094) were constructed between 1840 to 1843. The Site lies within the southeast corner of the Heritage Centre's Grounds. The building now known as the British Muslim Heritage Centre was originally constructed by the architects Irwin and Chester in a Gothic style between 1840 and 1843. Additional elements were added in the late 1870s and these included a hall and the wings were rebuilt to 3 storeys. The building survives to the present day in its elongated E-plan form.

5.2.5 Detailed Ordnance Survey mapping commences with the six inch First Edition of 1848 which shows the 'Independent College' (now the British Muslim Heritage Centre) surrounded by undeveloped fields. The Entrance Gateway and Gates to the British Muslim Heritage Centre are not shown, which suggests that they could be slightly later although their Listing Description dates them to c.1840. The proposed telecommunications installation will stand within the southeast corner of the grounds of the depicted college where two boundary walls join up, the southern boundary wall is in line with occasional trees. There is no precursor to the modern Clarendon Road which now extends along the southern boundary of the heritage centre's grounds. The landscape within the wider vicinity is shown as made up of agricultural fields along with cottages, farms and small estate houses with associated decorative gardens. Features that could represent old quarry pits infilled with water are also depicted and it is noticeable there is a large pond feature in the grounds of White Thorn Cottage bordering Asset 1 to the southeast.

5.2.6 Suburban expansion was well underway by the time that the Second Edition Ordnance Survey was surveyed and published from 1893 to 1894 (Figure 7) as this shows Clarendon Road laid out to the south with terraced properties under construction to its south and larger villas established to its north. south.

5.2.7 It is therefore likely that the land in the vicinity of the Proposed Development was open ground divided into field prior to the construction of the Independent College (Asset 1) during the early 1840's. Therefore, it is considered that there is a Low potential for pre-1840's l remains or artefacts to be present on the Site although the possibility for remains or artefacts associated with the 'Independent College' to be present cannot be discounted.

5.3 Modern Evidence (Post AD1900)

5.3.1 No modern features are recorded within the Site although it is noted that the buildings of the former Independent College have remained in use since the 1840's.

5.3.2 It is proposed to install the telecommunications equipment in the southeast corner of the heritage centre's grounds, to the rear of the principal Grade II* Listed Building on ground that is currently covered by a gravelled surface.

5.3.3 There is therefore considered to be a Low potential for modern remains or artefacts to be present on the Site.

5.4 Site Visit

5.4.1 The walkover survey of the Site and site visits to the Grade II* Listed British Muslim Heritage Centre (Asset 1) and its Grade II Listed Entrance Gateway and Gates (Asset 2) and the Whalley Range Conservation Area (Asset 18) were undertaken on the 27th of October 2021 in overcast and dry conditions.

5.4.2 The Site is located within the southeast corner of the heritage centre's grounds (Asset 1) immediately adjacent to the eastern boundary wall and railings and in an area that functions as part of an overflow car park. This car park is constructed from a layer of metalling composed of packed gravels and was partially covered in leaves. There is a visible break in the tree line at the location of the Proposed Development when viewed from the west, a 7m high pole mounted CCTV camera and loudspeaker immediately to the south of the Site and a small heap of stone and brick rubble to the north (Plate 1). No other features were observed within the footprint of the Proposed Development, during the Site Visit.

5.4.3 During the walkover survey of the Whalley Range Conservation Area (Asset 18) it became apparent that the only part of Conservation Area that would have any intervisibility to the Proposed Development, due to intervening buildings and the mature tree lined College Road (Plate 2), would be the grounds of the heritage centre itself .

5.4.4 The areas to the north of the heritage centre, are occupied by gardens set either side of a main pedestrian footpath providing access from the Grade II Listed entrance gateway (Plate 3). There is also a vehicle access, in the north-eastern corner of the plot, that runs southwards towards the Site, along the eastern edge of grounds (Plate 4).

5.4.5 The areas immediately to the south of the British Muslim Heritage Centre are occupied by a large marquee (used for hosting wedding events) and a car park (Plate 5) accessed via the tree lined lane that originated on College Road to the north. The southernmost part of the plot is covered by a layer of metalling composed of packed gravels that functions as an overflow car park and, in the area between the marquee and southern brick-built boundary wall, contains several large containers and skips (Plate 6). There is a secondary access point to southernmost part of the plot from Clarendon Road via a large sliding gate and a smaller pedestrian door (both locked during the site visit) set into the southern brick boundary wall (Plate 7).

6 PREDICTED IMPACTS

6.1 Development Proposal

6.1.1 The applicant proposes to install a 25m high FLI Cypress Tree style telecommunications mast on the Site. The mast will be installed on a concrete base measuring 6.5m x 6.5m by 1.2m deep.

6.1.2 The Site is located in the southeast corner of the southeast corner of the British Muslim Heritage Centre, the principal building of which is Grade II* Listed (Asset 1).

6.2 Direct Impacts

6.2.1 The Proposed Development will require the cutting back of overhanging tree branches that are in close proximity.

6.2.2 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during groundbreaking works

(including excavation, construction and other works associated with the development) on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.

6.2.3 No pre-1840's remains, or artefacts are recorded either on the Site or within 250m of it, consequently there is considered to be a Low potential for any pre-19th century evidence to be impacted by the Proposed Development.

6.2.6 The Proposed Development is located within the grounds of the Grade II* Listed British Muslim Heritage Centre (Asset 1) which dates to the 1840's. Historic mapping indicates that the grounds of the centre have remained undeveloped since the original construction of the heritage centre as the Lancashire Independent College. Therefore, there is considered to be a Low potential for post-medieval remains or artefacts to be present on the Site, although the potential for garden evidence or short-lived gardens structures associated with the former Independent College cannot be discounted.

6.3 Setting Impacts

6.3.1 This section considers the potential for the Proposed Development to result in indirect impacts upon the settings of designated heritage assets within 250m of Site. This includes consideration of whether any such change would constitute an adverse impact (diminishment) to those attributes of the designated assets which directly contribute to their significance rather than simply being an alteration to, or addition of a new element to the existing settings of these assets. Where a new development may be located within the setting of an asset but does not diminish the significance of the asset or the ability to appreciate that significance, it may have a neutral effect. This is in line with the NPPF definition of setting which states that '*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.'* (MHCLG, 2021: 71)

6.3.2 The assessment considers all designated heritage assets within 250m of the Site. There are two Listed Buildings within the 250m Study Area; the Grade II* Listed British Muslim Heritage Centre (Listed under its former name of the GMB National College (Asset 1, List No. 1197762) and Asset 2, the Grade II Listed Entrance Gateway and Gates to the heritage centre (Asset 2, List No. 1283094); the Site is within the grounds of Asset 1. The Site is within the Conservation Area of Whalley Range (Asset 18).

6.3.4 Whalley Range Conservation Area (Asset 18) covers the area of Samuel Brook's planned 19th century suburban estate. The layout of this estate is largely extant in its original format comprised of an area of large houses on tree-lined avenues. During the walkover survey of the Whalley Range Conservation Area (Asset 18) it became apparent that the only part of Conservation Area that would have any intervisibility to the Proposed Development, due to intervening buildings and the mature tree lined College Road (Plate 2), would be the grounds containing the Grade II* Listed British Muslim Heritage Centre (Asset 1,) and their associated Grade II Listed Entrance Gateway and Gates (Asset 2,).

The grounds of the British Muslim Heritage Centre

6.3.5 The Grade II* Listed heritage centre (Asset 1) and its Grade II Listed Entrance Gateway and Gates (Asset 2) are recorded by the National Heritage List for England (NHLE) as forming a group, and as such, will be discussed together here.

6.3.6 The listing entry for the heritage centre (Asset 1, Plate 8) describes that the building was originally constructed by Irwin and Chester between 1840 and 1843, with additions in late 1870s including a hall and the wings being

rebuilt to 3 storeys. The building survives to the present day in its elongated E-plan form, the main (sandstone ashlar) range facing north, with its distinctive central tower block (an octagonal 2-stage lantern) and 9-bay side ranges containing Tudor-arched arcades and transomed windows above. The rear of the hall and rear wings (both brick-built) also contain similar transomed windows to those visible on the northern frontage of the buildings. The interior of the building is also briefly described and includes a galleried entrance hall and good Gothick decoration to most rooms on the principal floor. In addition to the architectural reasons for designation the historic significance is also briefly discussed in that the building was originally constructed for the training of non-conformist ministers (those excluded from the Universities of Oxford and Cambridge until 1871) and later joined with Owens College (1851) in order to establish the Victoria University of Manchester (which remained the official name of the University of Manchester until 2004), and was known simply as 'the University of Manchester' in 1880 (https://historicengland.org.uk/listing/the-list/list-entry/1197762). The listing entry for the former college's associated Entrance Gateway and Gates (Asset 2, Plate 3) describes that they were also constructed, c.1840, by Irwin and Chester and survive as octagonal gate piers and gabled archways (of sandstone ashlar), with elaborate cast iron gates in between, located on the central axis of the northern boundary of the grounds of the heritage centre (https://historicengland.org.uk/listing/the-list/list-entry/1283094).

