

NORTON TERRACE

363 WILMSLOW ROAD, MANCHESTER

APPENDICES TO THE HERITAGE STATEMENT

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APPENDIX 1 APPEAL DECISION LETTER



Appeal Decisions

Inquiry Held between 21 May and 24 May 2019

Site visits made on 21 May and 24 May 2019

by A J Mageean BA (Hons) BPI PhD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2nd July 2019

Appeal A: Ref: APP/B4215/W/18/3215658 363 Wilmslow Road, Manchester M14 6XU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr D Feltham against the decision of Manchester City Council.
- The application Ref 120505/FO/2018, dated 29 June 2018, was refused by notice dated 10 October 2018
- The development proposed is retention of the existing building including rear extension, car parking and ancillary works, and the use of the building to provide 10 flats.

Appeal B: Ref: APP/B4215/Y/18/3215659 363 Wilmslow Road, Manchester M14 6XU

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr D Feltham against the decision of Manchester City Council.
- The application Ref 120506/LO/2018, dated 29 June 2018, was refused by notice dated 10 October 2018
- The development proposed is retention of the existing building including rear extension, car parking and ancillary works, and the use of the building to provide 10 flats.

Decisions

1. Appeal A and Appeal B are both dismissed.

Relevant background and Main Issues

2. Planning Permission (107448/FO/2014/S1) and listed building consent (107449/LO/2014/S1) were granted in March 2015 (the 2015 scheme) for the erection of a part single, part two storey rear extension to the existing building together with the excavation of the rear garden and internal alterations in association with the creation of 9 flats. However, the permitted scheme was not implemented. The appeals in this case relate to the development and works which were subsequently undertaken. I understand that they seek to regularise this scheme.
3. The development and works which are the subject of this appeal are also subject to current enforcement action. I will consider the implications of this action for the outcome of the current appeals, in so far as it is relevant.

4. The appellant has suggested that various alterations to the works undertaken could be made to address the Council's concerns regarding the effects on the listed building. This includes the replacement of plastic rainwater goods with cast iron, replacement of UPVC windows with timber and a reduction in the number of rooflights. I will address such considerations within these decisions.
5. Turning to the main issues, it is logical and more concise to consider both appeals together. Therefore, I consider the main issues to be whether the development and works preserve the Grade II listed building or any features of special architectural or historic interest it possesses, and whether the design and appearance of the extension are acceptable in relation to the surrounding area. Finally, if any harm is found I will consider whether that harm is outweighed by public benefits or other considerations.

Reasons

Effect on the listed building

Significance of the listed building

6. This area of south Manchester remained rural until the mid-19th Century, when development associated with the expansion of the City during the industrial revolution took place. Specifically, the opening of Fallowfield station encouraged residential growth and the development of a number of large villas in this area, including the appeal property, which is at the southern end of the terrace of three properties making up Norton Place. Whilst a number of villas remain in the local area, many have been substantially and unsympathetically altered, with Norton Place being the only listed structure of this type and in this sense of some historic value.
7. The frontage of Norton Place presents a grand and broadly symmetrical Italianate style elevation to Wilmslow Road, clearly intended to embody the new found wealth of the period. The eye-catching stucco rendering, deep eaves with ornate bracketing, central feature gable, Corinthian pilaster doorways, canted bay windows and stone quoining at either end, serve to create a visually prominent and distinctive local landmark. Many of the features of architectural detailing and motifs extend to the side elevations to 'bookend' the terrace, with complementary canted bays set away from the main frontage. The sides are less bold and not directly part of the symmetry of the piece. Nonetheless, as these buildings are mostly seen at an oblique angle when in transit along Wilmslow Road, the sides were clearly designed to be seen as part of the overall composition.
8. The rear elevations are of stock brick and typically subservient and utilitarian in appearance. Photographs of the rear from before the appeal extension was constructed illustrates that this provided evidence of the typical hierarchy of architectural treatment, and that the integrity of the intended plain character across this part of the terrace was retained. This included the original elements such as similarly sized narrow outriggers and modestly sized sliding sash windows. Whilst there was some variety in the pattern of windows these elevations demonstrated the simplicity and lack of adornment typical of the period. The rear elevations therefore form an integral, though modest, part of the special architectural interest and heritage significance of these listed buildings.

9. Looking at the appeal building specifically, it appears from the photographic evidence that prior to the appeal works the craftsmanship and architectural hierarchy of the exterior translated to the interior. This was seen in the decorative treatments including plasterwork, cornicing, timber panelled windows, panel doors with architraves, and in the impressive ceiling heights in the hallway and principle rooms. Elsewhere the typical hierarchy of rooms, spaces and their decorative treatment was in evidence.
10. In recent times the building has seen a range of uses including a medical centre and a school, with the result that prior to the most recent alterations there had been some harmful change internally. This included the sub-division of rooms, the loss of most original fireplaces and some unsympathetic insertions and additions. It also appears that the interior had been somewhat neglected, with some damage to original fabric and poor-quality finishes.
11. Nonetheless, as the Heritage Statement associated with the 2015 permission's acknowledges, whilst original details such as cornices, picture rails and skirtings had been damaged, in many places 'a substantial amount of the existing features remain'. Overall, the photographs illustrate that sufficient evidence of the fabric, layout and proportions of the interior remained such that its original architectural form and function were discernible.
12. The Historic England consultation response to the 2015 scheme (dated 5th May 2015) referred to the importance of the 'collective aesthetic' of this row of terraces, representing a local scale interpretation of the much larger and more decorative 'palace facades' popularised by designs such as the Regents Park Terraces in London. This response also indicated that, whilst the scheme would have involved the loss of the lower levels of the outrigger, this structure forms a 'marginal contribution to the site'. Nonetheless, some contribution is acknowledged. Furthermore, reference was made to the 'minor loss' of original interior fabric, thereby acknowledging the relevance of the interior in considering elements of significance.
13. The overall interest and significance of the building relates in large part to the high aesthetic value of the visual coherence and legibility of the front elevation and its group value with the other properties in the terrace, with the gable ends also contributing significantly to the design composition of the group. Together these elements provide a clear connection to the historic development of this area including the architectural craftsmanship of the age.
14. The rear elevation was in comparison of utilitarian appearance, though in this sense provided evidential value of the typical architectural hierarchy and contributed to the significance of the building overall to a modest degree. The interior was somewhat compromised by small scale unsympathetic alterations and additions. Nonetheless, in so far as its elements were intact, the interior contributed to an appreciation of the original plan form, spatial qualities and décor of this building. Therefore, in historic and evidential terms the interior contributed to the special interest and heritage significance of the building to a moderate degree.

Relevance of listing description

15. The list description relating to Norton Place states that the rear and interior were not inspected. This would suggest that the architectural interest of the main elevations was sufficient to warrant inclusion in the statutory list.

Furthermore, there could have been nothing of significance within the building and to its rear. However, legally the list description is for identification purposes only. Specifically, Historic England guidance to listing indicates that, particularly with older listings such as this dating from 1974, the descriptions were not intended to be a comprehensive or exclusive record of the special interest or significance of the building. As such any omission from the list description does not indicate that it is of no interest. Furthermore, the whole of any principle building is listed, including the interior.

16. The National Planning Practice Guidance (NPPG) also advises that for decision-taking purposes 'in most cases the assessment of the significance of the heritage asset ... is likely to need expert advice in addition to the information provided by the historic environment record, similar sources of information and inspection of the asset itself'. (Paragraph: 010 Reference ID: 18a-010-20140306). Further, 'a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm' (Paragraph: 019 Reference ID: 18a-019-20140306).

The effect of the proposal

17. The scheme has involved the conversion of the building into six one bedroom units and four two bedroom units, including a two storey plus basement extension to the rear. The effects of a number of aspects of the development and works are considered below.

i. The extension

18. In terms of its scale and mass, the extension is a significant structure, projecting at full two storey height over two bays to the side and rear. As such it is a clearly visible addition in views in and around the site, including from Wilmslow Road. It's location to the rear, behind the distinctive front and side of the building, means that its prominence is somewhat reduced by perspective. Nonetheless its bulk and presence erode the visual hierarchy of the main front elevation and subservient rear. More specifically, it challenges the otherwise clear dominance and primacy of the front and side elevations by creating an unusual visual distraction. Further, when viewed in relation to the rear elevations of the listed properties this large structure creates significant imbalance when viewed in relation to the original outriggers, even where modestly extended at No 359. In this respect it has a harmful effect on the setting of these other listed structures, undermining their group value overall.
19. It has a mansard roof design with a slate pitched section and flat top. This is to some degree hidden when viewed from Wilmslow Road, with the angled views hiding the flat roof element. Also, when viewed from the side and rear the overall height and bulk of the addition means that the roof structure is not readily apparent. Nonetheless this limited visibility results in large part from the mass and height of the addition. It should not therefore be taken as an indication of its acceptability, noting also that it sits in contrast to the existing gable and ridge roof design of the rest of the terrace. This incongruity is more readily apparent in other views, including the glimpsed view from Besford Close to the rear. Furthermore, this overall bulk means that the original form of the rear elevation of this property is largely obscured.
20. The extension is of brick and slate with contrasting design elements to the listed building. In some senses, and to the casual observer, it does appear as a

separate structure. The contrasting design is not necessarily unacceptable in principle. However the extension does appear directly adjacent to the listed building and, on closer inspection, the fact that the crude and ill-considered nature of the design detailing fails to respond to the character and architectural finesse of the host building is clearly apparent.

21. Specifically, the modern uPVC windows with their horizontal emphasis sit in contrast with the traditional one over one paned sliding sash windows with slender timber painted frames present in the main building. Whilst when viewed at an angle, the horizontal proportions appear somewhat reduced, it remains that the weak detailing and poor proportions are seen directly abutting the prominent and well-conceived decorative façade. As such they represent jarring elements with a negative effect when viewed alongside the design of the building as a whole. To the rear the full height French windows are also at odds with the traditional simplicity and utilitarian appearance of this elevation.
22. The Design and Access Statement refers to the traditional construction of the extension, including 'artstone parapets'. However, these elements are not present.
23. Overall, as a result of the scale, weak detailing, use of inappropriate materials, and proximity to the principle elevations of the host building, the extension serves to undermine and weaken the dominance of the listed structure overall. It is therefore significantly harmful in this regard.

ii. Front and gable elevations

24. The works undertaken include repairs to the front elevation and gable end, including the restoration of the bay windows and stone quoins, repair and restoration of the parapet, re-rendering, restoration of damaged sills, repair of slate roof and repointing chimneys. These impacts are primarily positive.
25. However, the introduction of a range of contemporary elements including alarm boxes, boiler flues, plastic rainwater pipes and floodlights are distracting elements from the architectural qualities of these primary elevations. Whilst some such elements may be necessary to enable the conversion, there is no evidence to demonstrate that other less visually intrusive solutions could not have been employed.
26. Other small scale detractors include lighting above the front door and the door control mechanism which create some visual clutter. Also, the loss of the original stone steps up to the front door, with single slabs for each step, and their replacement with smaller sections with visible joints, is a modest detractor from the aesthetic qualities of the main entry point.

iii. Replacement windows

27. The works have resulted in the loss and replacement of many of the original windows in the building. Whilst the appellant makes reference to the pre-existing condition of the building, there is no clear evidence that most of these windows could not have been conserved and repaired, and their evidential value as part of the original design composition retained. Most of the replacement windows on the main elevations have sought to replicate the original, thereby reducing the degree of harm in terms of the loss of original fabric. However, others such as those to the rear, which included both large

paned one over one windows and multi-paned sash windows, have been replaced with inappropriate modern uPVC windows. Such windows stand out as their manufactured design cannot match the sections and proportions of historic joinery, as can be clearly seen in the windows to the rear, and those used in the front lightwells.

iv. Rooflights

28. Historically these buildings would have had single rooflights to light the attic space, and in general terms sensitively positioned additional rooflights would not be unacceptable. In this case there is a run of six roof lights across the front roof slope, resulting in the loss of a significant amount of the original roof plane. Further, they are not positioned in a balanced or consistent way with reference to the windows in the front elevation below. As such they are a distracting element, drawing the eye away from the decorative primacy of the main elevation, an effect which is exacerbated when rooms are lit during winter months. The five rooflights on the rear elevation are considerably less visible, particularly due to the bulk of the extension, and are seen within the context of the less significant rear elevation. As such these are less harmful additions.

v. Internal alterations

29. A range of alterations to the internal fabric and configuration of the building have been undertaken. The removal of original fabric includes flagstones, decorative plasterwork, skirtings and architraves, timber panelling and shutters to bay windows and original doors. Reconfiguration includes the insertion of staircases between the basement and ground floors of the duplex flats, some removal of previous partitions and the insertion of new partitions, including those to create lobbies at the flat entrances, the insertion of suspended ceilings on the ground and first floors and the raising of the ground floor.
30. The detailed assessments presented by the main parties differ, with some minor harmful elements such as the insertion of staircases considered by the Council to be of neutral impact. Nonetheless, there is agreement that a significant number of such alterations have a minor negative impact on the significance of the interior. Even if minor, the cumulative impact of such changes must be considered. For example, within an individual room if the original windows, panelling, skirtings, plasterwork and doors have been removed and ceiling heights reduced the effect is to significantly erode original character.
31. This point is well illustrated by the photographic evidence comparing the internal alterations within a ground floor room of the appeal property with a comparable room at the other end of Norton Terrace, No 359 (Mr Mason's evidence, Appendix 3, Fig 41 and 42). At No 359 the original full height bay with fully restored timber panelling and shuttering and restored ornate plasterwork clearly illustrates the impressive proportions and decorative treatment which originally characterised this room. At the appeal property the evidence suggests that these elements were reasonably intact, if in poor condition, prior to the alterations. However, as a result of the alterations these features, and the ability to appreciate the character of the higher status rooms within the overall hierarchy of room proportions and decoration, has been considerably weakened.

32. Some internal alterations have been beneficial. This includes the removal of harmful elements including internal partitioning, such as the enclosure around the original staircase, the service counter, surface cabling and powerpoints. Also the repair of some original elements such as the staircase and its balustrade, though the full scope of the repairs undertaken is unclear from the evidence.
33. It is of concern that there appear to be some discrepancies in the plans and supporting information, and some uncertainty about whether they accurately describe the works undertaken to the interior. For example, whilst Mr Clemons Proof of Evidence refers to retained features including two fire places on the first floor, the Heritage Statement accompanying the application states that there are no remaining fire places and that they were presumably removed when the villa was converted to a medical surgery.
34. Summing up, the plethora of works associated with the internal refurbishment of the appeal building have had some modest heritage benefits, but also cumulatively a notable degree of harm. Before concluding on heritage matters overall, I will consider a number of other relevant matters raised by the parties, including comparisons of the appeal scheme with earlier approved proposals for the building, the relevance of the condition of the building and other regulatory requirements, and finally the provisions of policy and statute.

Comparison with previous approvals

35. In 2008 planning permission and listed building consent (086507/FO/2008/S1 and 086581/LO/2008/S1) (the 2008 scheme) was granted for the remodelling of the building as a health centre, including an extension and new main entrance with ramp to the side elevation. The 2015 scheme would have involved the conversion of the building into 9 apartments. The extension in this case had a slightly larger footprint than the 2008 scheme and would have extended across the ground floor to the full extent of this footprint.
36. These schemes together indicate the acceptability in principle of extending the building to the rear across the basement and ground floors, and by up to two bays in depth. However, there were some clear and distinct design differences, such that these schemes were materially different to the appeal development. Firstly, the previous approvals incorporated the principle of retaining at least the appearance and basic form of the original outrigger into their design, showing some respect to the design hierarchy.
37. Whilst the 2008 scheme would have involved the remodelling of the outrigger to form a stairwell, from the evidence it is not entirely clear whether this scheme incorporated an increase in height to this structure. Photographic evidence from the 2008 Design and Access Statement indicates that the three rear outriggers across the terrace were of around the same height and position, with their highest points adjoining the rear elevation at just above the sill level of the top windows on the rear elevation. This height appears to be retained in the scheme drawings from this application (Proposed elevations, Job No 181:08:08).
38. The drawings for the current appeal present the 'pre-existing' rear elevation a little differently, with the outrigger adjoining at a lower maximum height, just below the sill of the highest window on this elevation (Elevations (Pre-existing)

363-OD-0003 Rev 03). It appears from this evidence that the current appeal drawings may be inaccurate, not that the earlier scheme gave consent for an increase in the height of the outrigger. However, the 2008 scheme did refer to the fact that the outrigger would be subject to a structural inspection, with no requirement that the findings, or their implications, would be considered by the Council. Nonetheless the principle of the upper part structure remaining was apparent in the 2008 and 2015 schemes.

39. Fundamentally, the lesser height, scale and more diminutive appearance of these rear extensions in comparison to the current scheme would have allowed the front and side elevations to have been more fully appreciated, without what appears as a large development to the rear. Further, in terms of detailing, whilst the 2008 scheme included a more contemporary window design to the side elevation, the fact that this was of much lesser scale than the current scheme would have led to a lesser degree of visual discordance.
40. The 2008 scheme incorporated a new main entrance on the side elevation, accessed via a ramp, and some alterations to the layout of the ground floor. Whilst the full circumstances of this proposal are not known, it appears that it was associated with the continued use of the building as a medical centre. The side entrance design was based on the existing main entrance and picked up on this design through replication. Whilst this would have been moderately disruptive to the overall design composition of the building, any harm may have been offset by benefits. I also note that this scheme was approved prior to the introduction of the National Planning Policy Framework (the Framework) and its associated heritage policy provisions, including the requirement to consider significance.
41. Given the mass of the extension approved as part of the 2015 scheme and the modest size of the rear garden area, it does not appear that this would have left significantly more of the original rear elevation on show from the garden than is currently the case. However, more of this elevation would have been visible from some views locally. This would have included the upper part of the outrigger. Further, this extension would have had pitched roofs typical of this type of building, which would have reduced the bulk of the roof and reflected the existing form of the original building. Overall, whilst there would have been some disruption to the balance across the terrace, this extension would have appeared more subservient in comparison with the current scheme.
42. The 2015 scheme introduced the principle of further rooflights, with three on the front roof slope. However, whilst these may be seen as modestly intrusive, as they were aligned with the three windows on the floor below they would have retained a sense of symmetry and balance overall.
43. Looking at the treatment of the interior, the 2015 scheme would have required some changes to the floor plans and alterations to floors and joists. However, the Heritage Statement associated with this scheme referred to the fact that 'the original rooms will be reinstated, the interior will be refurbished and any damage to original elements repaired'. The Officer report also referred to the fact that there would 'not be (sic) significant changes to the historic fabric which will be restored.' Further, the permissions associated with this had conditions requiring, for example, plans of the 'soft stripout' of the parts of the building which are currently obscured, detailing how any damage is to be

mitigated, and requiring details of repair works to windows which should not be removed or replaced unless approved. The Heritage Statement also suggested that this conversion to flats was 'the most viable solution' with the advantages resulting from the development suggested to outweigh the minor impact it would have on the listed building.

44. Summing up, the 2008 and 2015 schemes established some basic principles which provide a 'useful yardstick' for assessing the heritage impact of the current proposal. The design of their additions, whilst distinct from the listed building in terms of materials, clearly sought to respond to the listed building and site context in terms of the height and scale of the extensions, including the more appropriate detailing of the larger 2015 proposal. Further, considerably more attention was given to the protection of original features, particularly in the 2015 scheme, including the outrigger and internal fabric. Overall these schemes reflected a greater recognition of the significance and sensitivity to change of the heritage asset than the appeal proposals.

Structural issues and the condition of the building

45. The usual approach to the management of change in heritage assets involves the retention of as much historic fabric as possible, with the production of a structural report indicating what is necessary and the least intrusive means of achieving the outcome, including conservation led techniques to ensure that no further damage is caused. However, in this case there is no evidence to indicate that such an approach was considered or advised. For example, I understand that a decorative ceiling bracket fell during the re-construction of a central wall, suggesting that the necessary measures were not in place to protect such features. Also, during the building works the ground floor joists were found to be unsound. There is no evidence that the reconstruction of the ground floor at a higher level was necessary other than to give greater headroom in the basement.
46. References are also made to parts of the building being in a poor condition prior to the works to justify some of the alterations made, including the replacement of windows. However, limited photographic evidence is available to support this claim. Specifically, whilst many windows have been replaced, only minor evidence of the nature of damage to the windows is presented in the form of a small amount of damage to one window. Overall, there is no evidence that structural issues or the condition of the building justified the works undertaken.

Compliance with buildings and fire regulations

47. The appellant indicates that some of the internal alterations made resulted from discussions with building regulations advisers. Specifically, false ceilings and vestibules at the flat entrances were introduced for fire safety and to assist in acoustic and thermal insulation. It is also suggested that the timber panelling around windows was removed to improve insulation.
48. Some alterations, such as those addressing fire safety, may be non-negotiable. However, there is usually some flexibility in respect of acoustic and thermal insulation measures for listed buildings, and specific less intrusive treatments are available which allow features of interest to be retained. There is no evidence in this case that the alterations undertaken were necessary to meet

building regulations, or indeed that the least intrusive means of achieving the necessary standards were sought.

Comparisons with No 359 Wilmslow Road

49. The Council refers to the recent internal restoration works at No 359 Wilmslow Road as an example of what is possible and appropriate for such buildings. This building is in established use as an HMO and therefore building regulation requirements may differ, with the appellants witness suggesting that higher building and fire regulation standards may be required for a flat development. However, there is no evidence to indicate that such differing requirements should have any substantive impact on the way in which restoration works can be undertaken.

Heritage policy and statute

50. The Council's reasons for refusal refer to the Policy EN3 of the Manchester Core Strategy DPD 2012 (Core Strategy), which sets out the importance of preserving and enhancing the historic environment. Reference is also made to saved Policy DC19 of the Manchester Unitary Development Plan 1995 (UDP), which refers to the desirability of the retention, restoration, maintenance and continued use of listed buildings.
51. These policies do not reflect the more qualitative and proportionate consideration of proposals impacting on heritage assets that is set out in Section 16 of the Framework. Specifically, they do not require the identification of significance, do not differentiate between substantial and less than substantial degrees of harm, and they do not allow for the balancing of any harm with public benefits. On this basis these policies are less permissive of development than the Framework's heritage provisions.
52. Having regard to paragraph 213 of the Framework, the presumption in favour of preservation set out within Policy EN3 and saved Policy DC19 is consistent with the overriding purpose and intention of Section 16 of the Framework and the Act¹. Therefore, whilst they do not reflect the more nuanced approach to heritage matters, in so far as these policies are consistent with the Framework they are not out of date.

Conclusions on impact on the listed building

53. I have found harm due to the scale, form and detailed design of the extension when viewed in relation to the architectural craftsmanship and hierarchy of the Norton Terrace. I have also found harm from some of the unsympathetic additions and alterations to the exterior of the building, and from a range of alterations to the interior, many of which cause some degree of harm to original form and fabric. As a result the development and works fail to preserve the special interest and significance of the listed building.
54. I have also reviewed a range of matters relevant to heritage considerations raised by the parties. After considering the nature of previous approvals, the evidence relating to the condition of the building and the requirements of other regulatory regimes, I conclude that there is no evidence that the current harm was necessary to bring the building back into use.

¹ Section 16(2) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

55. I am aware that substantial harm in the terms set out in paragraph 195 of the Framework can be equated to total loss of significance and is therefore an extremely high test. The NPPG on substantial harm to a designated heritage asset further clarifies that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest' (Reference ID: 18a-017-20140306). On this basis, as the front and side elevations of the appeal building remain largely intact, my view is that this harm lies below a high degree of less than substantial harm but, given the cumulative nature of this harm, it is certainly above a moderate level within this spectrum.
56. I therefore conclude that, against the requirements of the development plan, national policy and statute, the scheme causes less than substantial harm when considered in the context of the significance of the heritage asset overall. The Framework paragraph 196 sets out that in such circumstances this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. I give consideration to the to this matter below.

Could the harm be addressed by conditions requiring alterations?

57. Various alterations have been suggested to address the heritage impact of this scheme on the building. Specifically, the appellant has suggested a reduction in the number of rooflights from 6 to 4 on the front elevation and from 4 to 3 on the rear, the replacement of plastic rainwater pipes with cast iron, and the replacement of basement uPVC windows in the main building, and all uPVC windows in the extension with timber side hung casement windows. Ground floor uPVC doors would also be replaced with timber. Further, the conditions suggested by the Council would also see the removal of suspended ceilings and the reinstatement of decorative plasterwork, the reinstatement of decorative timberwork and the reinstatement of original internal doors.
58. My view is that these works may address some of the harm caused to the exterior, and could possibly return the appearance of the interior to suggest of its original form which may be seen as a betterment overall. However, they would not address the substantive concerns regarding the harm caused to the heritage asset by the form, scale and main design elements of the extension, including window proportions. Furthermore, given the scant information as to why some of the internal alterations were undertaken, other than references to various regulatory requirements, there is no evidence before me that these alterations could be satisfactorily made. Overall my view is that less than substantial harm would remain.

Design and appearance

59. The appeal site is located on the busy Wilmslow Road corridor. There are a range of uses in the area, with some of the original villas having been converted to hotel and other commercial uses. The built character of the area is also somewhat varied. Whilst in the immediate vicinity of the appeal site much of the character and appearance of the original Victorian residential area remains, the other original villas have been significantly altered through extensions, including that to No 365 directly to the south. There is also some diversity evident in the more contemporary development.

60. The Norton Terrace properties form a landmark structure within this area. Its distinctive and striking appearance stands out against the backdrop of the Besford Close development of two and three storey red brick town houses to the rear of the site.
61. In terms of general appearance, materials, scale and mass the extension appears in views from Wilmslow Road as a similar structure to the Besford Close properties. Furthermore, the fact that it is to the rear of the property behind the side bay window, and of lesser height and contrasting materials means that in some senses it appears to be distinct from the host building. In this sense the extension is not a dominant or domineering feature. Nevertheless, the overall mass of built form creates a sense of built density which is at odds with the typical spaciousness associated with Victorian villas, competing with the primacy of Norton Terrace.
62. Furthermore, when viewed in greater detail, I have already concluded that the extension relates poorly to the host building in terms of both its scale and detailing. Whilst the appellant suggests that the design is 'appropriate by accident', in design terms insufficient attention has been given to the local context, which would be the case whether or not the building was listed. In this sense the consultation objection which refers to the fact that 'a passer-by would have no idea that it was connected to Norton Place' appears to be with reference to the fact that the extension fails to take any design cues from the host building, noting that 'there is not even an echo of its Victorian past'. The point being that a contextual design would reasonably be expected for an extension of this scale.
63. I was able to see that the extension is visible from Wilmslow Road, though over a relatively short stretch when travelling north only. Nonetheless, the open frontage of No 365 means that the extension is clearly seen, such that these views are more than glimpsed. The visibility of the extension is to some minor degree reduced by the presence of trees, noting the silver birch tree adjacent in the grounds of No 365. I understand that this tree is in the ownership of the appellant, and whilst not currently protected, the appellant would be willing to enter into a unilateral undertaking to ensure its long term retention. However, this provision would not significantly address the current degree of visual intrusion caused by the form and mass of the extension, particularly at leaf fall in winter months.
64. Whilst the sensitivity of the view from Wilmslow Road was not raised in relation to previous schemes, this is most likely because the lesser scale of the extensions proposed did not raise such concerns. In this regard the photomontage prepared in support of the 2015 scheme illustrates a more considered and modestly scaled addition, clearly subservient to the main structure. This also demonstrates that, in comparison with the appeal scheme, the visible roof area would have been greater. However, given the considerably greater mass of brickwork on show, this point does not support the argument that the current mansard roof, whilst 'less complicated' in form, is in any way preferable to the former roof design.
65. Looking at visibility more generally, glimpsed views are possible from Besford Close and adjacent gardens, including from Whiteoak Road. The view of the rear elevation from Besford Close is restricted both by the presence of these properties and a number of trees along the shared boundary. Whilst this

obscures views of the full rear to a large degree, the predominant simple treatment of the rear elevation of Norton Terrace with small windows, modestly sized outriggers and the small extension to 359, is discernible and contrasts with the bulk and mass of the appeal extension. In this view the flat roof element and large patio style windows can be seen, contrasting with the otherwise modest form and style of the rear.

66. I appreciate that the appellant may have set out to implement the 2015 approved scheme, which I understand went through a design evolution as advised by the Framework paragraph 128. However, there are clear and distinct design differences between these schemes in terms of mass, scale and detailing.
67. Overall I conclude that whilst the extension is not a prominent element in the general street-scene, by reason of its scale, form and detailing it does not relate well to its context. Therefore, the design and appearance of this addition are not acceptable in relation to the surrounding area.
68. In this respect there is modest conflict with the relevant provisions of Core Strategy Policy SP1 which sets out core principles such as providing high quality and diverse housing, and the protection and enhancement of the built environment. There is also conflict with the relevant provisions of Core Strategy Policy DM1, referring to the need for development to have regard to appropriate scale, form, massing, materials and details, as well as impact on surrounding areas in terms of design, scale and appearance.
69. UDP saved Policy EN1 describes the principles of urban design and identifies strategic character areas. Whilst the current scheme does not conflict with specific matters, this Policy places importance on good design on main and radial routes such as Wilmslow Road. Finally, UDP saved Policy DC1 refers to residential extensions. Whilst many aspects of this Policy are not engaged, there is conflict with specific elements including (1.1a) the need to have regard to the general character of the property and (1.2a) whether extensions are excessively large or bulky. There would also be conflict with the design provisions of the Framework, particularly paragraph 127, including the requirement that development is visually attractive as a result of good architecture and is sympathetic to local character and history.