6.3.7 The descriptions of the listed buildings above do not, however, include a description of the grounds or their boundary walls. Historic mapping indicates that the plot of land containing the grounds of the heritage centre has remained consistent in size and layout since the construction of the building. It is, therefore, considered that the continued demarcation of this boundary can be said to contribute to the historic setting of the college. It is not clear, however, from the historic mapping what form the plot boundaries initially took (the southern boundary appears to be tree lined between the time of the Ordnance Survey map 1848, Figure 6 and the time of the Ordnance Survey mapping surveyed and published from 1893 to 1894, Figure 7) and when the currently existing boundary walls were constructed. These walls were observed during the walkover to be composed of multiple phases of construction, with some elements made from modern brickwork. The wider historic setting of the grounds of the college can also be considered to have been further reduced by the surrounding early to mid-20th century residential development (Figures 8 and 9) severing it from its initially isolated rural landscape.

6.3.8 The Ordnance Survey map of 1848 (Figure 5) depicts the entrance gateway and gates (Asset 2), set along the central axis of the northern boundary of the grounds, the linear north to south alignment of a road (now Wood Road) and the path leading to the front entrance to the heritage centre. This map also depicts another access route running from the north-eastern corner of the plot, southwards along the eastern boundary of the grounds and turning westwards to the rear of the heritage centre. Both access routes survive to the present day as the path from the main entrance to the heritage centre (Plate 8) and the vehicle access route to the car park to the rear of the heritage centre (Plate 4). The grounds are depicted in greater detail on the Ordnance Survey map of 1893-1894 that depicts that a series of tree lined avenues, principally aligned north to south and west to east, provide access between the northern gardens (which themselves are depicted as containing trees) and southern grounds of the heritage centre (Figure 6). Elements of these tree lined avenues survive to the present day (Plates 4 and 9) and the modern subdivision of the land to the south of the heritage centre between the car park and the area packed gravels that functions as an overflow car park appears to follow an earlier subdivision of the land depicted on this map. Elements of the historic layout have, however, been lost due to the construction of the modern car park and large marquee to the south of the heritage centre (Plate 5).

6.3.9 Overall, therefore, it is considered that the continued views along, use and survival of the main entrance running through the northern garden containing mature trees (Plate 10) makes a significant contribution to the historic setting of both Grade II* Listed Building (Asset 1) and its associated entrance gateway and gates

(Asset 2). This view is also an element of the character of the Whalley Range Conservation Area and should therefore be considered a key element of the setting and character of all three. It is not anticipated, however, that the Proposed Development will be visible from most locations within the grounds to the north of the college (or from College Road), mostly due to the scale of the Grade II * Listed Building, and that the relationship between the college and its associated gateway and gates will not, therefore, be negatively impacted. Although it is considered possible that there may be potential glimpses of the Proposed Development looking southwards along the access road (Plate 4) running along the eastern edge of the college grounds these views will be distant, especially from the access point off College Road, and heavily obscured by the mature trees lining the road. It should be noted, however, that the walkover survey was conducted in October and most of the trees had retained some of their leaf cover. It is anticipated that, during the winter months, the degree to which the mature trees obscure the Proposed Development views from the north would be reduced. Despite this it is assessed that, overall, views from the northern grounds of the college and College Road would be, at their worst, very limited and represent a neutral to negligible impact upon the setting of the former entrance gateway and gates (Asset 2,) and the character of this portion of the Whalley Range Conservation Area.

6.3.10 There is, however, assessed to be a greater potential for intervisibility between the southern façades of the heritage centre (Asset 1), especially from the upper floor windows, and the Proposed Development. The current views of the from the southern façade of the grounds to the south of the college include a modern car park (containing juvenile tropical trees), a large marquee, an area of grass, remnants of the tree lined access routes visible on the Ordnance Survey mapping of 1893-1894 (Figure 7) which are set in front of an area of compacted gravels which form an overflow car park and storage area (Plates 5, 11 and 12). The current views from the rear of the college towards the Proposed Development are considered to make some contribution to the historic setting of both the heritage centre (Asset 1) and this portion of the Whalley Range Conservation Area, due to the survival of the tree lined path and retention of the land demarcations depicted on the Ordnance Survey mapping of 1893-94. The Proposed Development will, however, be partially obscured from the southern façade of the college by the tree lined avenue (Plates 11 and 12) and located within an area of compacted gravel which is bound to the south by the brick boundary wall. This area of gravel was observed to contain a number of modern additions including a sliding gate providing access through the boundary wall to Clarendon Road, a 7m high pole mounted CCTV camera and loudspeaker immediately to the south of the Site and a small heap of stone and brick rubble to the north (Plate 1). These modern elements within the grounds of the college and Whalley Road Conservation Area are not considered to be contributing to the setting or character of either. The Proposed Development will, however, be significantly taller (8.5m higher) than any of the nearby mature trees and, although designed to be disguised as a Cypress Tree, will be distinctive given the paucity of other similar trees of this type in the area. It will be especially apparent when the smaller mature trees that may have partially obscured the Proposed Development in the southern part of the grounds of the heritage centre lose their leaf cover during the winter months. It was also noted that the Proposed Development would likely be visible when looking towards the boundary walls of the heritage centre from Clarendon Road (Plate 13) to the south and from a footpath to the east (Plate 14). These potential views of the Proposed Development within the grounds of the Grade II* Listed heritage centre (Asset 1) and this portion of the Whalley Range Conservation Area are not, however, considered to contain or impact upon key aspects of either due to being to the rear of the building and within an area that contains modern developments (the marquee and car park) and features. The impact upon the setting of both the heritage centre (Asset 1) and the character of this portion of the Whalley Range Conservation Area is, therefore, considered to be low.

6.4 Harm

6.4.1 For the designated assets considered by this assessment the potential impact upon their setting has been judged to be Neutral, Negligible or Low.

6.4.2 The impacts upon the setting of the heritage centre's Grade II Listed Entrance Gateway and Gates (Asset 2, List No. 1283094) and the character of the related portion of the Whalley Range Conservation Area have been judged to be neutral to Negligible. Where they have been judged to be neutral, no harm is predicted, and the policy tests as set out in NPPF are not invoked. Where impacts have been judged to be Negligible, this is largely because there would be extremely limited visibility of the Proposed Development, often over a considerable distance, and the Proposed Development would have not material adverse effect upon the setting of the assets such that their significance, or the ability to appreciate that significance would be diminished. Where Negligible impacts are predicted the harm to the assets is considered to be less than substantial. As such the harm requires to be weighed against the public benefits of the proposal in line with Paragraph 202 of the NPPF.

6.4.2 This assessment has judged that the impact upon the setting of the British Muslim Heritage Centre (Asset 1, List No. 1197762) and the character of this portion of the Whalley Range Conservation Area is considered to be Low. Although alterations to the current setting of heritage centre and the character of this portion of the Whalley Range Conservation Area would be noticeable, they would not affect the ability to understand, appreciate or experience the contribution that setting makes to the asset's overall significance. Where low impacts are predicted the harm to the assets is considered to be less than substantial. As such the harm requires to be weighed against the public benefits of the proposal in line with Paragraph 202 of the NPPF.

7 CONCLUSION AND PROPOSED MITIGATION

7.1.1 This Heritage Statement has considered the potential effects of a proposed mobile telecommunications installation on land at the British Muslim Heritage Centre, College Road, Manchester. The applicant proposes to erect a 25m Cypress Tree type telecommunication installation with associated cabinets, fending and works.

7.1.2 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during groundbreaking works (including excavation, construction and other works associated with the development) on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.

7.1.3 The Proposed Development is located within the grounds of the Grade II* Listed British Muslim Heritage Centre (Asset 1, List No. 1197762) which dates to the 1840's. Historic mapping indicates that the grounds of the centre have remained undeveloped since the original construction of the heritage centre as the Lancashire Independent College. Therefore, there is considered to be a Low potential for post-medieval remains or artefacts to be present on the Site, although the potential for garden evidence or short-lived gardens structures associated with the former Independent College cannot be discounted.

7.1.4 Any requirement for mitigation work to be undertaken on the Site in conjunction with the development will be determined by the University of Salford which provides archaeological advice to the Council. Although as noted above the potential for previously unrecorded buried remains to be present on the Site is considered to be Low.

7.1.5 Setting assessment has found that there would be neutral or negligible impacts upon the setting of the heritage centres Grade II Listed Entrance Gateway and Gates (Asset 2) and the character of the related portion of the Whalley Range Conservation Area as well as a low impact upon the setting of the Grade II* Listed heritage centre itself (Asset 1), resulting from the Proposed Development. Where neutral impacts have been found

there would be no harm to the heritage assets, in all other cases, where negligible or low impacts have been predicted, the harm is judged to be less than substantial. The less than substantial harm will require to be weighed against the public benefits of the Proposed Development in line with Paragraph 202 of the NPPF.