Public benefits

70. The development and works provide several public benefits which need to be considered in the balancing exercise required by paragraph 196 of the Framework.
71. I have acknowledged that heritage benefits have been delivered through improvements to the front and side elevations, thereby maintaining key elements of interest of this building. Given the significance of these elevations this is a clear public benefit of the scheme. However, the weight to be attached to this benefit is moderated by the fact that the current Heritage Statement states that 'while some elements are in need of repair, the elevation is in decent condition'. Therefore, the degree to which this work was necessary to enable the appreciation of the heritage asset is debatable. I have also noted that some detracting elements have been added to these elevations. I therefore accord modest to moderate weight to this point.

-
72. Works to the frontage area to create hardstanding for parking may be an improvement on the previous situation, however as this would have previously formed the front garden this aspect of the scheme is of limited benefit. Whilst I am aware that bricks gathered from the reduction in height of the perimeter wall have been used to build the extension, this is not a significant point.
73. There have been some limited improvements to the interior, such as the removal of temporary shoring and the repair of the stair balustrade. However, in the appellant's schedule (Inquiry document 5) these are acknowledged as being 'negligible' or 'minor' positive impacts. Cumulatively these small scale changes have had a minor beneficial effect. I am therefore able to give this point modest weight at best.
74. More generally, the development has resulted in the re-use of a building which had been somewhat neglected and was in poor condition in places. The appellant also suggests that converting and extending the building in this way has resulted in delivering its optimum re-use. Nonetheless, as the 2015 scheme was expressly assessed by the appellant to be viable this point is of limited weight.
75. The appeal scheme has resulted in the provision of good quality housing with a high standard of internal design. This point was supported by the residents in attendance at the inquiry, who said that they felt comfortable and safe in their accommodation. Elements such as the significant number of rooflights are designed to increase daylight into living areas. However, there is no evidence of the necessity of such elements in ensuring satisfactory living conditions, nor that such a high-quality scheme overall could not be achieved with less harm to heritage significance. This point therefore gains limited weight.
76. The scheme complies with saved Policy DC5.2 of the UDP, a positively worded policy setting out the general presumption in favour of flat conversions within residential areas. This policy welcomes the conversion of large, old, difficult to re-use properties, and supports the preservation of attractive buildings which may not be viable for other uses, providing investment to enable the retention and improvement of the housing stock. However, whilst these factors are applicable to the appeal property, these provisions are promoted 'subject to other relevant policies of the Plan'. Whilst this Policy was specifically recognised by the Council's officer report as supporting the 2015 scheme, this did not involve the heritage or design conflict identified in the present case. Overall therefore this point does not weigh in favour of the appeal scheme.
77. Following the publication of the Five Year Housing Land Supply Statement in January 2019, the Council is now able to demonstrate a five years supply of housing land, currently at 7.05 years. The appellant suggests that due to the scale of some of the schemes involved it is unlikely that all will be delivered within a 5 year period. However, the current deliverable supply is well over 5 years worth and no evidence is presented in support of this claim.
78. Nonetheless, whilst the provision of 10 units is not a significant number in the context of available supply, and is only one more than the 2015 scheme, it is a benefit of modest weight in the context of the government's priority to significantly boost the supply of housing.
79. Other points in favour of the scheme include some of those relating to sustainable development, as set out in paragraph 8 of the Framework.
-

Specifically, this is a highly sustainable location close to amenities and employment/education opportunities, with excellent public transport links. Also, this use of the building helps to maintain the diversity and vitality of the neighbourhood. These points weigh modestly in favour of the scheme.

80. Finally, the fact that there is no issue with specific elements of the scheme such as the split level rear garden, and a range of planning standards are met, are not indicative of any particular benefits of the scheme.

Conclusion on paragraph 196 balance

81. The statutory presumption against harm to a designated heritage asset is not irrebuttable. Nonetheless, the Framework paragraph 194 sets out that any harm to the significance of a designated heritage asset should require clear and convincing justification. In carrying out the balancing exercise paragraph 193 also clarifies that great weight should be given to the asset's conservation. By extension, this could be taken to mean that great weight should be given to those attributes of a scheme which support the long term preservation of the significance of the asset. As such in reaching a conclusion on such cases harms must be weighed against the benefits.
82. Many of those elements identified above are not over-riding benefits that could outweigh the strong presumption against harm to a listed building. For example, a number of the points referred to by the appellant, such as securing the future of the building, the provision of additional accommodation, and the support to the vitality of the neighbourhood would also apply to the 2015 scheme. This tempers the weight which can be attached to such benefits.
83. The benefits identified are at best modest in weight, with the exception of the works to restore the main elevation. The degree of harm caused to the significance and special interest of the Grade II listed building overall is above a moderate level within the less than substantial spectrum. Even when considered as a collective these benefits would be significantly outweighed by the harm caused to this designated heritage asset, to which I am required to give considerable importance and weight.

Other matters

84. The enforcement notices require the residential use of the whole building to cease, which I understand is to take effect from July 2019. If the appeals were to be dismissed, and the enforcement notices were therefore to take effect, this would result in the 17 current tenants losing their homes. It is possible that the tenants could have appealed the enforcement action based on their personal circumstances. However, I appreciate that, particularly as many appear to be on short term leases, it is unlikely that they would have either the inclination or the appreciation of the need to do so. Evidence presented at the inquiry indicated that most residents are, or will shortly be, on monthly rolling tenancies.
85. I fully appreciate and have sympathy with the fact that existing tenants will have made their homes within the appeal property. The inquiry heard how these residents and their visitors find the location of the appeal property and the accommodation provided to be particularly convenient, suitable and safe. However, as things stand their tenancies could be terminated at short notice whatever the outcome of the current appeals. Furthermore, there is nothing

before me to indicate a shortage of such accommodation within this part of Manchester, or any individual circumstances suggesting that the tenants involved would have any difficulty finding suitable alternative accommodation within the local area.

86. The outcome of these appeals engages the building occupants' rights under Article 8 of the European Convention on Human Rights, as incorporated by the Human Rights Act 1998. However, those rights are qualified and I must ensure in relation to these appeals that any interference with those rights is in accordance with the law and is necessary in a democratic society, applying the principle of proportionality. A decision to dismiss these appeals could result in the current tenants losing their homes, but in this case the harm to the heritage asset is such that the dismissal of the appeals is a necessary, justified and proportionate response. The public interest cannot be achieved by means that cause less interference with the occupants' rights and hence no violation of Article 8 would occur.
87. On the basis of the current enforcement action there is no fall back position. The appellant also makes reference to the fact that the Council has not been prepared to discuss works to render the scheme acceptable. However, there is no suggestion that the Council would not accept the 2015 scheme.
88. The views of interested parties were apparent from attendance at the inquiry and the letters received. As a collective these indicate that local opinion on the appeal scheme is divided, with supporters and objectors presenting diametrically opposed views. I have considered all of the points made in order to reach a balanced view overall.

Overall conclusion

89. I have found that less than substantial harm to the significance of the designated heritage asset would not be outweighed by the public benefits of the scheme. The scheme is therefore in conflict with the statutory duty to have special regard to the preservation of listed buildings. My findings in relation to design matters add further to the weight against the proposal. I have also given careful consideration to other matters, particularly the implications of dismissing the appeals for the existing residents of the property. However, nothing overrides my conclusions about the damage to the heritage asset or the adverse impact of the design on general appearance.
90. The scheme would be contrary to the provisions of the development plan. Whilst relevant policies are less permissive of development than the Framework there are no other material considerations that outweigh this finding. Indeed, the development does not accord with the policies in the Framework relating to the historic environment. For these reasons the appeals should fail.

AJ Mageean

INSPECTOR

APPEARANCES

For the Council

Ms Reid of Counsel, instructed by Manchester City Council.

She called:

Mr Mason Group Manager, Urban Design and Conservation

Ms Atkinson Principle Planning Officer

For the appellant

Mr Goatley and Mr Martin of Counsel, instructed by Addleshaw Goddard.

They called:

Mr Clemons Savills (UK) Ltd, addressing heritage matters

Mr Nicholls Alyn Nicholls, addressing planning matters

Interested parties

Ms Kincaid South East Fallowfield Residents Association

Ms Given Local resident

Mr Hollinshead Local resident

Inquiry documents

1. Extract of Housing Delivery Test: 2018 measurement
2. ICOMOS Guidance on Heritage Impact Assessment for Cultural World Heritage Properties
3. Appellant Opening Statement.
4. Council Opening Statement.
5. Schedule of works and impacts (Mr Clemon's Appendix 6), with additional column for Mr Mason's comments (*revised and corrected version*).
6. Historic England Response to application no 107449/LO/2014/S1.
7. Representations received in respect of application 12506/LO/2018
8. Representations received in respect of application 12505/FO/2018
9. Details of the City of Manchester (Wilmslow Road, Fallowfield) Tree Preservation Order 1989, confirmed 1990, as it affects 365 Wilmslow Road.
10. Suggested conditions (*revised version submitted with Closings*).
11. Closing submissions on behalf of the council.
12. Closing submissions on behalf of the appellant.

APPENDIX 2 SAVILLS HERITAGE STATEMENT

Feltham Management Ltd/Norton Place Ltd

May 2020

363 Wilmslow Road, Manchester, M14 6XU



Heritage Statement
Post appeal application 2020





Project: 363 Wilmslow Road, Manchester, M14 6XU

Client: Feltham Management Limited/Norton Place Limited

Job Number: MSHQ415735

File Origin: Z:\London Jobs\Heritage team jobs\2. National\Greater Manchester\Manchester\Wilmslow Road (363), Manchester M14 6XU (MSHQ414522)

Document Checking:

Prepared by: Darren Collings

Signed:

Verified by: Jason Clemons IHBC MRTPI

Signed:

A handwritten signature in black ink, appearing to read "J Clemons".



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1.0 Introduction

1.1. Project background

- 1.1.1. Savills was commissioned by Feltham Management Limited/Norton Place Limited (hereafter 'the Client') to advise on heritage matters arising from works undertaken to 363 Wilmslow Road (hereafter 'the Site'). Those works were undertaken following the granting of permission for an extension and alterations to the building to form 9 flats (ref.107448/FO/2014 & 107449/LO/2014), but the works were not carried out in accordance with the consented scheme. Instead the building was altered and extended in a manner to achieve 10 flats, with the increase in units achieved through a larger rear extension.
- 1.1.2. Savills provided a Heritage Statement that accompanied regularising applications for planning permission and Listed Building Consent (ref.120505/FO/2018 & 120506/LO/2018). Those applications were refused by the City Council and were the subject of appeals that were heard at a public inquiry between 21 and 24 May 2019. The appeal decisions were issued on 2 July 2019. Both appeals were dismissed on the grounds that the erected extension and works undertaken were found to be unacceptable. The scheme approved in 2015 (as referenced above) establishes a level of extension form and works that was considered acceptable to the Council and one which was not contradicted at the appeal.
- 1.1.3. The 2015 scheme established the following to be acceptable:
- Conversion and extension of the building to form 9 apartments;
 - Erection of a two storey extension at the rear of the building;
 - The bulk, scale and mass of an acceptable form of rear extension;
 - Creation of duplex flats on the lower ground and ground floors, all with connecting stairs;
 - Conversion of the roofspace within the original building, with the provision of rooflights; and
 - Internal works of room subdivision and alteration to facilitate the provision of apartments.
- 1.1.4. Discussions have subsequently been undertaken with the Planning and Conservation Officers at the City Council to explore a new scheme that would result in the granting of permission and Listed Building

Consent. This Heritage Statement is produced to accompany the revised proposals. It identifies the significance of the building, taking into account the views of the Planning Inspector, and assesses the impact of the latest scheme upon that significance.

1.1.5. These significantly revised proposals address those matters pertaining to harm at the public inquiry. In summary, they include the following key elements:

- The rear extension is lower by one floor to provide the same eaves level as established in the 2015 planning permission and a traditional roof form of simple ranges. The proposed extension will have the same height and overall footprint dimensions as the 2015 approved scheme;
- There are fewer rooflights to the front and rear elevations. The number of rooflights proposed to the front elevation is the same as approved in 2015;
- The removal of all burglar alarm boxes and most vents from the flank wall of the building.
- The re-fenestration of the rear extension with more vertically orientated openings and traditional windows. The window heads are as those in the 2015 permission.
- Removal of all uPVC windows and doors, and replacement with traditionally designed timber windows and doors.
- The re-instatement of timber panelling to the bay windows and provision of replacement ceiling cornicing, picture rails and moulded skirting boards.
- Re-instatement of acanthus design console brackets within hall.

1.1.5 The overall effect of these proposals is to protect those elements of the listed building that have been identified as making a positive contribution to its architectural and historic interest and to re-instate those elements that have been lost over time and where it is reasonable and feasible to do so. Overall, the completed works will result in a neutral impact on the significance of this heritage asset, taking the 2015 permission as the baseline.

1.2. The Site and its wider context

1.2.1. 363 Wilmslow Road is located within the Manchester Ward of Withington. The Site is located on the busy Wilmslow Road which features a number of modern retail developments along the street to both the north and south (**Figure 1**). Behind the Site to the east are a group of modern residential buildings



as well as an altered Victorian residential building to the immediate south.

1.2.2. The Site is not located within a conservation area and there are no other designated heritage assets within a 250m radius of the site.

1.2.3. No. 363 Wilmslow Road was Grade II listed in 1974. A copy of the list description is provided in **Appendix 1**. Below is the list description:

Terrace row of 3 houses, No.363 now offices. Mid C19; altered. Stucco painted white, with sandstone dressings painted black, slate roof. Double-depth plan with short back extensions, No.359 single-fronted and the others double-fronted. Two storeys with basement and attic, an 8-window range, almost symmetrical, with 2-window gabled centre, banded and vermiculated corner pilasters, 1st-floor sill-band, and bracketed eaves. The ground floor has 5 canted bay windows (1, 2 and 2) with pilasters and bracketed cornices, and doorways which have Corinthian pilaster doorcases, doors with round-headed glazed upper panels and rectangular overlights. The 1st floor windows have shouldered architraves with keystones, between those in the centre is a plaque lettered "NORTON PLACE", and in the gable above this is a small round-headed attic window with pilastered and keyed architrave. Brick chimneys on the ridge and at both gables. Rear and interior not inspected.

1.2.4. There have been previous planning applications for 363 Wilmslow Road. These are detailed at **Appendix 2**.

2.0 Methodology

2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a historic evidence assessment to understand the historical background to the Site;
- 2) Identify any heritage assets that are located in this area and which have the potential to be affected by the site; and,
- 3) Set out the significance of the identified heritage assets; and,
- 4) Formulate an assessment of the impact of the proposed development on the significance of the known heritage assets and propose any mitigation to the proposal if required.