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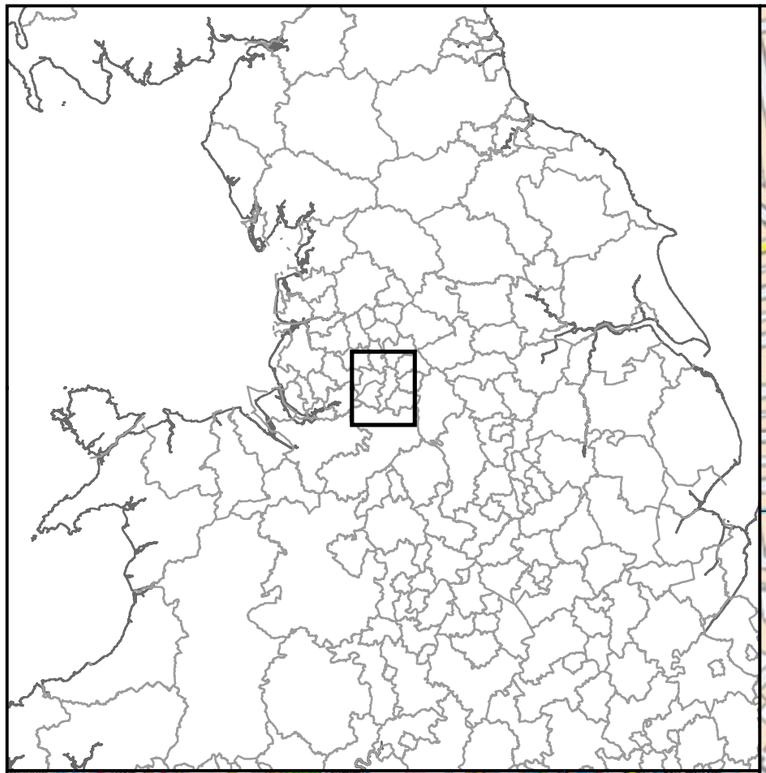

Figure	1

Site location map

Legend

Site location

FOR

WHP Wilkinson Helsby

Helena House
Troy Mills
Troy Road
Leeds

Drawn/checked:	ML/SO
DWG no:	01/26113/HIA/01/01
AOC Project No.:	26113

AOC Archaeology Group

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N

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Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

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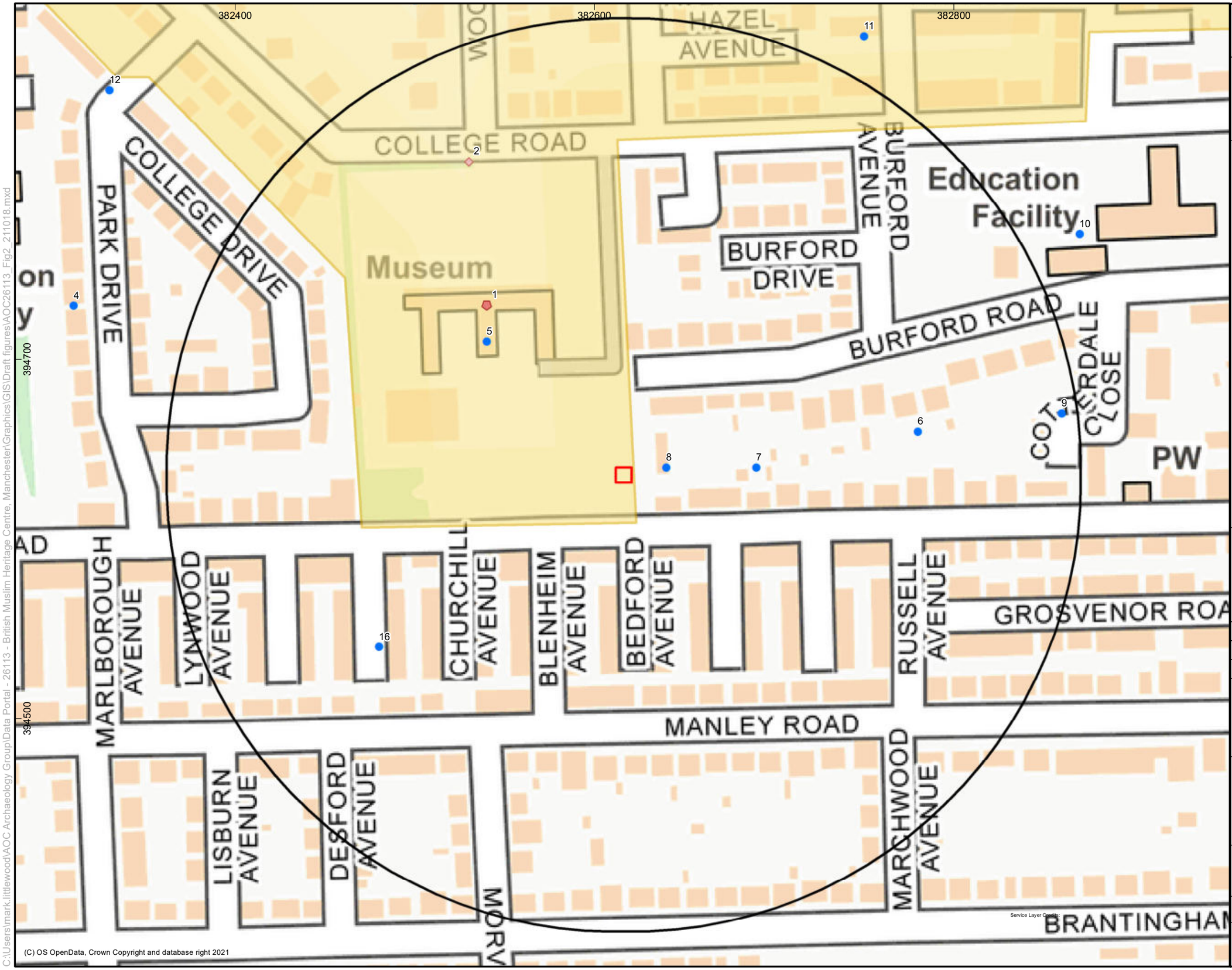

Figure	2

Heritage assets and the 250m Study Area

Legend

- Site Boundary
- 250m Study Area
- Conservation Area
- Listed Building - Grade II*
- Listed Building - Grade II
- Conservation Area
- Historic Landscape Characterisation

FOR

WHP Wilkinson Helsby

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DWG no:	01/26113/HIA/02/01
AOC Project No.:	26113

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SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

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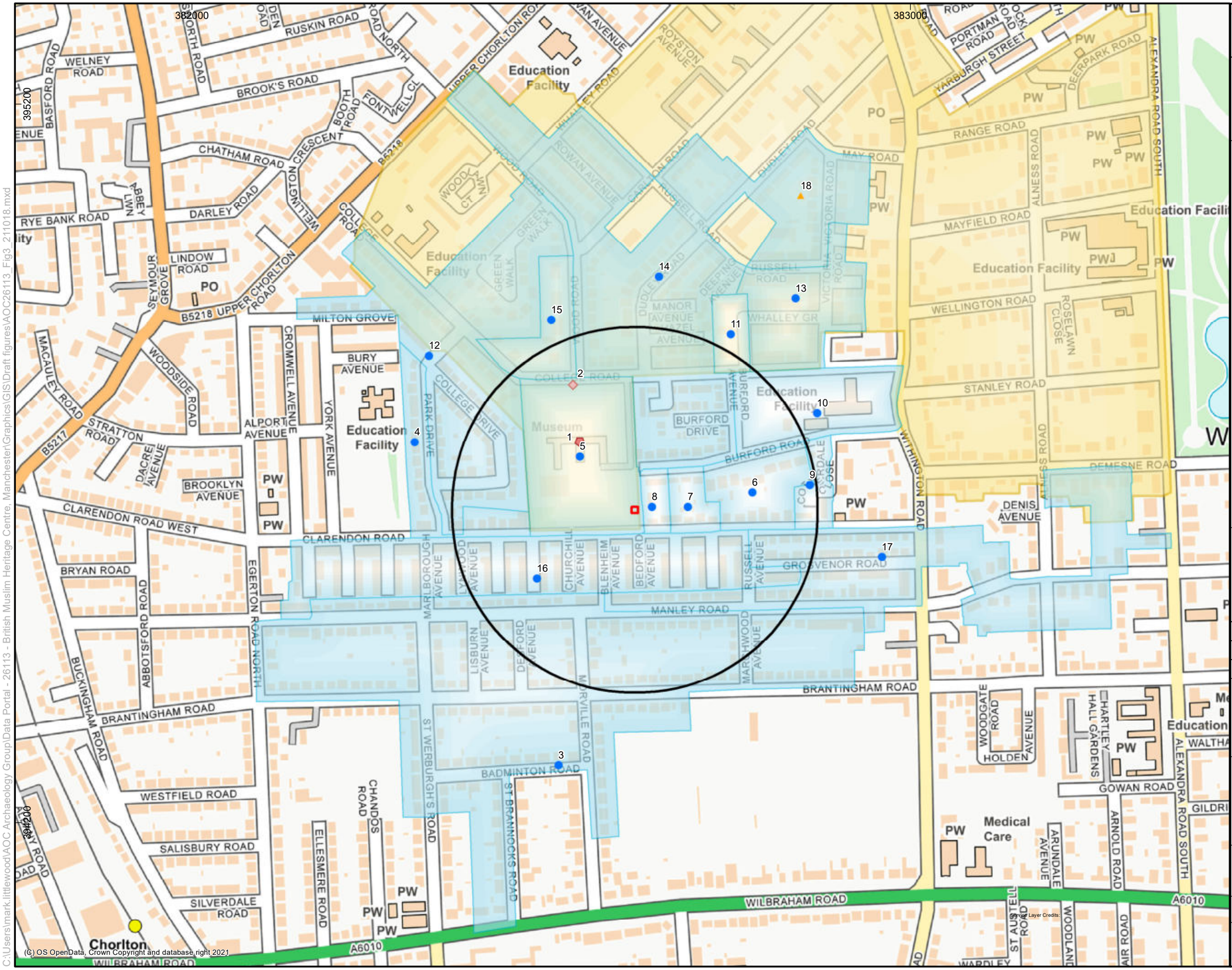

Figure	3

The 250m Study Area and the Historic Landscape Characterisation

Legend

- Site Boundary
- 250m Study Area
- Conservation Area
- Historic Landscape Characterisation Polygon
- Listed Building - Grade II*
- Listed Building - Grade II
- Conservation Area
- Historic Landscape Characterisation

FOR

WHP Wilkinson Helsby

Helena House
Troy Mills
Troy Road
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AOC Project No.:	26113

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SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:5,000 @ A3

SCALE

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Figure	4

Extract from a map by Blaeu, 1654

Legend

Approximate location of the Site

FOR

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Helena House
Troy Mills
Troy Road
Leeds

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DWG no:	01/26113/HIA/04/01
AOC Project No.:	26113

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NOT TO SCALE

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Figure	5

Extract from a map by Hall, 1836

Legend

Approximate location of the Site

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Helena House
Troy Mills
Troy Road
Leeds

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DWG no:	01/26113/HIA/05/01
AOC Project No.:	26113

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NOT TO SCALE

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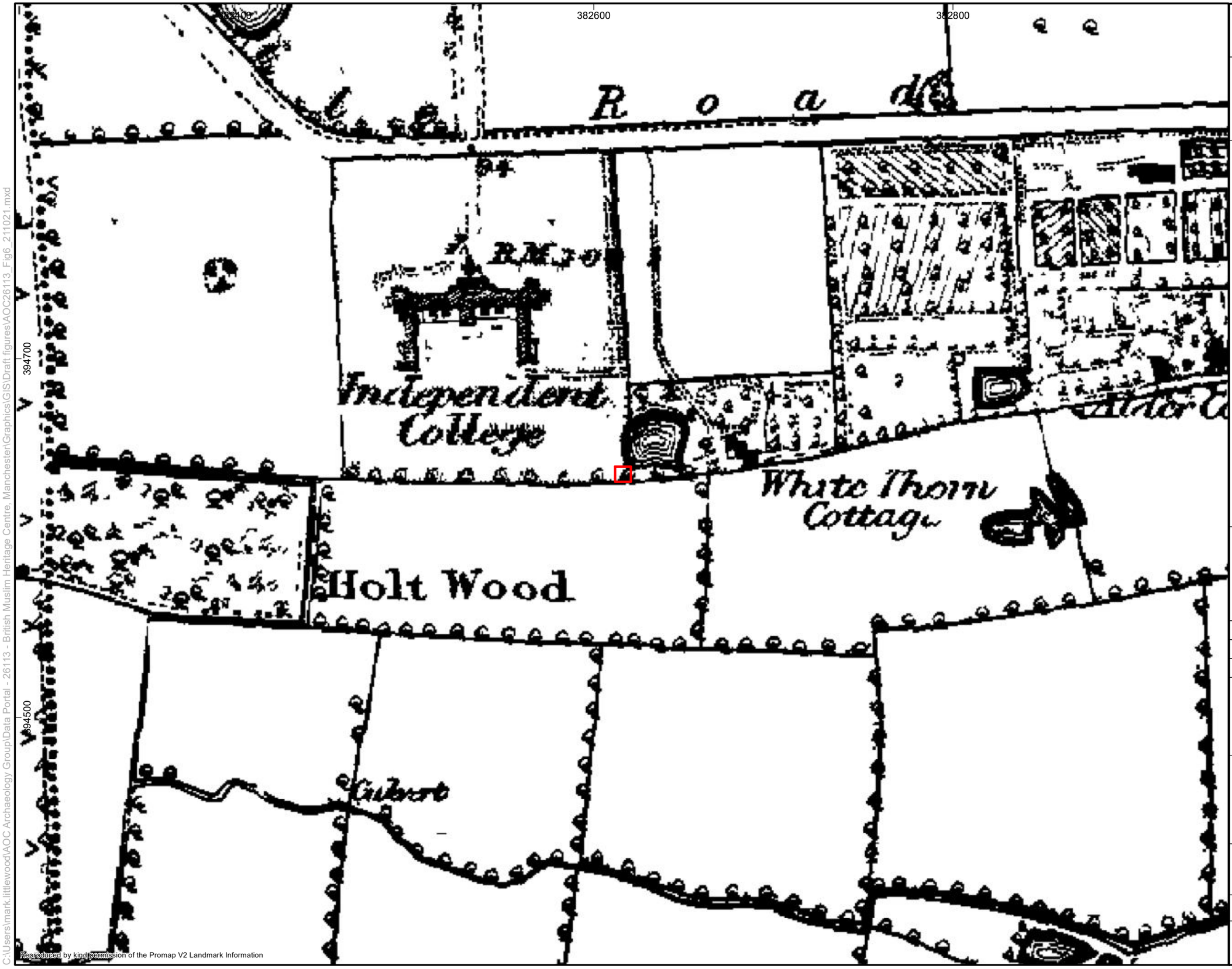

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Figure	6

Extract from Ordnance Survey map, 1848

Legend

Site Boundary

FOR

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Helena House
Troy Mills
Troy Road
Leeds

Drawn/checked:	ML/SO
DWG no:	01/26113/HIA/06/01
AOC Project No.:	26113

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N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

0 100 m

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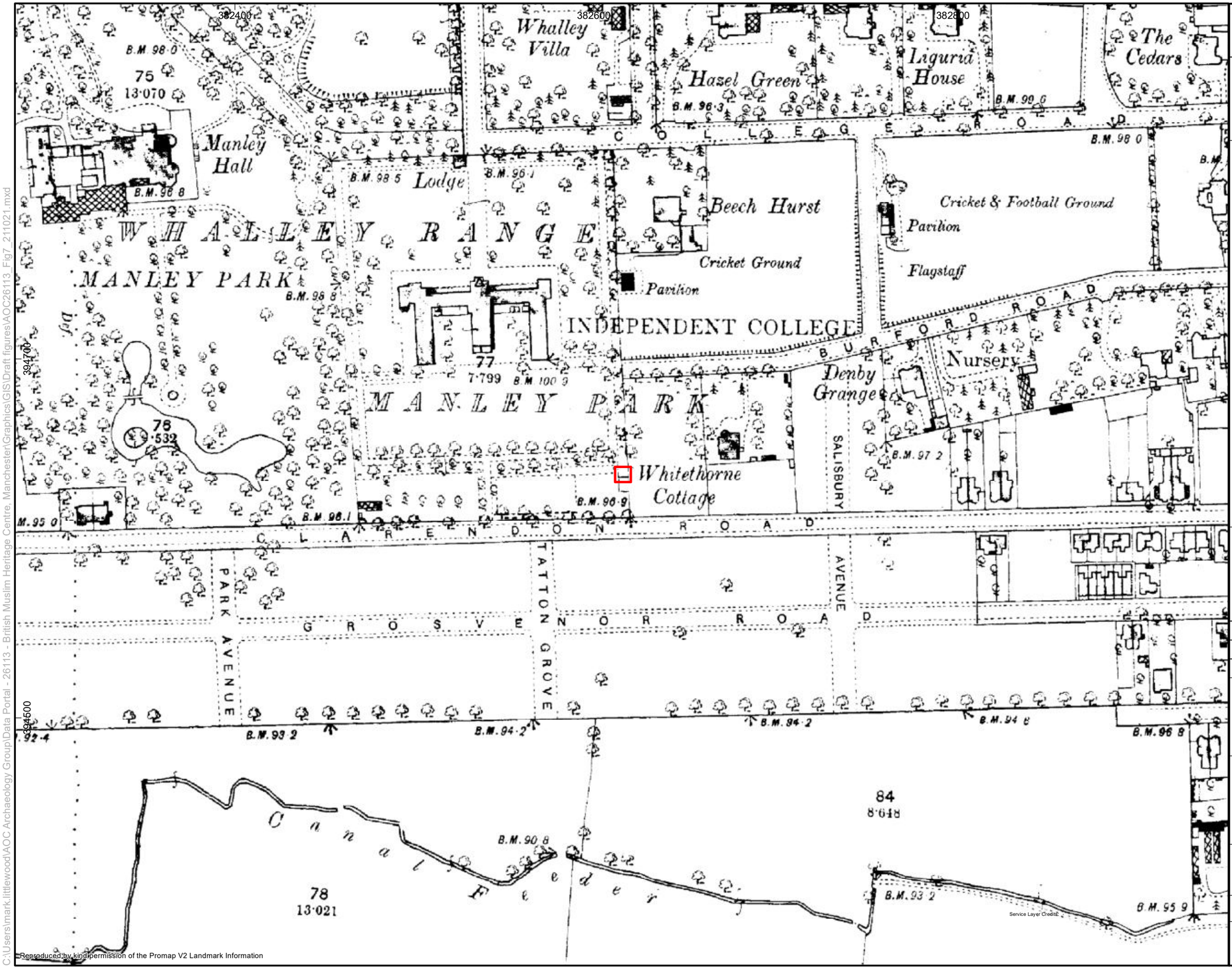