2.2 Assessment Methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The requirements of assessing heritage significance and the steps implemented to evaluate significance are outlined at **Appendix 3**.

3.0 Legislation and Planning Policy

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection and development of historical buildings and areas within planning legislation as defined under the provisions of the Town and Country Planning Act 1990.
- 3.1.2 The national and local planning policies and guidance relevant to the proposed developments at 363 Wilmslow Road are detailed in **Appendix 3**.

4.0 Historic evidence

4.1 Introduction

- 4.1.1 The following section provides a brief summary of the historical development of the Site and its environs, compiled from sources listed in the references provided. Located in **Appendix 4** are figures contain historic maps and photographs of the building and site.

4.2 Historic development

- 4.2.1 The name of Withington most likely comes from the Anglo Saxon 'Withy-ton' a settlement associated with willows. Withington was first recorded as an independent manor in the 13th century under the lordship of William de Withington. By the 14th century, Withington became a sub manor of Manchester and was subsequently in the possession of the Mosleys, Lady Ann Bland and the Egertons of Tatton.
- 4.2.2 Withington experienced little growth over the following centuries remaining predominately rural until the mid-19th century. OS mapping from 1849 (**Figure 2**) displays the rural nature of the area, with a number of farms and cottages scattered either side of what is now Wilmslow Road, with the site itself located in open farmland. From a macro perspective, development in the area was spurred by the industrial growth of greater Manchester while on a micro scale, the establishment of the Manchester and Wilmslow Turnpike Trust, the construction of the Cheadle and Palatine Road Bridges and the opening of the Midland Railway in 1880 encouraged residential growth in the area.
- 4.2.3 By 1887, the Egerton Estate was sold to developers, resulting in the majority of the open rural land being developed. Wilmslow Road served as the primary artery for travel within the ward during the expansive growth of the 19th century. Within this context, 363 Wilmslow Road was constructed sometime during the mid-19th century along with a number of semidetached villas in the surrounding area.
- 4.2.4 The OS Map from 1894 (**Figure 3**) demonstrates the rapid growth in the area as almost all of the previous farmland now features either detached or semidetached villas either side of Wilmslow Road. It is also the first map that displays 363 Wilmslow Road, known as Norton Place, as well as Norton House to the east, and Norton Villas to the north, suggesting the house was part of a larger development. The 1894 map also displays the addition of Fallowfield station to the north of the site.

4.2.5 By 1904, Withington was incorporated into the City of Manchester. The character of the area at this time was primarily that of large private family homes. However, since the turn of the 20th century there was a shift to multiple units which remains today. OS Mapping from 1922 (**Figure 4**) demonstrates this transformation as the tributary roads to the south of the site are completely developed with terraced housing, leaving a scarcity of open land. OS Maps from 1934, 1957, 1981 (**Figure 5, 6, 7**) display minor changes as the area's density increased. Shopping centres also developed along Wilmslow Road during the 20th century to keep pace with population growth, many of which dominate the street scene today.

4.3 Architectural and Historic interest.

4.3.1 The primary residential nature of Wilmslow Road has been largely lost in Withington, with a large range of commercial and retail uses now dominating the road. No 363 Wilmslow Road forms one third of a terrace of three properties, built in an area that was historically dominated by semi-detached and detached late 19th century villas.

4.3.2 The original residential character of the 19th century properties has changed considerably, with the gardens in front of them now largely dominated by car parking and service arrangements. Many of the buildings along the road are modern developments while a number of the remaining Victorian buildings have been modernised and had their ground floors converted into shops. The scale of building form within the area is that of one to four storeys in height.

4.3.3 363 Wilmslow Road was built sometime in the mid-19th century, with some later alterations. It is Italianate in character (**Plate 1**). The building is two storeys in height, plus a basement and attic. The architect is unknown, although the street was probably built by a speculative developer as part of the wider development of the area of Withington in the 19th century.

Interior (See Appendix 5 for floor plans)

4.3.4 The basement floor was comprised of four main rooms either side of a central hallway. The rooms to the front elevation (r101, 103) were accessed from the central hallway, and provided further access to the two rooms to the rear (r104, 105). On the north side of the basement, the two rooms (r101, 105) featured original flagstone flooring and the rear room provided access to a storage area (r106) within the small brick outshot (**Plate 2**). The walls of all five rooms were exposed brick and there were exposed



wood supports and electrical wires attached in room 101 (**Plate 3**). The basement bay windows were filled in with brick (**Plate 4**). A straight wood stairwell led to the ground floor.

- 4.3.5 The ground floor had a similar layout to the basement, however, there were a great number of partition walls. One such wall bisects room 205, the same in room 204, while 203 featured two partition walls. The communal hallway featured original plasterwork to the ceiling, and the original staircase (**Plate 5, 6**). The flooring was carpeted and the walls were plastered with moulded skirting as well. The wall between 201 and 202 included a reception hatch with moulded surrounds (**Plate 7**). Inside room 201, the bay window featured original wood panelling as well as original plasterwork to the ceiling (**Plate 8**). Some original doors and window frames survived but were in a poor condition (**Plate 9, 10**). To the rear of room 205, there was an access door to a restroom within the brick outshot to the rear of the building. A separate restroom located in the outshot could be accessed from the central hallway. The central staircase to first floor included a door and partition wall (**Plate 11**). All of the spaces on the ground floor were presumably used as medical spaces, from the 1970s and have the appearance of such a public institutional use.
- 4.3.6 The first floor featured a more unique layout than the basement and ground floors as the central hallway was shortened at the front of the building providing for a larger office space for room 301 with two access doors from the main hallway. Another access door opens from room 301 to room 305 to the rear on the north side of the building. The flooring was carpeted with plastered walls, some original window frames and doors, as well as door surrounds survived, however many other details, such as lighting fixtures and storage areas on the first floor, were altered for medical/office purposes (**Plate 12,13**). There were also moulded skirtings in all of the rooms and central hallway. In addition, the ceiling of the central hallway features plasterwork detailing (**Plate 14**).
- 4.3.7 The majority of fireplaces and surrounds had been lost prior to the works undertaken in 2018, with only two remaining.
- 4.3.8 The second floor features the smallest floor plan of the building as it is an attic and was used as three separate medical offices accessed from the main hallway. No photos survive which detail the interior conditions of the attic.
- 4.3.9 The works undertaken since 2018 have resulted in the raising of part of the ground floor, in order to

provide reasonable living conditions and ceiling heights for the former basement rooms. Suspended ceilings have been inserted in the ground floor spaces to meet fire and sound insulation.

Exterior

- 4.3.10 No 363 Wilmslow was constructed in brick with stucco rendering and a gabled slate roof. The front elevation is three bays wide and features two angled bay windows either side of the central entrance door, with quoining at the southern end. The quoining has been repaired as part of the refurbishment of the building. Both bays feature deep eaves with ornate bracketing and the main entrance door features a Corinthian pilaster door case, which has some damage (**Plate 15**). There is also damage to the stucco rendering above the bay eaves. The first floor sash windows are mullioned with key stones above which a deep eave runs across the façade with larger ornate bracketing than those on the bay windows.
- 4.3.11 The rear façade featured handmade brick, and was comprised of a small outshot providing space for bathrooms as well as stepped access to the property and basement. There is little uniformity to the rear of Norton Place as each of the three residences include different features to their extensions. The rear garden area was a dirt surface with a rear wall separating the garden from the alley way.
- 4.3.12 The overall character of the building was that of a former mid/late Victorian terrace house that had been converted to a public service use. The interior, in particular, included unsympathetic alterations, fire doors, insertions, bland decoration, modern floor coverings, and exposed wiring resulting in a poor legibility of the original use.

5.0 Significance of Heritage Asset

5.1 Introduction

5.1.1 The planning policies listed in **Appendix 2** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate against harm.

5.1.2 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

5.2 Significance

5.2.1 The significance of 363 Wilmslow Road is attested by the fact that the building is Grade II listed.

5.2.2 Historic England suggest that the aspects that reflect significance are the four values that people associate to a place: aesthetic value, evidential value, historic value and communal value. However, the NPPF defines the significance of a heritage asset as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* The NPPF definition largely aligns to the four values identified by Historic England in the *English Heritage Conservation Principles Policies and Guidance 2008* (see **Appendix 3**), although the Historic England Guidance takes a broader approach.

5.2.3 The significance of the Grade II listed 363 Wilmslow Road lies chiefly in the features of the principal elevation fronting onto Wilmslow Road, which is visually dominant and coherent. This assertion is given further weight as it is noted in the listing description that the interiors and rear of 363 Wilmslow Road were not inspected, and therefore did not contribute to the reason for listing.

5.2.4 The consideration of evidence at the public inquiry led the Inspector to determine that the significance of the building included more than just the principal elevation. She considered that further elements of the exterior and interior of the building would have contributed to the its significance.

5.2.5 She considered that the flank elevations, whilst less ornate than the front elevation, were designed to form part of the overall architectural composition. Furthermore, the rear elevation still retained the relative hierarchy of elevations, being construction in stock brick and typically subservient and utilitarian in appearance (para.7 and 8 of the appeal decision). The Inspector accepted that the building has seen a range of uses including a medical centre and a school, with the result that prior to the 2018 alterations there had been some harmful change internally. This included the sub-division of rooms, the loss of most original fireplaces and some unsympathetic insertions and additions. It also appears that the interior had been somewhat neglected, with some damage to original fabric and poor-quality finishes.

5.2.6 *Aesthetic Significance*

- In terms of the aesthetic contribution made by its visual appearance, architectural style, and legibility as a heritage asset, it is judged that this principal makes a good contribution to the significance of the asset.
- The front elevation is Victorian in character with some Italianate details. The flank elevation forms part of the overall architectural composition, although of lesser importance. The more simple rear elevation and its use of brick, demonstrates a hierarchy of elevations, which is still evident today. The relatively poor condition of the building that existing prior to its conversion has been reversed and the building is now in good condition.
- Internally, the building retains a limited number of original features, including plasterwork, skirting boards, ceiling mouldings, and the original central staircase. However, a number of original features, including some doors, windows, and fireplaces were in a very poor condition, thereby reducing or detracting from the significance of the internal features. Certain elements of the interior were identified by the Inspector as contributing to the significance of the building, such as mouldings, panelling to the bay windows and staircase.
- The original main staircase to the first floor, as well as some of the original plasterwork at the ground floor had been covered by partition walls diminishing the value of the original features. The most recent conversion works have removed a number of these detrimental works, allowing specific features to be better experienced and understood: the staircase is an example

of these works.

- There is evidence that there were two simple, fireplaces within the building, prior to its conversion, the remainder had been previously lost. The use of the building for non-residential purposes in the 20th century resulted in the loss or damage to a large number of original features, and further diminished the ability to appreciate the building's significance with the insertion of a considerable number of modern elements, such as new openings, partitions, fire doors and surface mounted cabling.
- The aesthetic value of 363 Wilmslow Road is considered to be **medium**. The value is largely contained within the front elevation, but other elements of the original building contribute to its overall aesthetic value.

5.2.7 *Evidential Significance*

- Despite some modern alterations to the exterior of the building the front elevation remains much as originally conceived and constructed, which enhances the evidential value of the building and its group value as a terraced villa from the Victorian era.
- Due to the extent of some alterations to the interior the quantum of evidence pertaining to its original use is limited.
- As a result of the buildings age, group value and surviving fabric, the evidential value of the building is considered to be **medium**, but largely limited to its front elevation.

5.2.8 *Historic Significance*

- 363 Wilmslow Road represents one of the remaining typical Victorian terraced villas in Withington and therefore embodies the aspects of Victorian urban expansion and development in Greater Manchester following the industrial revolution.
- There are no prevalent architects or developers associated with the building, but the front elevation of the building has survived unharmed over time, with the exception of minor alterations. 363 Wilmslow Road therefore has a **low to medium** historic value.

5.2.9 *Communal Significance*



- Communal value currently makes a **low** contribution to the significance of the asset as it was built as a private residence within a primarily residential area.

5.2.10 The significance of the Grade II listed 363 Wilmslow Road lies chiefly in the Victorian Italianate features of the main elevation and the returning, flank gabled elevation. Original features of the interior of the building, as identified above, also make a contribution to its significance, although the degree of significance is limited by the extent of alterations undertaken to the building in the 20th century.

6.0 Impact on Significance

6.1 Introduction

- 6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource*...” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.
- 6.1.2 The following section outlines the completed works and their effect on the significance of the designated heritage asset.

6.2 Proposed works

- 6.2.1 The proposed works, as set out below, have acknowledged those works set out in the recent appeal. The acceptability of the key areas of work, including the principle of conversion to multiple units, internal subdivisions and alterations, and the addition of a two storey rear extension was established in the 2015 permission.
- 6.2.2 The basement floor plan remains largely the same within the original building, however the interiors have been renovated and staircases have been built in each flat to provide access between the ground floor and basement. This internal re-planning accords with the 2015 scheme, but with changes to the proposed staircases and other minor changes. Much of the joinery details, door frames, door surrounds, window surrounds are copies of the originals, and the double glazed windows have sought to copy original detailing where possible. Original brick walls have been plastered over, and bricks inserted in the window bays. The original floor material in room 101 and 105 (flat 1 and 3) was removed (**Plate 16**).
- 6.2.3 The ground floor plan largely reverts back to that of the same within the original building and features the communal area of the building and the hallway. Some of the ceiling details are a copy of the original. New flooring, typical of the period has been laid in the hallway. The principal original staircase is retained and restored (**Plate 17,18**). The current proposals will re-instate acanthus console brackets to the hallway and other mouldings where possible.

- 6.2.4 Flat 1, which is accessed from the ground floor communal area, includes a new lobby, with new stairs to the basement, and no coving or architraves to the ceiling, nor original wood panelling to the bay window (**Plate 19**). Flats 2-4 repeat the internal features of flat 1.
- 6.2.5 The current proposals seek to address concerns raised by the Inspector to the loss of the proportions of the principal ground floor rooms, resulting from the insertion of suspended ceilings, and the loss of decorative features, including the panelling to the bay interiors. The proposals will not increase the internal height of these rooms by raising the ceiling height due to acoustic and fire regulations (as explained in the Design Statement), but some panelling and cornices, picture rails and moulded skirting boards will be re-instated.
- 6.2.6 On the first floor, a modern door which was inserted during the 20th century was removed to create an open landing, reinstating the original layout and further revealing the original staircase prior to the doctors surgery (**Plate 20**). Flats 5-7, located within new extension, were not inspected. Flat 8 basement windows are a copy of original. Moulding and skirting boards in flat 8 are also copies of the originals (**Plate 21**). Within flat 8, and a prevailing theme within the building, all front elevation windows are constructed in timber with matching architraves and are a copy of the original (**Plate 22**). All windows on the side and back of the building are replacements. The front room in flat 9 has the original dimensions while the joinery is the same as flat 8.
- 6.2.7 The first floor to second floor door, which separated an office for the doctors surgery, was removed, further revealing the original staircase. We understand that there were changes to the top floor due to uneven and faulty timber beams, which resulted in a drop in the floor level. Flat 10, which was previously used as an office includes modern joinery and no original features. The works simply introduce a modern fit-out for this floor.
- 6.2.8 The height of the existing rear extension will be revised so that the eaves height is the same as that approved in 2015. The roof form will be altered to a single narrow range running away from the building, terminating in a gable, with a side range running parallel to the existing building. The form of the original outshot will be discernible. The fenestration pattern and detailing of the extension will be altered to reflect more closely the 2015 approval, with recessed windows.
- 6.2.9 The proposals include fewer rooflights, with the number and location now proposed on the front

elevation being the same as approved in 2015. The burglar alarm boxes that formed part of the implemented conversion scheme will be removed and alternative arrangements put in place to address these service requirements.