Figure	7

Extract from Ordnance Survey mapping, 1893 to 1894

Legend

Site Boundary

FOR

WHP Wilkinson Helsby

Helena House
Troy Mills
Troy Road
Leeds

Drawn/checked:	ML/SO
DWG no:	01/26113/HIA/07/01
AOC Project No.:	26113

(C) AOC Archaeology Group 2021

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

0 100m

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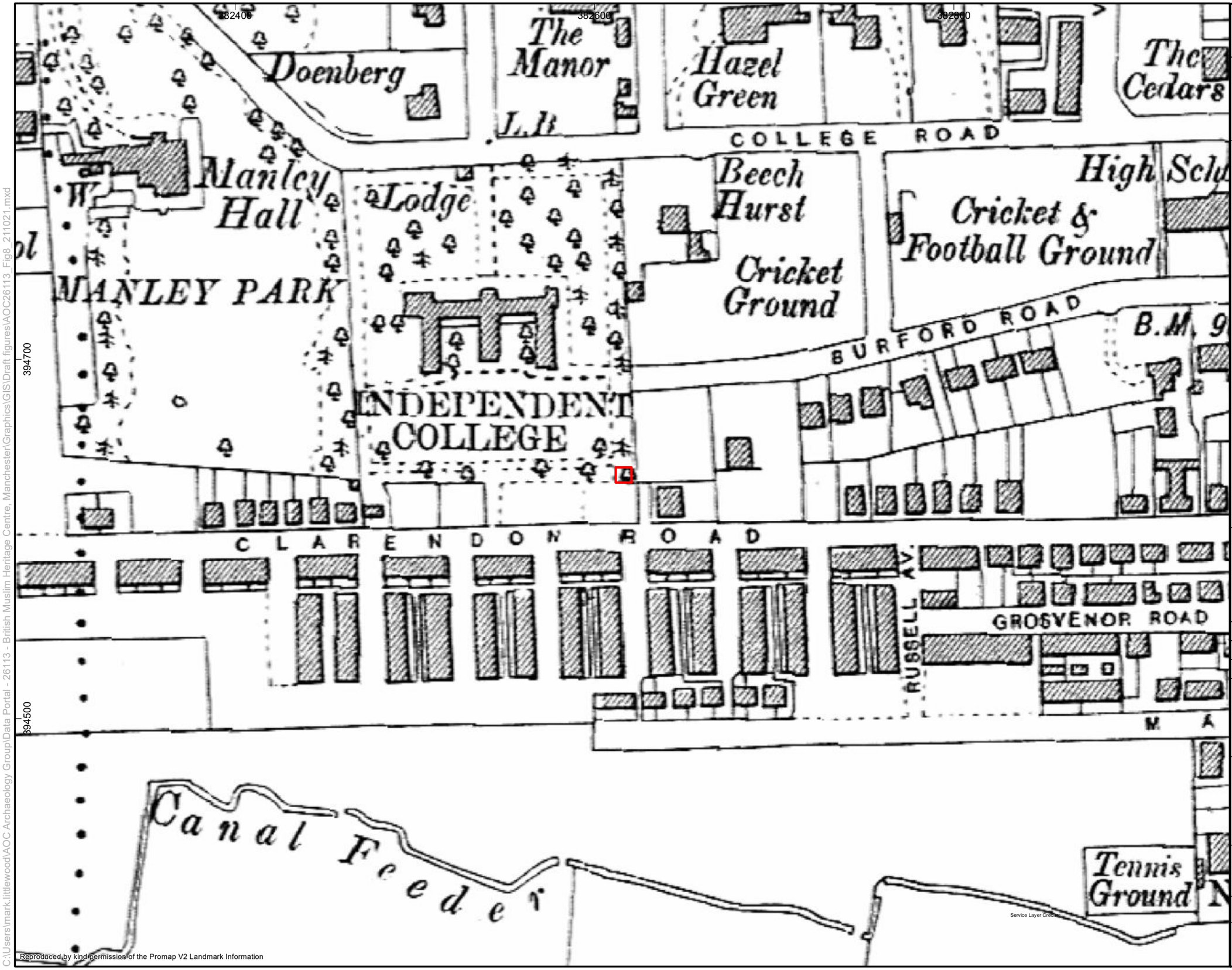

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Figure	8

Extract from Ordnance Survey map, 1911

Legend

Site Boundary

FOR

WHP Wilkinson Helsby

Helena House
Troy Mills
Troy Road
Leeds

Drawn/checked:	ML/SO
DWG no:	01/26113/HIA/08/01
AOC Project No.:	26113

AOC Archaeology Group

(C) AOC Archaeology Group 2021

N

SYSTEM

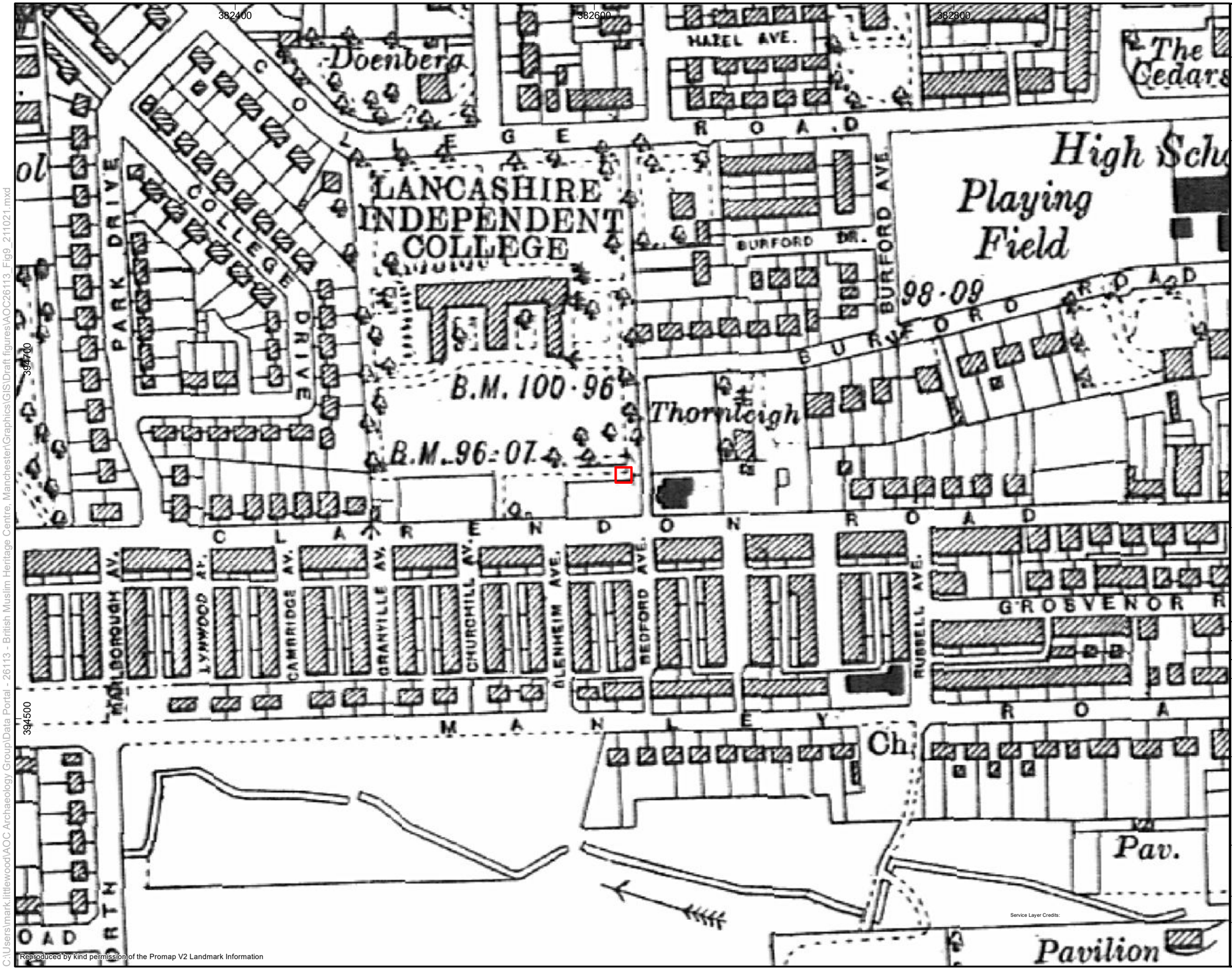
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

0 100 m



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Service Layer Credits:

Figure	9

Extract from Ordnance Survey mapping, 1932 to 1934

Legend

Site Boundary

FOR

WHP Wilkinson Helsby

Helena House
Troy Mills
Troy Road
Leeds

Drawn/checked:	ML/SO
DWG no:	01/26113/HIA/09/01
AOC Project No.:	26113

(C) AOC Archaeology Group 2021

N

SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

0 100 m

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Plate 1: View of the Proposed Development, from the west

Plate 2: View along College Road, from the northwest

Plate 3: View of the Grade II Listed Entrance Gateway and Gates to the British Muslim Heritage Centre (Asset 2) from the north

Plate 4: View along access road along eastern border of the British Muslim Heritage Centre grounds, from the north

Plate 5: View of the Marquee and car park to the south of the British Muslim Heritage Centre, from the northeast

Plate 6: View of the area of skips and containers within the southern part of the grounds of the British Muslim Heritage Centre, from the east

Plate 7: View of the southeastern corner of the British Muslim Heritage Centre grounds, from the northwest

Plate 8: View of the Grade II* Listed British Muslim Heritage Centre, from the north