- 6.2.10 To the front, the main entrance door has been replaced to match existing and new steps have been built (**Plate 10**). The external fabric of the building has been restored and put into a good state of repair, as part of the implemented flat scheme. The parking area to the front of the building was previously comprised of tarmac in poor condition. This area has been resurfaced and the gate piers replaced (**Plate 24**).

6.3 Assessment of Impact

- 6.3.1 In order to assess the impact of the completed works on the significance of the Grade II listed building, the effect of the alterations on four values identified by Historic England and detailed in chapter 5 is assessed as follows.

- 6.3.2 The photos of the site prior to the completed works demonstrate that the interior and exterior of the building were in a state of disrepair resulting from the alterations made from the previous use as a doctors surgery. As a result, it was necessary to carry out a number of works to the interior of the building.

- A number of internal original features were lost following the completed works, particularly ceiling details at the ground and first floor, skirting at the ground and first floor, and original flagstone flooring in the basement. However, the renovation and revealing of others, notably the central staircase and removal of stair doors and partition walls at first and second floor level, can be viewed as a heritage benefit. Furthermore, the current proposals include various works that will restore features of interest, such as the console brackets in the hall, or improve the overall aesthetic value of the interiors as compared to the building's condition prior to the conversion works. These include the re-introduction of timber panelling to the bay windows, ceiling cornicing, picture rails and moulded skirting boards to the 3 main ground floor rooms.
- Where original features were lost due to their poor condition, such as window frames, joinery details, door frames and surrounds, copies of the originals have replaced them in the new flats, including the window frames to the front and side façades at ground and first floor levels. The existing uPVC



doors within the basement will be replaced with timber equivalents. Furthermore, the windows to the rear elevation of the original building will be replaced with appropriately designed sash styled windows to reflect those that previously existed.

- Furthermore, the renovation of the front elevation, the most substantial element of the listing, is also seen as a heritage benefit.
- The proposed alterations to the rear extension will bring this element of the works in line with that approved in 2015, but with improvements to fenestration and detailing.
- The proposed works will ensure that those elements of the building that materially contributed to its architectural and historic interest will be retained, restored or re-introduced. The works now proposed will cause no material harm to the significance of this heritage asset or the special architectural and historic interest of the listed building.

6.3.3 It is considered that these proposed works, which materially follow the 2015 approved scheme, but with improvements on the design of the rear extension and greater consideration to internal works, will have no greater impact than that already approved, and thereby cause **no harm** to the significance of the identified heritage asset, in accordance with national and local planning policies and Historic England guidance.

7.0 Conclusion

- 7.1.1 Feltham Management Limited commissioned Savills to produce a Heritage Statement in order to assess the impact of the proposed works of the Grade II listed No. 363 Wilmslow Road. Savills have worked closely with the client team to ensure that the Inspector's report and conclusions are addressed in a new application, and that the significance of No. 363 Wilmslow Road is fully taken into account.
- 7.1.2 No. 363 Wilmslow Road is an example of a piece of architecture from the Victorian period with Italianate details. The heritage significance of 363 Wilmslow Road is primarily derived from the architectural interest to its principal facade, exemplified in its detailed Italianate architecture, but with contribution to other elements, as identified during the recent appeal and as set out above.
- 7.1.3 The planning history for this site has established a level of development that has been considered acceptable, in terms of not causing harm to significance and resulting in the granting of planning permission for the conversion and extension of the building to form 9 apartments. That history, including the 2019 appeal decision, has identified where the significance of the building lies and the broad scope of works that can be achieved without causing any material harm to that significance. The current proposals have taken this into account and will enable the same quantum of development as the 2015 scheme without any material increase in harm to the significance of this designated heritage asset.
- 7.1.4 The current proposals will reverse those elements of the previous works that were identified as harmful and result in a form of development that will safeguard and better reveal the significance of this heritage asset.



8.0 References

- 'The Manor of Withington' Withington Area History.
<https://sites.google.com/site/withingtonhistory/manorial-history>
- 'Townships: Withington', in *A History of the County of Lancaster: Volume 4*, ed. William Farrer and J Brownbill (London, 1911), pp. 288-293. *British History Online*<http://www.british-history.ac.uk/vch/lancs/vol4/pp288-293> [accessed 24 April 2018].
- Withington Conservation Area ' Manchester City Council.
http://www.manchester.gov.uk/info/511/conservation_areas/1042/withington_conservation_area/2



9.0 Appendix 1 – Copy of List Description

Name: NORTON PLACE

List entry Number: 1270510

Location

NORTON PLACE, 359-363, WILMSLOW ROAD

The building may lie within the boundary of more than one authority.

County:

District: Manchester

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 03-Oct-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 458606

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.



History

Legacy Record - This information may be included in the List Entry Details.

Details

MANCHESTER

SJ8593 WILMSLOW ROAD, Withington 698-1/23/844 (East side) 03/10/74 Nos.359 TO 363 (Odd) Norton Place

II

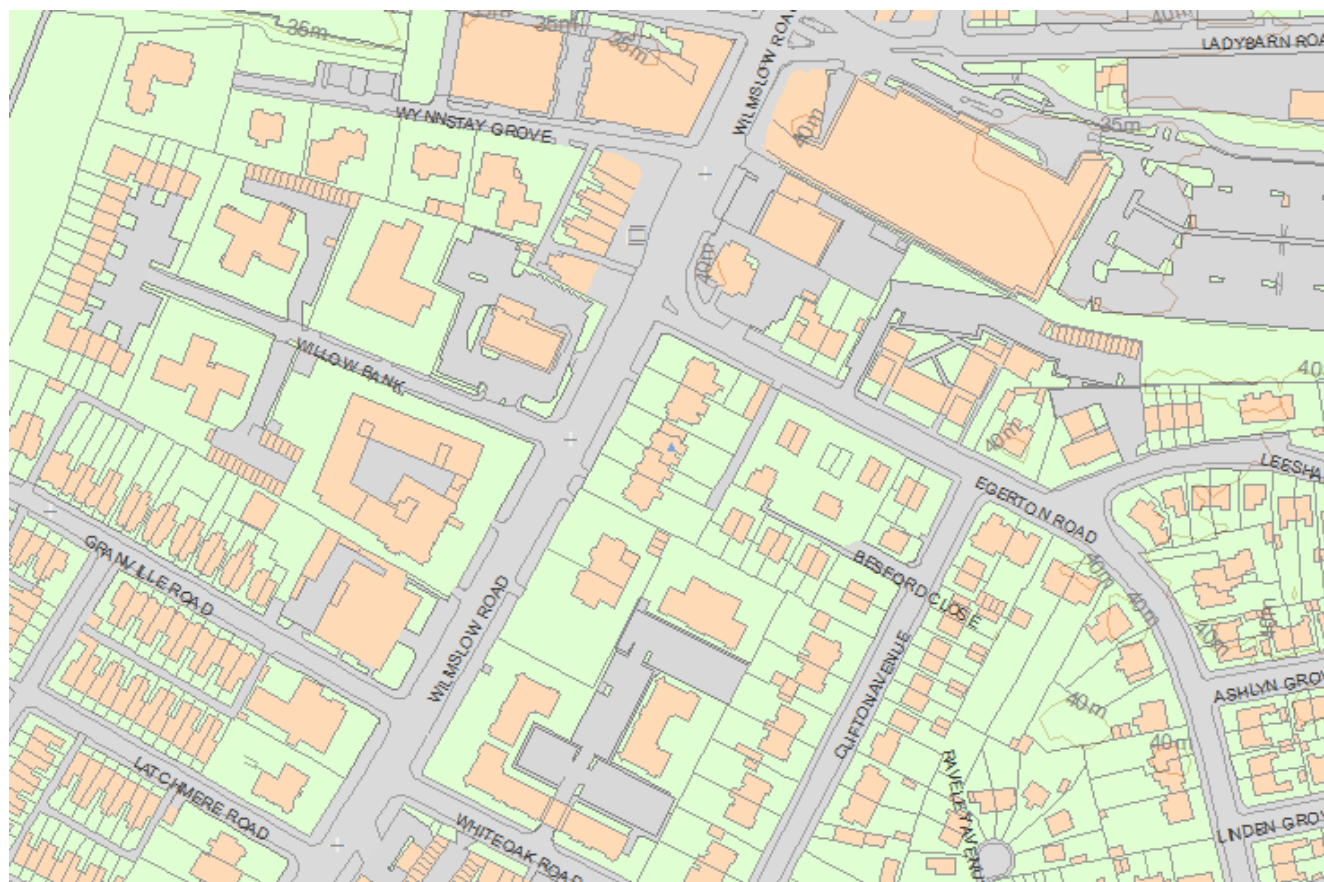
Terrace row of 3 houses, No.363 now offices. Mid C19; altered. Stucco painted white, with sandstone dressings painted black, slate roof. Double-depth plan with short back extensions, No.359 single-fronted and the others double-fronted. Two storeys with basement and attic, an 8-window range, almost symmetrical, with 2-window gabled centre, banded and vermiculated corner pilasters, 1st-floor sill-band, and bracketed eaves. The ground floor has 5 canted bay windows (1, 2 and 2) with pilasters and bracketed cornices, and doorways which have Corinthian pilaster doorcases, doors with round-headed glazed upper panels and rectangular overlights. The 1st floor windows have shouldered architraves with keystones, between those in the centre is a plaque lettered "NORTON PLACE", and in the gable above this is a small round-headed attic window with pilastered and keyed architrave. Brick chimneys on the ridge and at both gables. Rear and interior not inspected.

Listing NGR: SJ8551893702

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SJ 85518 93702



10.0 Appendix 2 – Planning history

Planning Reference	Description	Decision	Date
18/02261/REF	Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Appeal Dismissed	02 Jul 2019
18/02261/REF	Erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Appeal Dismissed	02 Jul 2019
120505/FO/2018	Erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Refused & Enforce	10 Oct 2018
120506/LO/2018	Listed Building Consent for the erection of basement and two storey rear extension to create 10no. self contained flats with excavation of rear garden with associated landscaping and parking.	Refused & Enforce	10 Oct 2018
116773/DO/2017	Change of Use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking	Refused	16 Aug 2017
116774/LO/2017	Listed Building Consent for the erection of basement and two storey rear extension to existing building to create 10no. self contained flats together with excavation of rear garden with associated landscaping and parking	Refused	16 Aug 2017
113828/FO/2016	Change of Use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking	Withdrawn	14 Jun 2017
113829/LO/2016	Listed Building Consent for the change of use from doctors surgery to create 10no. self contained flats including the erection of a basement and two storey rear extension to existing building together with excavation of rear garden with associated landscaping and parking	Withdrawn	14 Jun 2017
107448/FO/2014/S1	Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create 9no. self contained flats with landscaping and parking	Approved	22 May 2015
107449/LO/2014/S1	Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of 9no. flats	Approved	22 May 2015
106424/FO/2014/S1	Erection of part single, part two-storey rear extension to existing building together with excavation of rear garden to create nine flats, with landscaping and parking.	Approved	23 Sep 2014
106425/LO/2014/S1	Listed Building Consent for the erection of part single, part two-storey rear extension to existing building together with excavation of rear garden and internal alterations in association with the creation of nine flats.	Approved	23 Sep 2014



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086507/FO/2008/S1	Erection of a part single/part 2 storey extension at rear of property and entrance ramp and new entrance at side of property. Provision of parking spaces in rear garden with associated landscaping	Approved	04 Jul 2008
086581/LO/2008/S1	LISTED BUILDING CONSENT for the erection of a part single/part 2 storey rear extension, new access ramp and side entrance, car parking in rear garden and associated landscaping	Approved	04 Jul 2008

11.0 Appendix 3: Planning Policy and Guidance

11.1 Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

11.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

11.1.3 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (Section 72).

11.2 National Planning Policy Framework

11.2.1 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF), which was first published in March 2012, with a second edition issued in July 2018 (further revisions in February 2019).

11.2.2 The 2012 NPPF set out the Government's planning policies and outlined the presumption in favour of sustainable development, defined by three principles: economic, social and environmental. The way in which the 2018 revised edition of the NPPF supports the delivery of sustainable development has now been altered.

- 11.2.3 The policy paragraphs no longer constitute the Government's view of what sustainable development means for the planning system, the three 'dimensions' to sustainable development are now 'objectives', and it is confirmed that they are not criteria against which decisions can or should be judged. Economic, social, and environmental gains are no longer to be sought 'jointly and simultaneously'; instead, the objectives are to be pursued in 'mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 11.2.4 The presumption in favour of sustainable development is retained, but some changes have been made to its detailed articulation. There is now also greater emphasis on Design, with the addition of a new introductory paragraph to the design chapter, emphasising the importance of high quality buildings and places.
- 11.2.5 Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy, which is broadly unchanged since 2012, although there has been some reordering and the addition of subheadings (paragraphs 184-202).
- 11.2.6 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).
- 11.2.7 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).
- 11.2.8 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 196).
- 11.2.9 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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 (para 197).



- 11.2.10 Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 198).
- 11.2.11 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 200).
- 11.2.12 In para 192 it states that 'In determining applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 11.2.13 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

11.3 **Local Planning Policy Context**

- 11.3.1 The Site is located in the council ward of Withington, which is one of the 32 wards of Manchester. As such, local planning policy is covered by both Manchester's Local Development Framework (Core Strategy Development Plan Document) administered by the Manchester City Council, and extant policies within the Manchester Unitary Development Plan.

Manchester Local Development Framework

- 11.3.2 Policy EN3 states, “Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. 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. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

Unitary Development Plan (Citywide Development Control Policies)

Listed Buildings

- 11.3.3 Policy DC19 states, “In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:
- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
 - b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
 - c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
 - d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
 - e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

11.4 Historic England guidance

11.4.1 Guidance provided by Historic England (**English Heritage, 2008**) introduced the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in NPPF):

- 1) **Evidential** (Archaeological) value. Deriving from the potential of a place to yield evidence about past human activity. This value is alternatively known as **Research** value.
- 2) **Historical** value. Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. This value is alternatively known as **Narrative** value.
- 3) **Aesthetic** (Architectural or Artistic) value. Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
- 4) **Communal** value. Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

12.0 Appendix 4: Maps and pictures



Figure 1: Aerial view of 363 Wilmslow Road (outlined in red).

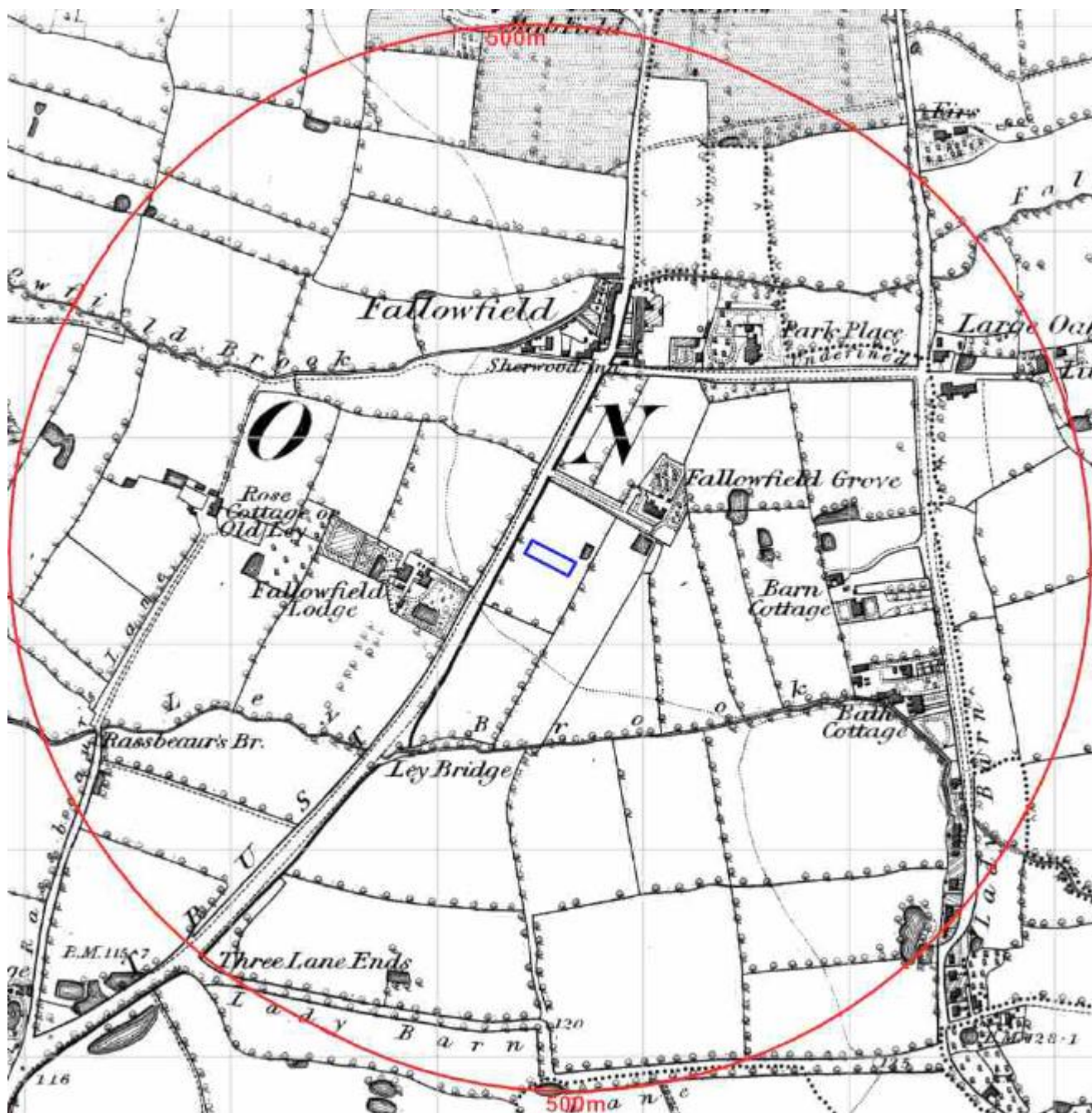


Figure 2: OS Map 1849, provided by Groundsure



Figure 3: OS Map 1894, provided by Groundsure

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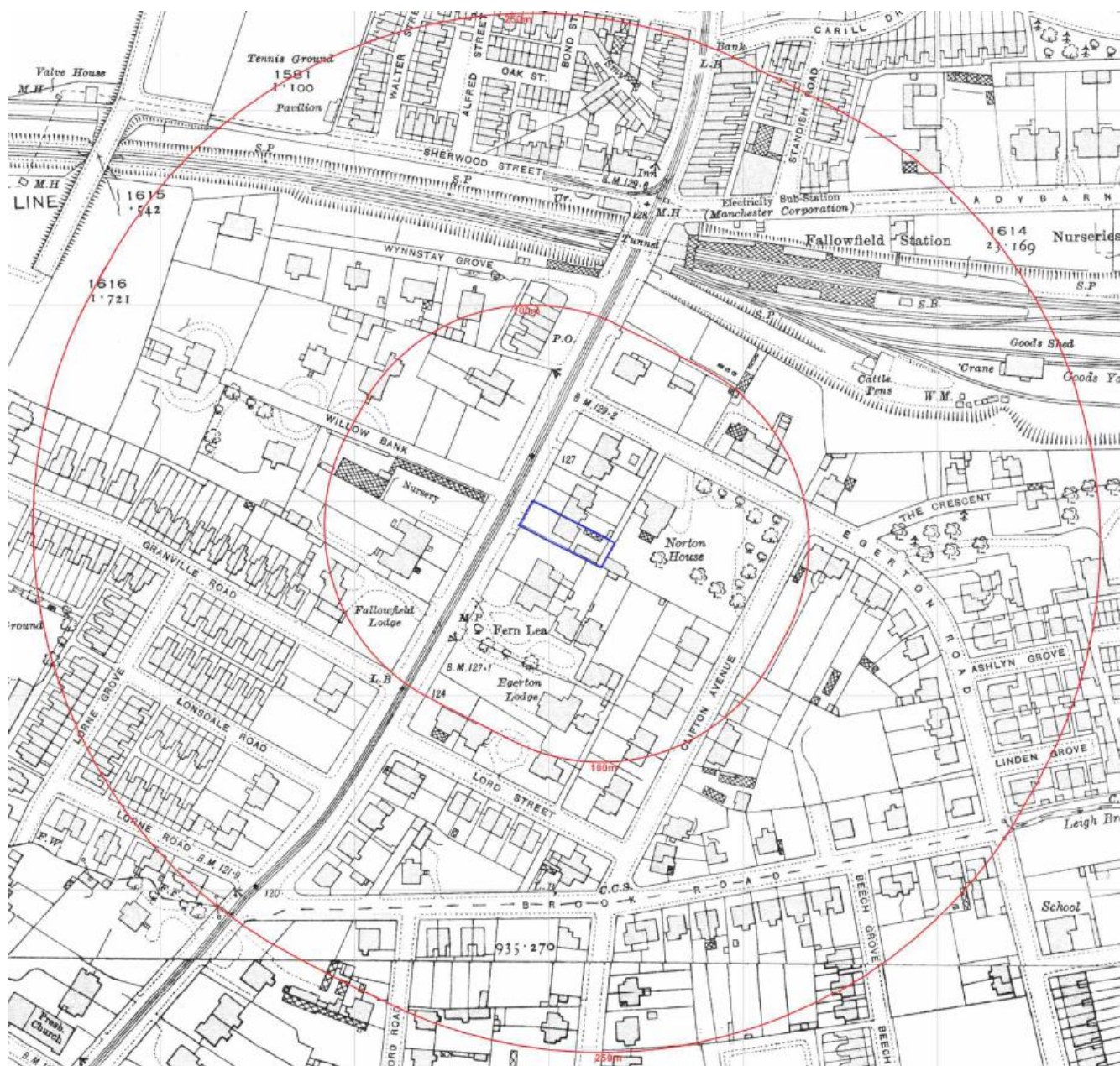


Figure 4: OS Map 1922, provided by Groundsure



Figure 5: OS Map 1934 provided by Groundsure



Figure 6: OS Map 1957, provided by Groundsure

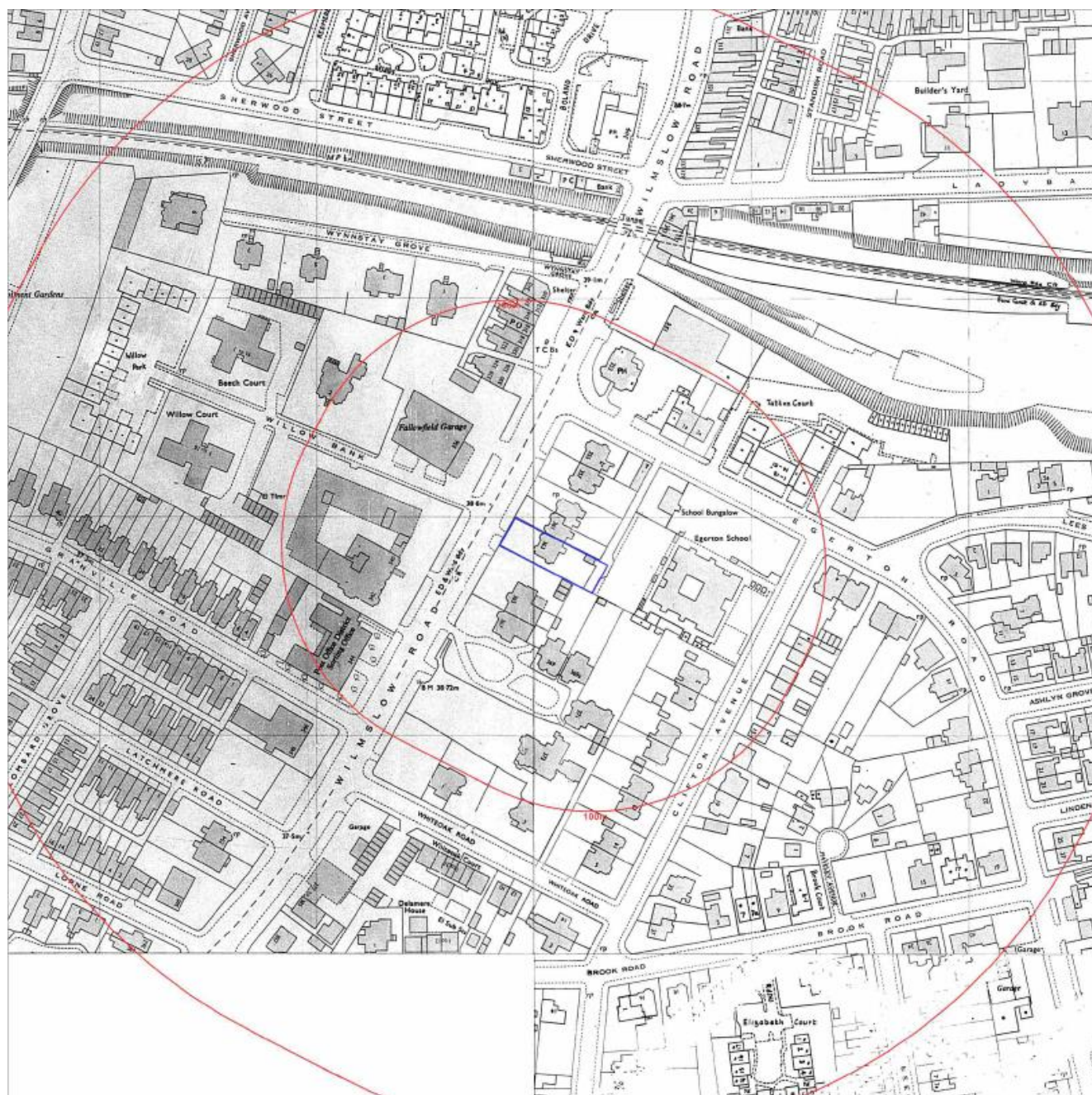


Figure 7: OS Map 1981, provided by Groundsure



Plate 1: Front Elevation, provided by Orco Heritage Statement 2014 (revised 2016) showing poor condition of building prior to conversion to flats

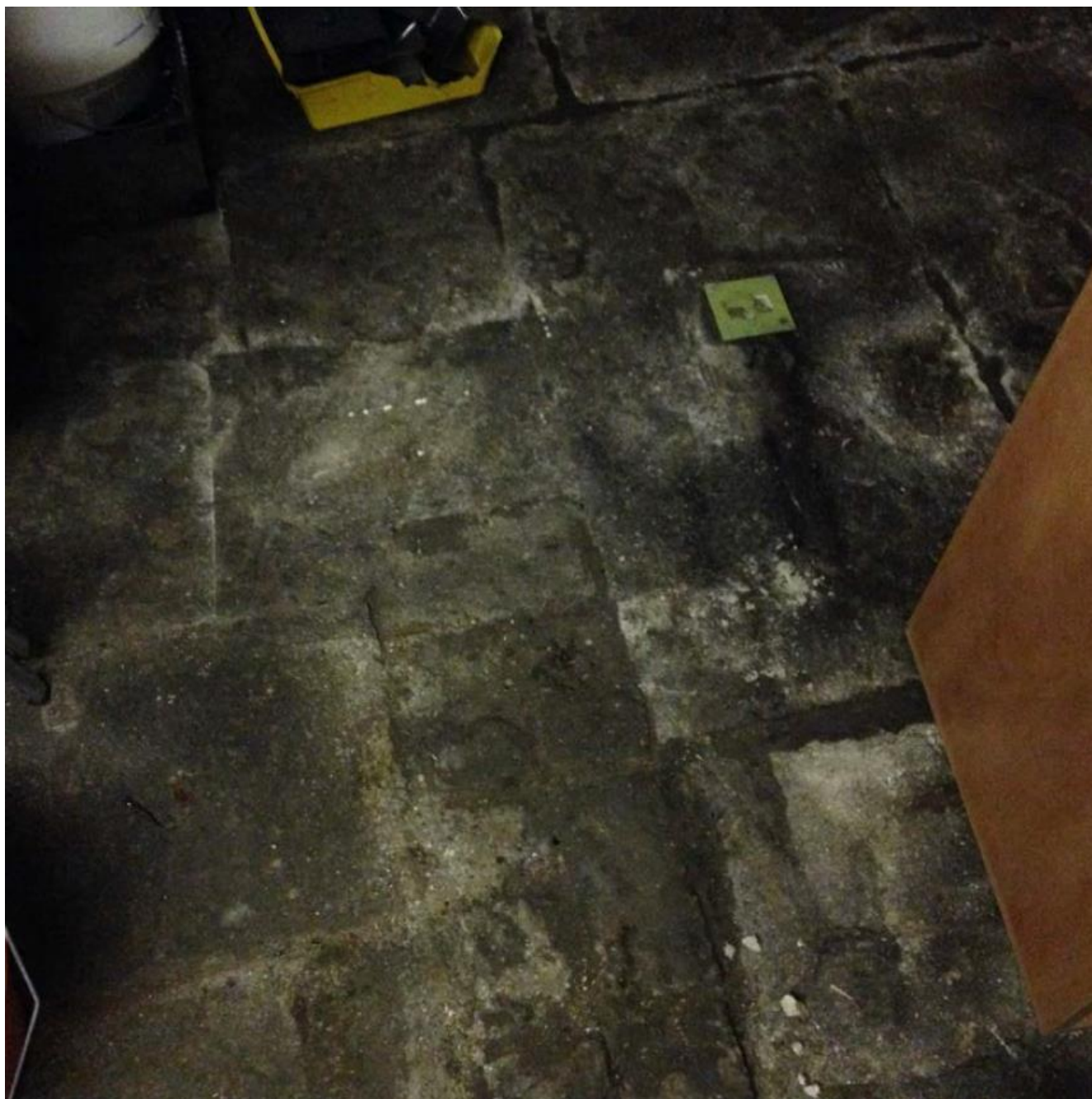


Plate 2: Original Flagstone Flooring in Basement, provided by Orco Heritage Statement 2014 (revised 2016)