Plate 9: View of the west to east aligned tree lined path in the southern portion of the British Muslim Heritage Centre grounds, from the southeast

Plate 10: View of the gardens to the north of the British Muslim Heritage Centre, from the northeast

Plate 11: View towards the Proposed Development from the rear of the British Muslim Heritage Centre, from the northwest

Plate 12: View towards the Proposed Development from the rear of the British Muslim Heritage Centre, from the north northwest

Plate 13: View towards the Proposed Development from Clarendon Road, from the south

Plate 14: View towards the Proposed Development from an adjacent public footpath, from the northeast

Proposed Telecommunications Mast on land at the British Muslim Heritage Centre, College Road, Manchester: Heritage Statement

Appendix 1: Asset Gazetteer

Asset Gazetteer

Asset Number	1
Site Name	Former GMB National College (formerly Lancashire
Type of Site	College
Listing No./NLHE Number	1197762
HER Number	8343.1.0
Status	Listed Building - Grade II*
Easting	382540
Northing	394730
Parish	Withington
Council	Manchester
Description	COLLEGE (AD 19th Century to 21st Century - 1840 AD to 2050 AD) 1840 AD - 2050 AD THEOSOPHICAL COLLEGE (AD 19th Century to 21st Century - 1840 AD to 2050 AD) 1840 AD - 2050 AD TOWER (AD 19th Century to 21st Century - 1840 AD to 2050 AD) 1840 AD - 2050 AD Centred SJ 8254 9473 (10m by 10m) 1840–43. Architects: Irwin & Chester. Gothic style. Ashlar, 3 storeys. Long façade with lofty central block having pierced octagonal tower surmounted by pinnacles. Mullion and transom windows with oriel windows to right and left. Arcaded wings to ground storey. Castellated parapets. Slate roof. (1) On tithe award for Withington 18-, site No. 410 Independent College, owned by the Trustees of the College. See file for gardens and buildings to the east, site Nos.404–408. (2) Plans and elevations of building from planning application (087199/LO/2008/S1) placed on file. (3) College for training of Nonconformist ministers, Trade Union college when surveyed. 1840–43, by Irwin and Chester, wings rebuilt to 3 storeys and hall added in late 1870s; altered. Sandstone ashlar (brick at rear), slate roofs. Elongated E-plan, the main range facing north, with rear wings, that in the centre containing the former chapel or hall. Gothick style. Two storeys raised over a full basement storey, plus central tower, 1:9:3:9:1 windows, symmetrical, the centre and ends breaking forwards. The central entrance block, forming an eye-catching feature, has set-back buttresses (finished as pinnacles), steps up to a moulded Tudor-arched doorway under a shield with angel supporters, a full-height oriel above with transomed windows of 3 and 2 stages separated by panelling with a clock-face, a pierced parapet and crocketed corner pinnacles, and an octagonal 2-stage lantern with open arcading, gargoyles and pinnacles. The 9-bay side ranges have Tudor-arched arcades to a cloister which runs through the whole and has 2-light mullioned windows to the basement, a string-course over this, large 6-light mullion-and-transom windows to the principal floor with a drip-band stepped over them, 2-light mullioned windows to the top floor, and an embattled parapet. The wings have oriel windows and crow-stepped gables with crocketed corner pinnacles. All windows have geometrical leaded glazing. The rear and rear wings, of brick, have similar transomed windows, those in the hall Tudor-arched and with cusped lights. Interior: galleried entrance hall; good Gothick decoration to most rooms on the principal floor (including Tudor-arched doors, moulded plaster ceilings, fireplaces, etc.) History: built to provide higher education for Nonconformists (excluded from the Universities of Oxford and Cambridge until 1871), ante-dating Owens College (1851) with which it jointly established the Victoria University of Manchester in 1880. (4) Sources (1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 28 (2) Cartographic materials: 1844. Tithe Award for Withington a. (3) Graphic material: From Architects. 2008. Plans, Elevations and Drawings: Planning

Application 087199/LO/2008/S1.
(4) Website: Historic England. 2021. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 03/06/2021

Asset Number	2
Site Name	Entrance Gateway and Gates to former GMB
Type of Site	Entrance Gateway and Gates
Listing No./NLHE Number	1283094
HER Number	8343.2.0
Status	Listed Building - Grade II
Easting	382530
Northing	394810
Parish	Withington
Council	Manchester
Description	GATE (AD 19th Century to 21st Century - 1840 AD to 2050 AD) 1840 AD - 2050 AD GATEWAY (AD 19th Century to 21st Century - 1840 AD to 2050 AD) 1840 AD - 2050 AD Fronting college and on central axis. c.1840, designed by Irwin & Chester. Stone octagonal gate piers surmounted by pinnacles with a gable archway at each side. Pair of elaborate cast-iron gates at centre. (1) Entrance gateway and gates to former Lancashire Independent College. c.1840, by Irwin and Chester. Sandstone ashlar and cast iron. Octagonal gate piers surmounted by pinnacles with a gabled archway each side; elaborate cast-iron gates in the centre. Forms group with GMB National College (q.v.) [HER 8343.1.0], standing on central axis with this. (2) Sources (1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. 28 (2) Website: Historic England. 2021. The National Heritage List for England: https://historicengland.org.uk/listing/the-list/. Accessed 03/06/2021

Asset Number	3
Site Name	Manley Road, Whalley Range
Type of Site	Semi-Detached Housing
Listing No./NLHE Number	
HER Number	HGM11437
Status	Historic Landscape Characterisation
Easting	382510
Northing	394280
Parish	
Council	Manchester
Description	Early 20th Century to Mid 20th Century - 1922 AD to 1954 AD

Unenclosed Land Mossland
Prehistoric - 500000 BC to 42 AD
Enclosed Land Piecemeal Enclosure
Post Medieval to AD 19th Century - 1540 AD to 1848 AD
Centred SJ 8251 9428 (848m by 474m)
Area (Hectares) 16.44

Mid 20th century semi detached dwellings, possibly social housing (1)

Sources
Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (3)
Cartographic materials: O.S.. 1954-56. OS 6" 1st edition County Imperial 1954-56. (1)
Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (2)

Asset Number	4
Site Name	Around the Junction of Park Drive and Clarendon Road, Moss Side
Type of Site	Semi-Detached Housing
Listing No./NLHE Number	
HER Number	HGM12120
Status	Historic Landscape Characterisation
Easting	382310
Northing	394730
Parish	
Council	Manchester
Description	AD 19th Century to Early 20th Century - 1892 AD to 1929 AD Ornamental, Parkland and Recreational Private Parkland AD 19th Century - 1848 AD to 1894 AD Enclosed Land Piecemeal Enclosure Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8231 9473 (182m by 274m) Area (Hectares) 1.27 Predominantly semi-detached houses, early 20th century (2, 3). A pair of late 19th century semi-detched houses (possible lodges) are also present (1). Part of the grounds to the late 19th century Manley Hall (named Manley Park) (1) Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (2) Cartographic materials: OS. 1922-29. OS 25" 2nd Revision. (3)

Asset Number	5
Site Name	GMB National College (Former Lancashire Independent College), College Road,
Type of Site	University or College

Listing No./NLHE Number	
HER Number	HGM12124
Status	Historic Landscape Characterisation
Easting	382540
Northing	394710
Parish	
Council	Manchester
Description	AD 19th Century - 1840 AD to 1843 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8254 9471 (174m by 222m) Area (Hectares) 3.42 GMB National College (Former Lancashire Independent College) built 1840-43 in the Gothic style as an independent college owned by the college Trustees (2). 19th century footprint and formal gardens extant. Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Monograph: Manchester CC. 1994. List of Buildings of Special Hist/Arch Interest. Secretary of State. (2)

Asset Number	6
Site Name	Around Burford Road and Clarendon Road, Manchester
Type of Site	Semi-Detached Housing
Listing No./NLHE Number	
HER Number	HGM12126
Status	Historic Landscape Characterisation
Easting	382780
Northing	394660
Parish	
Council	Manchester
Description	AD 19th Century to Edwardian - 1892 AD to 1910 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Residential Villas/ Detached Housing AD 19th Century - 1848 AD to 1894 AD Horticulture Orchards Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Centred SJ 8278 9466 (154m by 124m) Area (Hectares) 1.35 Semi-detached houses, early 20th century (2, 3). Two pairs of late 19th century semi detached houses may also be present (2). Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4)

Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (2)
Cartographic materials: OS. 1907-10. OS 25" 1st Revision. (3)

Asset Number	7
Site Name	Around Burford Road and Clarendon Road, Manchester
Type of Site	Semi-Detached Housing
Listing No./NLHE Number	
HER Number	HGM12128
Status	Historic Landscape Characterisation
Easting	382690
Northing	394640
Parish	
Council	Manchester
Description	Early 20th Century to Mid 20th Century - 1922 AD to 1955 AD Residential Villas/ Detached Housing AD 19th Century - 1848 AD to 1894 AD Horticulture Orchards Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8269 9464 (73m by 94m) Area (Hectares) 0.54 Semi-detached houses, early to mid 20th century (2, 3). Site of late 19th century villa (5) Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55. (3) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. Cartographic materials: OS. 1922-29. OS 25" 2nd Revision. (2)

Asset Number	8
Site Name	Around Burford Road, Burford Walk and Clarendon Road, Manchester
Type of Site	Social Housing Development
Listing No./NLHE Number	
HER Number	HGM12129
Status	Historic Landscape Characterisation
Easting	382640
Northing	394640
Parish	
Council	Manchester
Description	Mid 20th Century to Late 20th Century - 1950 AD to 1999 AD Institutional Municipal Depot

Edwardian to Early 20th Century - 1907 AD to 1929 AD
Horticulture Orchards
Post Medieval to AD 19th Century - 1540 AD? to 1851 AD
Unenclosed Land Mossland
Prehistoric - 500000 BC? to 42 AD?
Centred SJ 8264 9464 (43m by 92m)
Area (Hectares) 0.34

Probable social housing, late 20th century (2, 3).