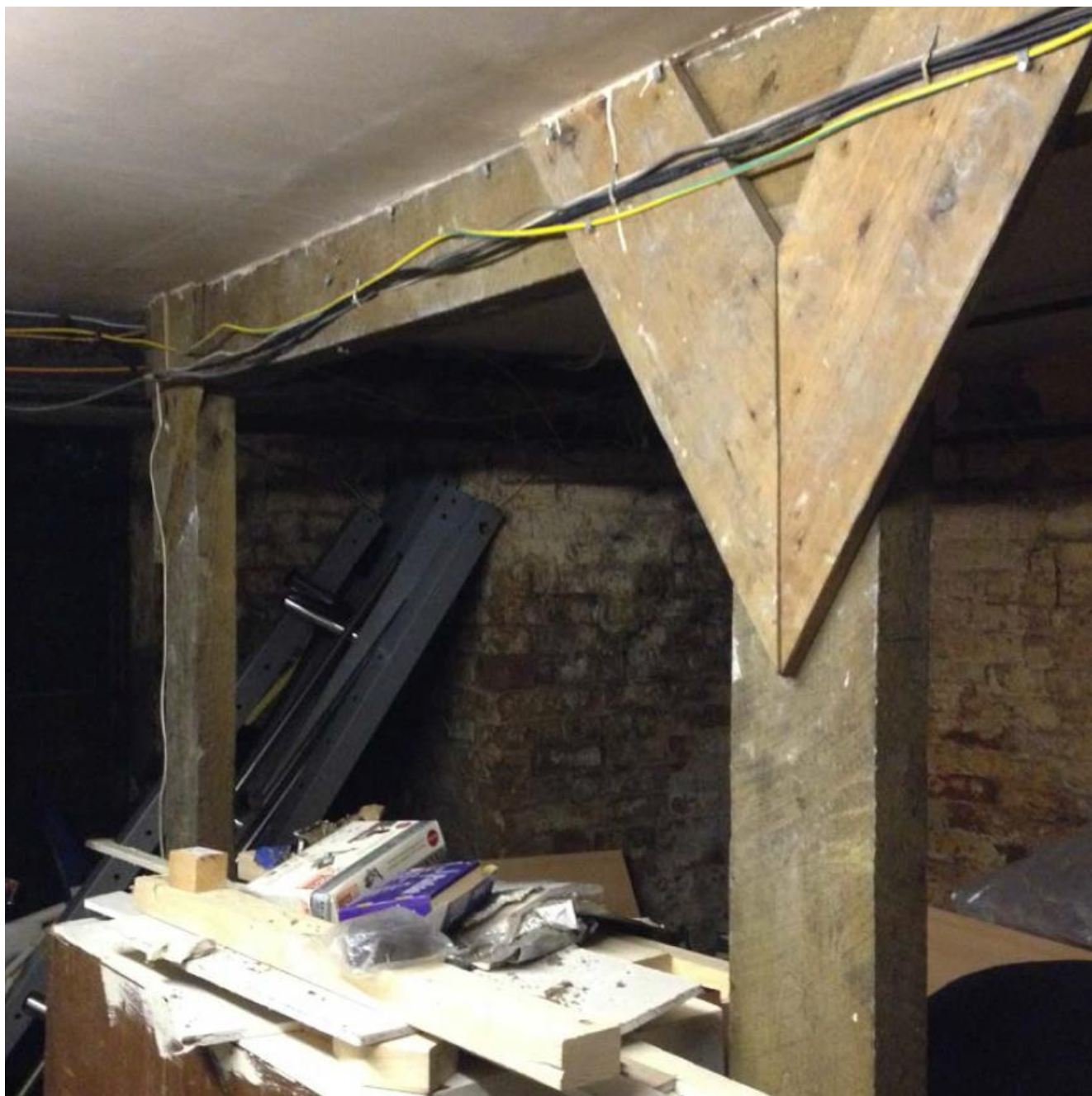


Plate 3: Exposed Brickwork and Electricals in Basement, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 4: Bricked Bay Window in Basement, provided by Orco Heritage Statement 2014 (revised 2016)

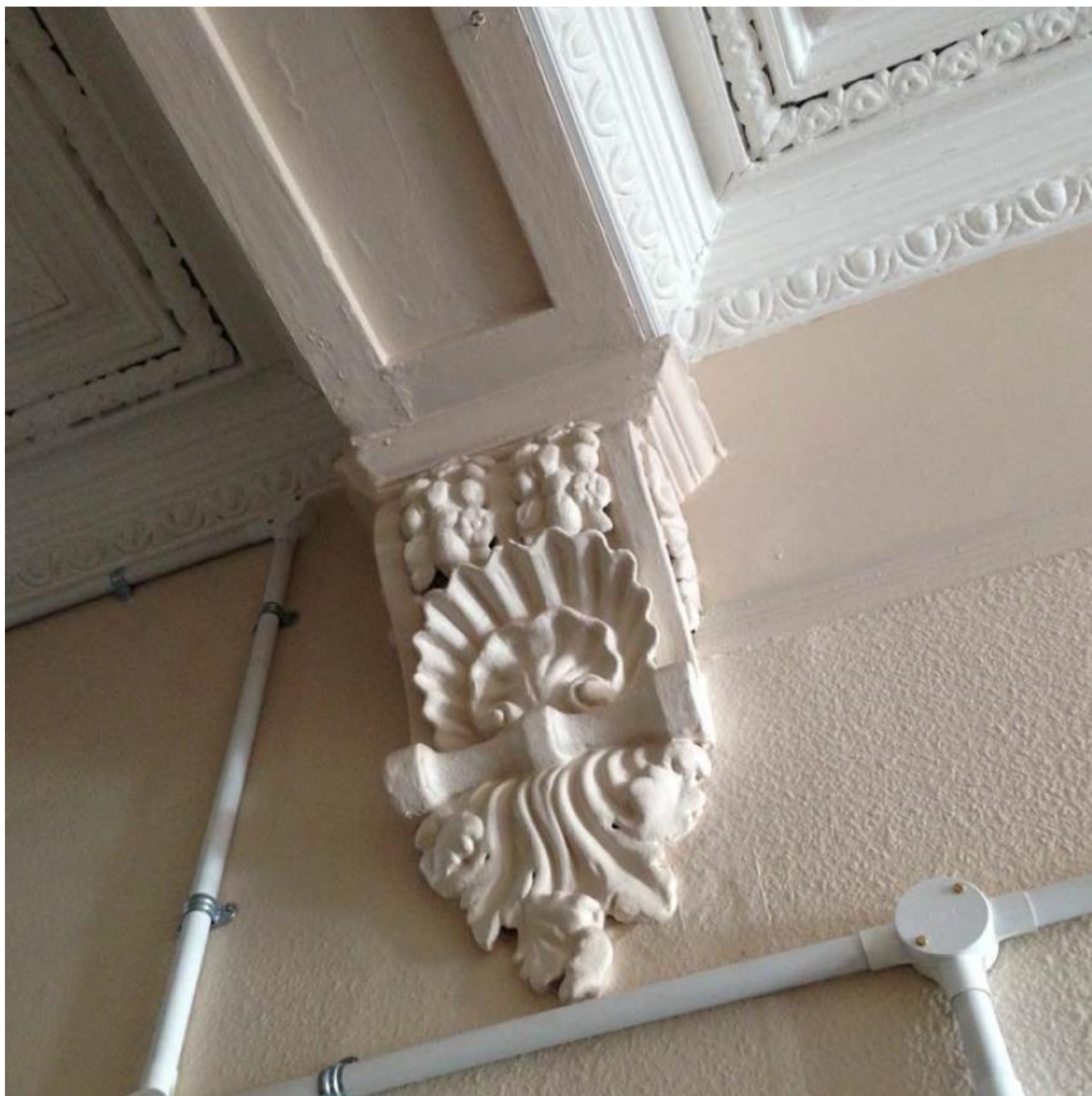


Plate 5: Plasterwork in main hallway, provided by Orco Heritage Statement 2014 (revised 2016) prior to conversion to flats, also shows applied electrical conduits

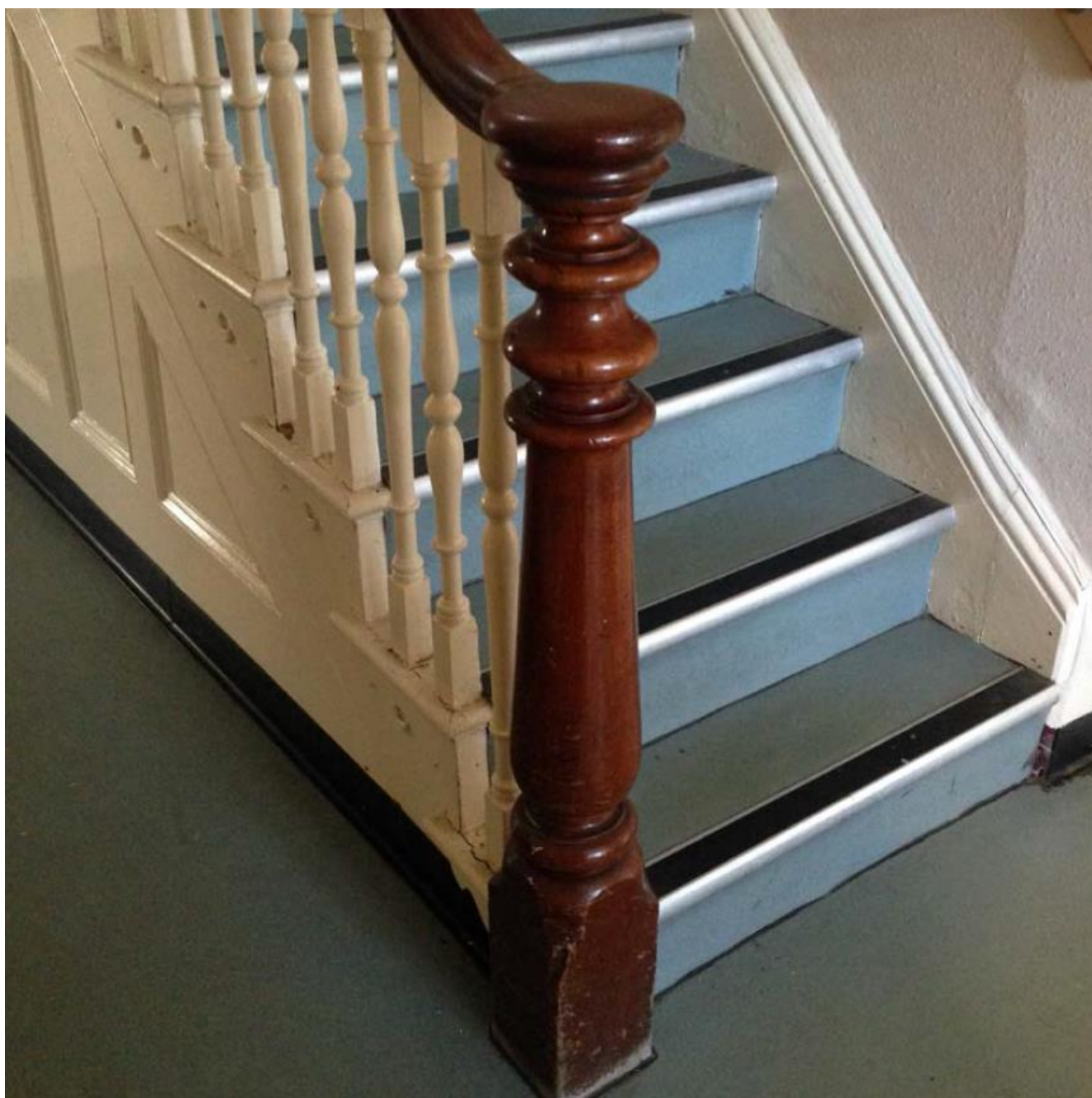


Plate 6: Original Staircase, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 7: Reception in main hallway, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 8: Wood Panelling Bay Window, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 9: Damaged Window Frame, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 10: Damaged Door, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 11: Staircase Door and Partition, provided by Orco Heritage Statement 2014 (revised 2016), showing poor quality 20th century alterations