Sources
Aerial Photograph: GMGU. 1999. Cities Revealed Aerial Photograph 1999. (3)
Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1)
Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55. (2)
Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4)
Cartographic materials: OS. 1922-29. OS 25" 2nd Revision.

Asset Number	9
Site Name	Beridale Close and Cotterdale Close, Moss Side
Type of Site	Social Housing Development
Listing No./NLHE Number	
HER Number	HGM12132
Status	Historic Landscape Characterisation
Easting	382860
Northing	394670
Parish	
Council	Manchester
Description	Mid 20th Century to Late 20th Century - 1950 AD to 1999 AD Horticulture Allotments Early 20th Century to Mid 20th Century - 1922 AD to 1955 AD Enclosed Land Piecemeal Enclosure Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8286 9467 (54m by 132m) Area (Hectares) 0.52 Probable social housing, late 20th century (2, 3). Sources Aerial Photograph: GMGU. 1999. Cities Revealed Aerial Photograph 1999. (3) Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55. (2) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4)

Asset Number	10
Site Name	St Margarets C of E Primary School, Burford Road, Moss Side

Type of Site	School
Listing No./NLHE Number	
HER Number	HGM12253
Status	Historic Landscape Characterisation
Easting	382870
Northing	394770
Parish	
Council	Manchester
Description	Mid 20th Century to Late 20th Century - 1950 AD to 1999 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Ornamental, Parkland and Recreational Sports Ground AD 19th Century - 1848 AD to 1894 AD Residential Villas/ Detached Housing AD 19th Century - 1800 AD? to 1851 AD Institutional School AD 19th Century to Edwardian - 1892 AD to 1910 AD Centred SJ 8287 9477 (237m by 127m) Area (Hectares) 2.29 School established in the early 20th century on the site of earlier cricket and football ground (4, 5). Rebuilt in the late 20th century (2, 3). Boundaries of earlier HLC types are grounds extant. Sources Aerial Photograph: GMGU. 1999. Cities Revealed Aerial Photograph 1999. (3) Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55. (2) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (5) Cartographic materials: OS. 1907-10. OS 25" 1st Revision. (6)

Asset Number	11
Site Name	Warehouse, College Road, Moss Side
Type of Site	Textile finishing
Listing No./NLHE Number	
HER Number	HGM12283
Status	Historic Landscape Characterisation
Easting	382750
Northing	394880
Parish	
Council	Manchester
Description	Early 20th Century to Mid 20th Century - 1922 AD to 1955 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Residential Villas/ Detached Housing AD 19th Century - 1848 AD to 1894 AD Enclosed Land Piecemeal Enclosure

Post Medieval to AD 19th Century - 1540 AD? to 1851 AD
Centred SJ 8275 9488 (54m by 110m)
Area (Hectares) 0.54

Late 19th century villa (named Sunny Side) redeveloped in the mid 20th century as the Sunnyside Works (clothing) (2, 3, 5). Now warehouse. Original villa and 1950 extensions extant. Original garden plot also extant.

Sources
Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1)
Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55. (3)
Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4)
Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (5)
Cartographic materials: OS. 1922-29. OS 25" 2nd Revision. (2)

Asset Number	12
Site Name	Around College Road and College Drive, Moss Side
Type of Site	Semi-Detached Housing
Listing No./NLHE Number	
HER Number	HGM12292
Status	Historic Landscape Characterisation
Easting	382330
Northing	394850
Parish	
Council	Manchester
Description	Edwardian to Mid 20th Century - 1907 AD to 1955 AD Residential Elite Residence AD 19th Century - 1848 AD to 1894 AD Enclosed Land Piecemeal Enclosure Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8233 9485 (387m by 498m) Area (Hectares) 6.91 Semi-detached houses, early to mid 20th century (2, 3). Possibly social housing. Some slightly earlier semi detached house also present. Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: O.S.. 1950-55. OS 25" National Survey 1950-55. (3) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (5) Cartographic materials: OS. 1907-10. OS 25" 1st Revision. (2)

Asset Number	13
Site Name	Around Whalley grove and Victoria Road, Moss Side

Type of Site	Terraced Housing
Listing No./NLHE Number	
HER Number	HGM12293
Status	Historic Landscape Characterisation
Easting	382840
Northing	394930
Parish	
Council	Manchester
Description	Edwardian to Early 20th Century - 1910 AD to 1929 AD Residential Villas/ Detached Housing AD 19th Century - 1848 AD to 1894 AD Enclosed Land Piecemeal Enclosure Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8284 9493 (181m by 208m) Area (Hectares) 2.21 By-law through terraced houses, early 20th century (2, 3). Some contemporary semi detached houses also present. Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (5) Cartographic materials: OS. 1907-10. OS 25" 1st Revision. (2) Cartographic materials: OS. 1922-29. OS 25" 2nd Revision. (3)

Asset Number	14
Site Name	Around Whalley Road and Rowan Avenue, Moss Side
Type of Site	Semi-Detached Housing
Listing No./NLHE Number	
HER Number	HGM12294
Status	Historic Landscape Characterisation
Easting	382650
Northing	394960
Parish	
Council	Manchester
Description	Edwardian to Early 20th Century - 1907 AD to 1929 AD Residential Villas/ Detached Housing AD 19th Century - 1848 AD to 1894 AD Enclosed Land Surveyed Enclosure (Parliamentary/ Private) AD 18th Century to AD 19th Century - 1750 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8265 9496 (590m by 558m) Area (Hectares) 11.59

Semi-detached houses, early 20th century (2, 3). Possibly social housing. Site of late 19th century villas (5).

Sources
Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1)
Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (4)
Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (5)
Cartographic materials: OS. 1907-10. OS 25" 1st Revision. (2)
Cartographic materials: OS. 1922-29. OS 25" 2nd Revision. (3)

Asset Number	15
Site Name	Corner of College Road and Wood Road, Moss Side
Type of Site	Villas/ Detached Housing
Listing No./NLHE Number	
HER Number	HGM12300
Status	Historic Landscape Characterisation
Easting	382500
Northing	394900
Parish	
Council	Manchester
Description	AD 19th Century - 1848 AD to 1894 AD Enclosed Land Surveyed Enclosure (Parliamentary/ Private) AD 18th Century to AD 19th Century - 1750 AD? to 1851 AD Unenclosed Land Mossland Prehistoric - 500000 BC? to 42 AD? Centred SJ 8250 9490 (140m by 172m) Area (Hectares) 1.17 Late 19th century villas (2, 3). Some modernisation. Late 20th century infill including house and childrens home. Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (1) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (2) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (3) Cartographic materials: OS. 2006. Master Map. (4)

Asset Number	16
Site Name	Clarendon Road, Chorlton
Type of Site	Terraced Housing
Listing No./NLHE Number	
HER Number	HGM12336
Status	Historic Landscape Characterisation
Easting	382480
Northing	394540

Parish	
Council	Manchester
Description	AD 19th Century to Edwardian - 1892 AD to 1907 AD Unenclosed Land Mossland Prehistoric - 500000 BC to 42 AD Enclosed Land Piecemeal Enclosure Post Medieval to AD 19th Century - 1540 AD to 1848 AD Residential Empty Housing Plots AD 19th Century - 1848 AD to 1892 AD Centred SJ 8248 9454 (725m by 125m) Area (Hectares) 5.48 Early 20th century terraces. Probably a small row of shops on Clarendon Road (1) Sources Bibliographic reference: Lancaster University Archaeological Unit. 1995. North West Wetlands Survey 2: The Wetlands of Greater Manchester. Hall D, Wells CE and Huckerby E. (4) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (3) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (2) Cartographic materials: OS. 1907-10. OS 25" 1st Revision. (1)

Asset Number	17
Site Name	Around the Junctions of Manley Drive, Alness Road and Alexandra Road,
Type of Site	Villas/ Detached Housing
Listing No./NLHE Number	
HER Number	HGM14901
Status	Historic Landscape Characterisation
Easting	382960
Northing	394570
Parish	
Council	Manchester
Description	Edwardian to Mid 20th Century - 1907 AD to 1955 AD Enclosed Land Piecemeal Enclosure Post Medieval to AD 19th Century - 1540 AD? to 1851 AD Unenclosed Land Mossland Post Medieval - 1540 AD to 1900 AD Centred SJ 8296 9457 (789m by 237m) Area (Hectares) 6.54 Predominantly a late 19th century development of villa status semi detached houses (1,2). Some early 20th century additions (3). Some late 20th century additions (4). Possible conversion of some properties. Constructed on enclosed agricultural land (1). Sources Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition. (1) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition. (2) Cartographic materials: OS. 1922-29. OS 25" 2nd Revision. (3) Cartographic materials: OS. 2006. Master Map. (4)

Asset Gazetteer

Asset Number	18
Site Name	Whalley Range Conservation Area
Type of Site	Conservation Area
Listing No./NLHE Number	
HER Number	
Status	Conservation Area
Easting	382847
Northing	395073
Parish	
Council	Manchester
Description	During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields. Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision. The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. The tree-lined avenues of Dudley Road, Whalley Road and Chorlton Road form the basis of the estate. Samuel Brooks's own Whalley House (named after the town of Whalley in Lancashire, his place of origin) was built at the south end of Whalley Road. The house was demolished during the 1930s to make way for the Woodlawn Flats development. The eastern side of the conservation area around Alness Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton. In 1874, an early example of an aquarium was opened to the public on Alexandra Road. Although twice the size of any previous aquarium, it proved to be commercially unsuccessful, and closed down just two years later. Shortly after closure, the building was incorporated into St. Bede's College, which was itself amalgamated with St. Bede's School in All Saints in the City. Whalley Range and its buildings today The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development. For example, around the turn of the century, in both Railton Avenue and Whalley Avenue, sixteen terraced houses were constructed on single building plots. For some years after the Second World War the area went into decline. Families living in the large houses moved away, further from the city centre, leaving some properties to decay. Some redevelopment took place and many houses were converted into bedsits for multiple occupation. Recently however, there has been further investment in the area, with the upgrading of properties or conversion to self-contained flats or nursing homes and residential institutions. Housing associations have been actively refurbishing buildings and developing vacant sites. Most vacant sites have now been built upon and development pressure has more recently turned towards applications for demolition of the old large houses and the subsequent redevelopment of their sites. Designation of the conservation area is aimed at halting this trend and actively encouraging refurbishment of what is left of the fine quality original housing stock. Several buildings in Whalley Range are individually listed by the Department of the Environment. The most prominent building in the Whalley Range conservation area is the former Lancashire Independent College on College Road. It is a gothic-style stone building with octagonal tower and pinnacles, completed in 1843. Recent refurbishment has converted the building into a residential college for the General and Municipal Boilermakers' Union. The entrance gates and octagonal gate piers are in the same style and are also listed buildings. St. Bede's College is an ornate red brick and terracotta building in the Italian renaissance style, which incorporates the redundant aquarium building. The eleven bays of the college form an

incomplete facade as construction ceased in 1880. A chapel to the rear was added in 1898, followed by several
subsequent additions.

St. Edmund's Church is a stone building with a steeply-pitched slate roof. Designed in the geometrical Gothic style, it has paired clerestory windows with tracery. The building typifies the problem of overly large premises for modern use as a church but it is of a quality which justifies an imaginative proposal. The Church of St. Margaret on Whalley Road is a stone building with a slate roof and a tall spire. It was designed in 1843 and consecrated in 1849. The architects were Locker & Newsham with N. T. P. Harrison.

The three pairs of houses on Withington Road that are numbered 4 to 14 form a distinct group of stucco villas. The central pair are Gothic style with matching italianate style on either side. There are many other fine houses of a high quality which were built according to rules and restrictions set by Samuel
Brooks and written into the ground leases.

Listed Building (II*) - 1197762 GMB National College
College for training of Non-Conformist ministers, Trade Union college when surveyed. 1840-43, by Irwin and Chester, wings re-built to 3 storeys and hall added in late 1870s; altered. Sandstone ashlar (brick at rear), slate roofs. Elongated E-plan, the main range facing north, with rear wings, that in the centre containing the former chapel or hall. Gothick style. Two storeys raised over a full basement storey, plus central tower, 1:9:3:9:1 windows, symmetrical, the centre and ends breaking forwards. The central entrance block, forming an eye-catching feature, has set-back buttresses (finished as pinnacles), steps up to a moulded Tudor-arched doorway under a shield with angel supporters, a full-height oriel above with transomed windows of 3 and 2 stages separated by panelling with a clock-face, a pierced parapet and crocketed corner pinnacles, and an octagonal 2-stage lantern with open arcading, gargoyles and pinnacles. The 9-bay side ranges have Tudor-arched arcades to a cloister which runs through the whole and has 2-light mullioned windows to the basement, a string-course over this, large 6-light mullion-and-transom windows to the principal floor with a drip-band stepped over them, 2-light mullioned windows to the top floor, and an embattled parapet. The wings have oriel windows and crowstepped gables with crocketed corner pinnacles. All windows have geometrical leaded glazing. The rear and rear wings, of brick, have similar transomed windows, those in the hall Tudor-arched and with cusped lights. Interior: galleried entrance hall; good Gothick decoration to most rooms on the principal floor (including Tudor-arched doors, moulded plaster ceilings, fireplaces, etc.
History: built to provide higher education for Nonconformists (excluded from the Universities of Oxford and Cambridge until 1871), ante-dating Owens College (1851) with which it jointly established the Victoria University of Manchester in 1880.

Appendix 2: Assessment Scope & Criteria

Scope of the Assessment

This report details the results of an archaeological desk-based assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from the Proposed Development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of a Heritage Assets

IMPORTANCE OF HERITAGE ASSET	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Category A Listed Buildings, Inventory Gardens and Designed Landscapes and Inventory Battlefields. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium or high importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Category B and C Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOW	Assets of low or medium importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

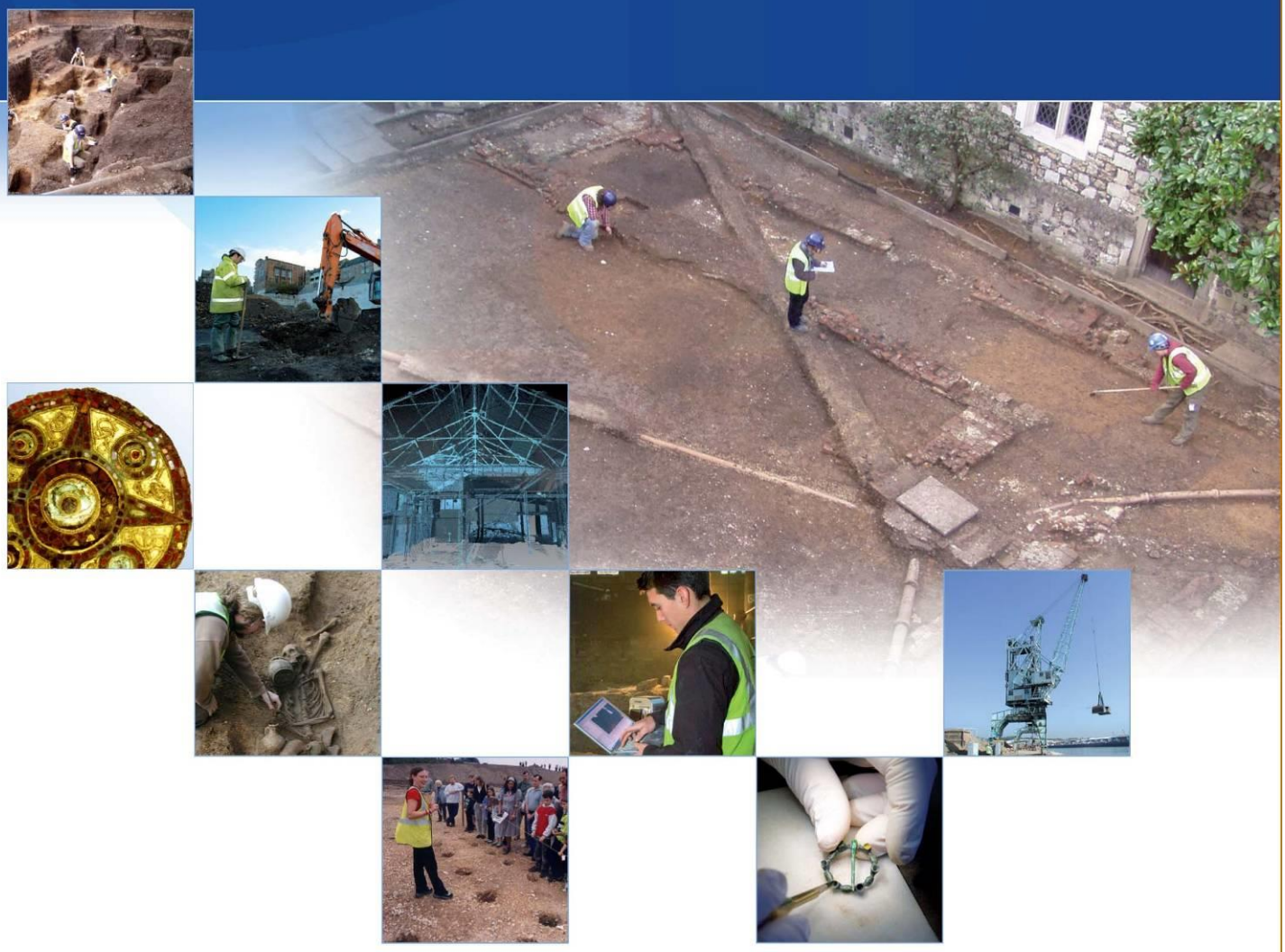
The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/asset; significant increase in noise or changes in sound quality; extensive changes to use or access. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Inventory Battlefields, Listed Buildings, Inventory Gardens and Designed Landscapes, and World Heritage Sites.

MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known asset and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known assets would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.



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