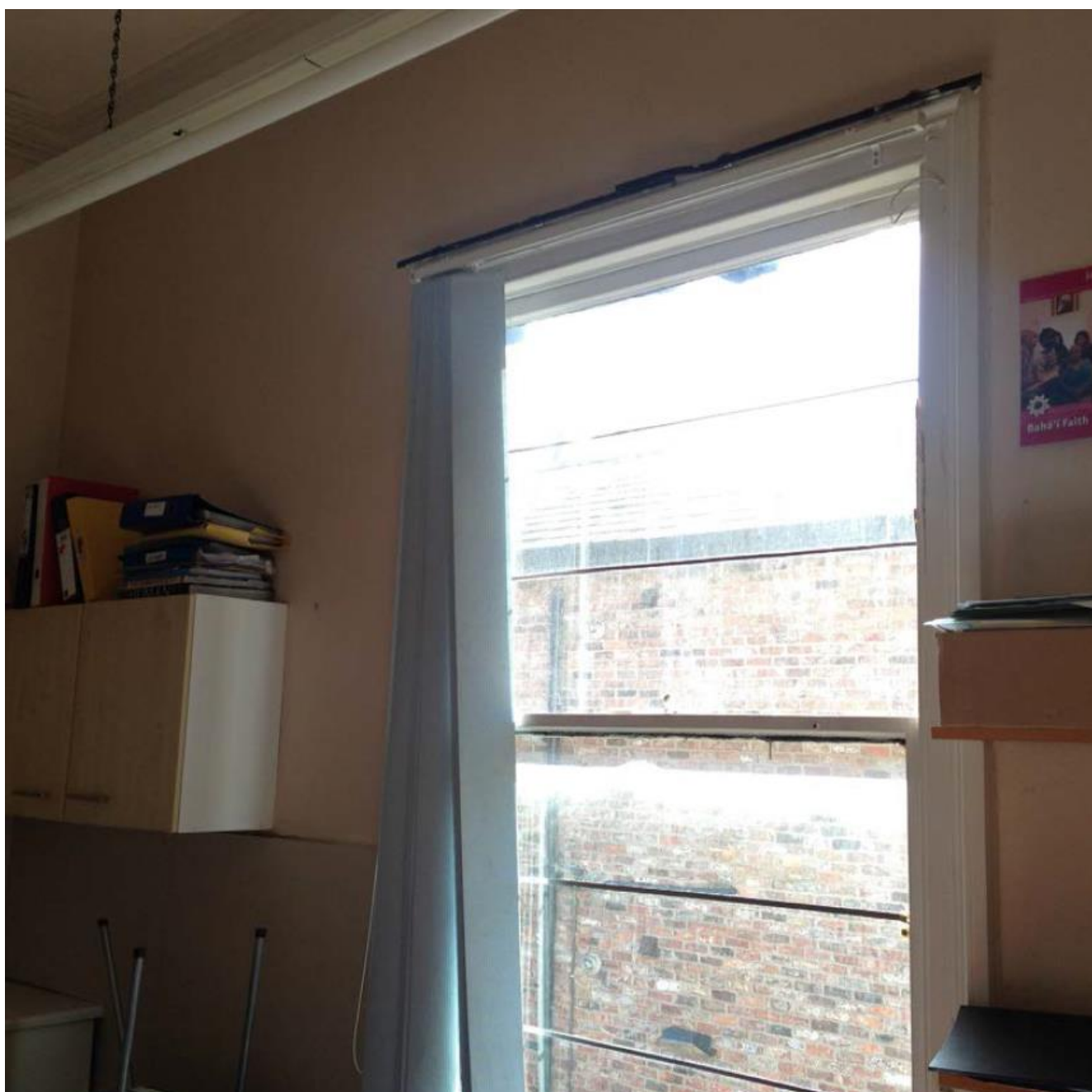


Plate 12: First Floor Window, provided by Orco Heritage Statement 2014 (revised 2016)



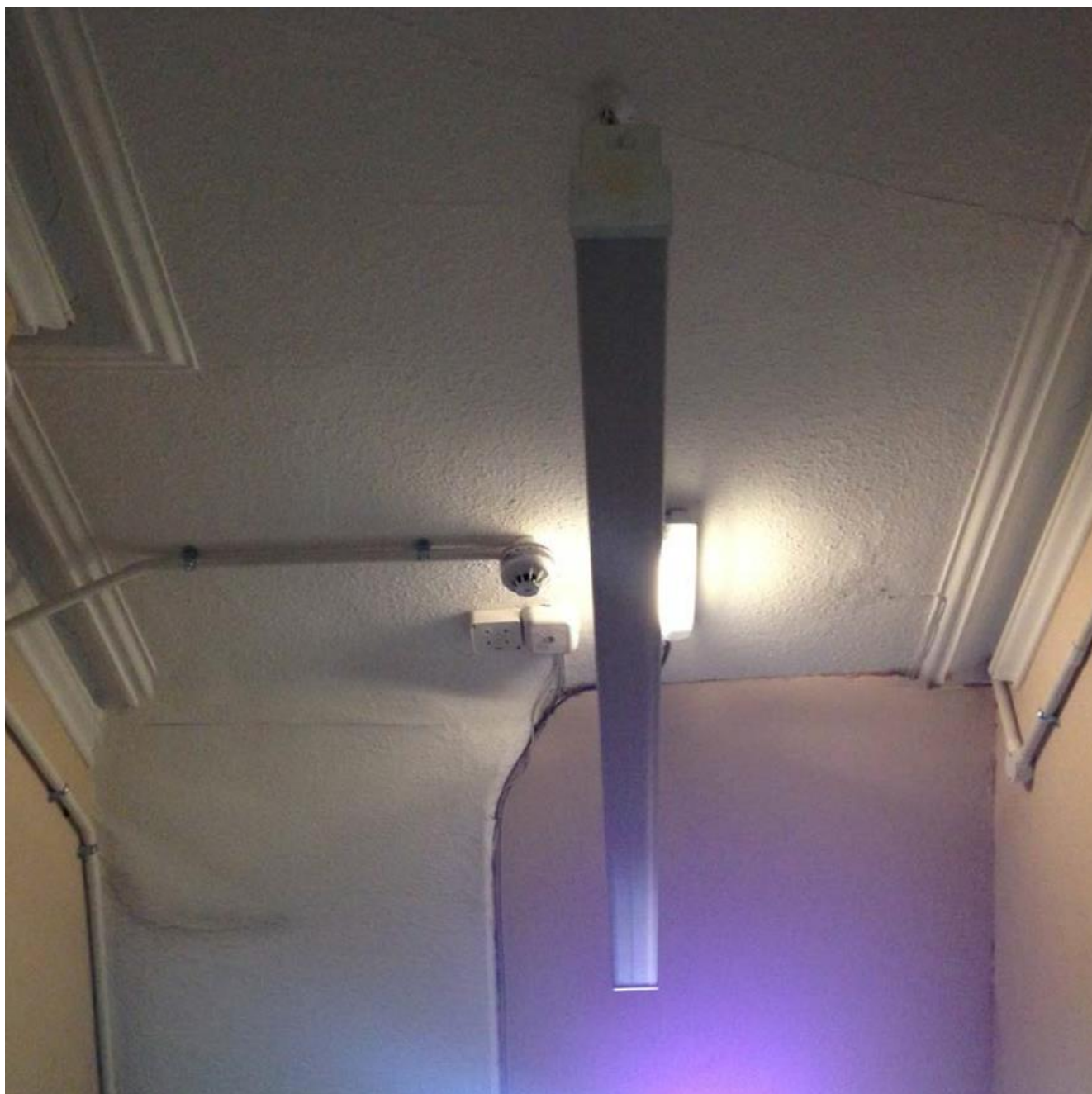


Plate 13: Lighting and Ceiling Detail on First Floor, provided by Orco Heritage Statement 2014 (revised 2016)

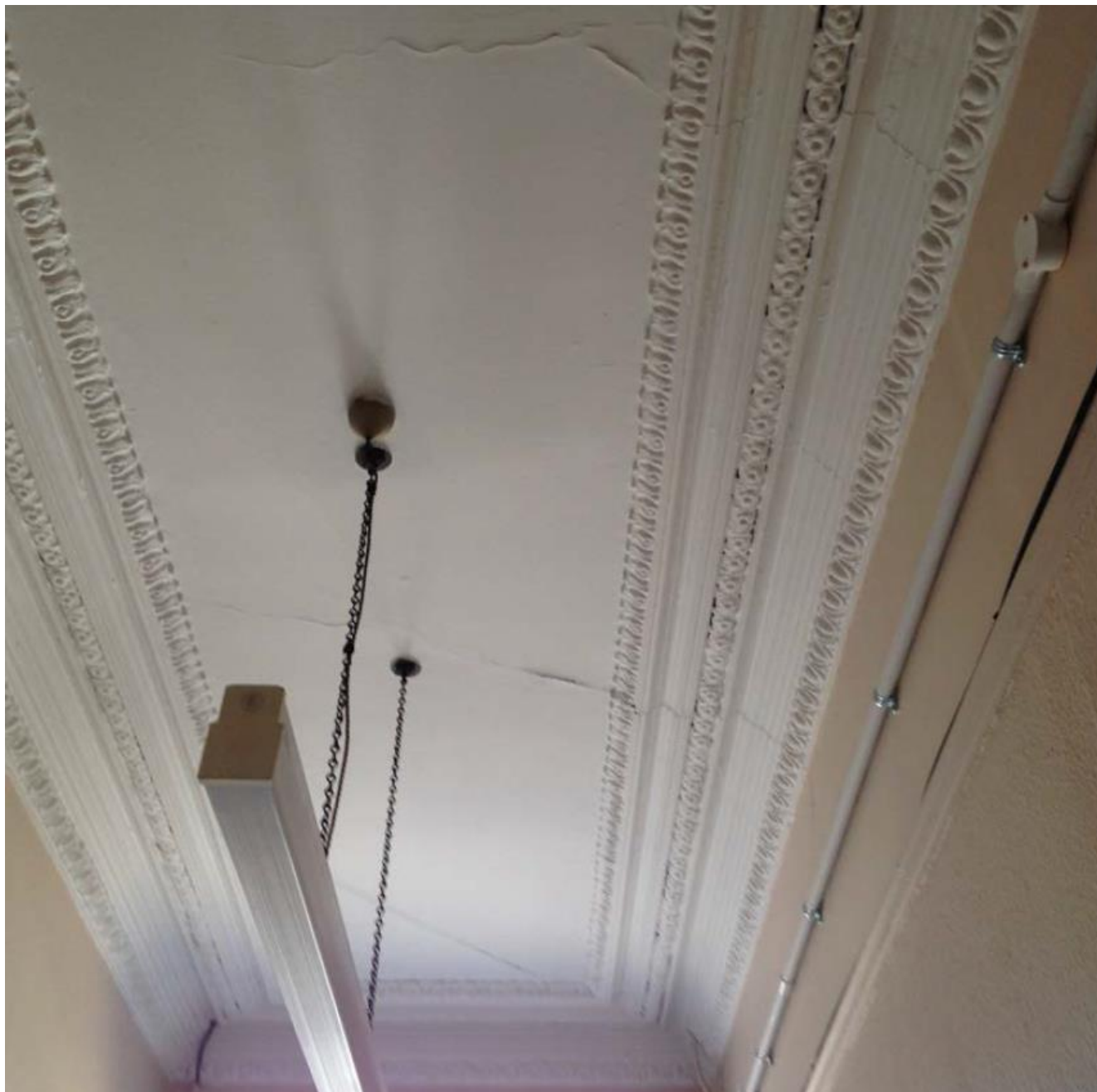


Plate 14: Plasterwork Detailing on First Floor, provided by Orco Heritage Statement 2014 (revised 2016)



Plate 15: Detail of Facade, provided by Orco Heritage Statement 2014 (revised 2016), showing poor condition of exterior prior to conversion



Plate 16: Re-opening bay window, and Alteration of Flooring in Basement, provided by Orco Heritage Statement 2014 (revised 2016)





Plate 17: Main Entry Hall with raised floor





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Plate 18: Main Staircase





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Plate 19: Bay Window Ground Floor



Plate 20: Staircase Between Ground Floor and First Floor (previously partitioned see Plate 5)

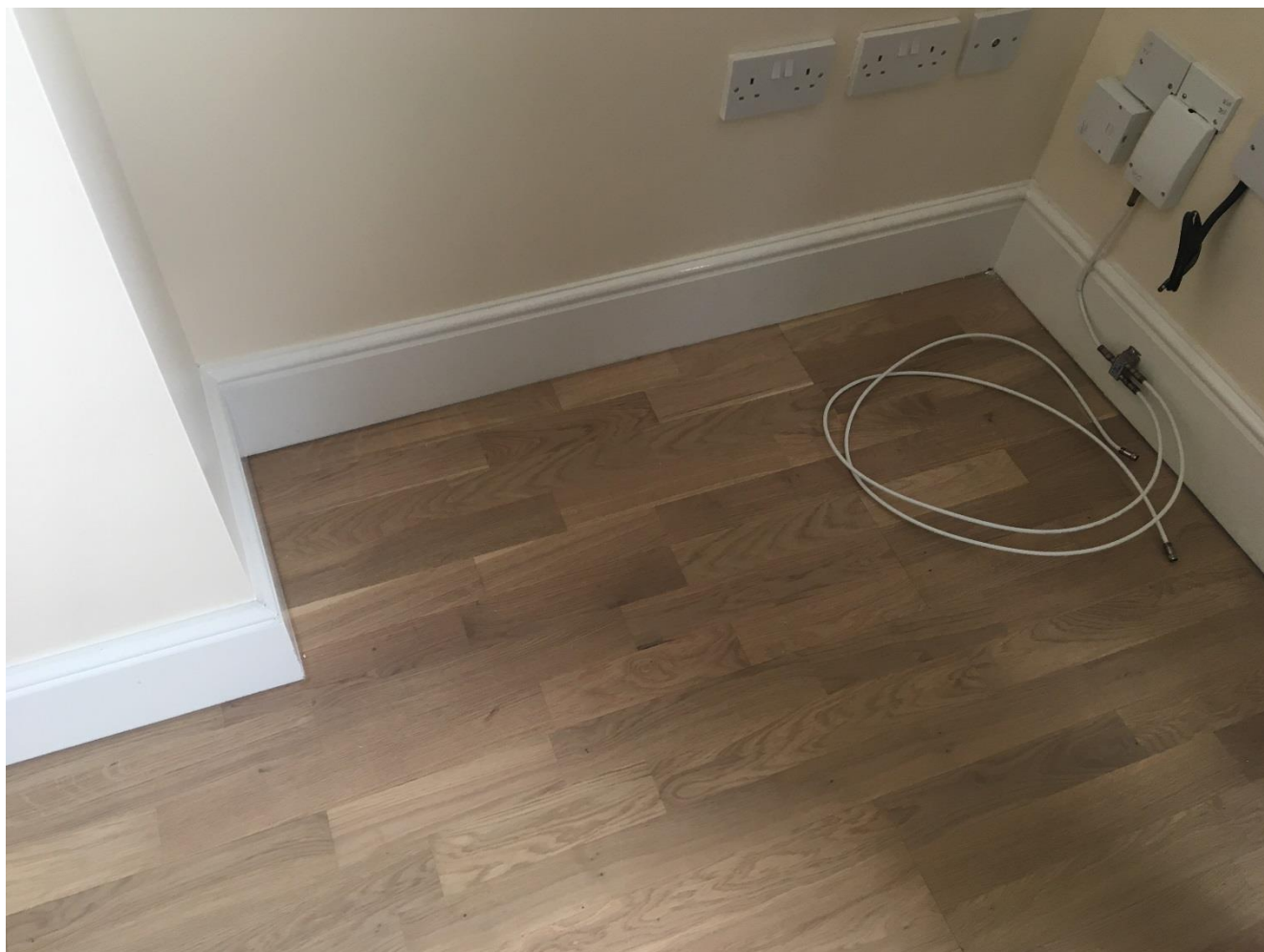


Plate 21: Skirting first floor





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Plate 22: Window Frame First Floor



Plate 23: Rear extension from the east subject of the 2019 appeal.



Plate 24: Front Door and entry stairs. Door frame and surrounds repaired and restored as part of conversion of building to flats



Plate 25: Rebuilt Entrance Piers and tarmacadam parking area



Damaged Pier, provided by Orco Heritage Statement 2014 (revised 2016)

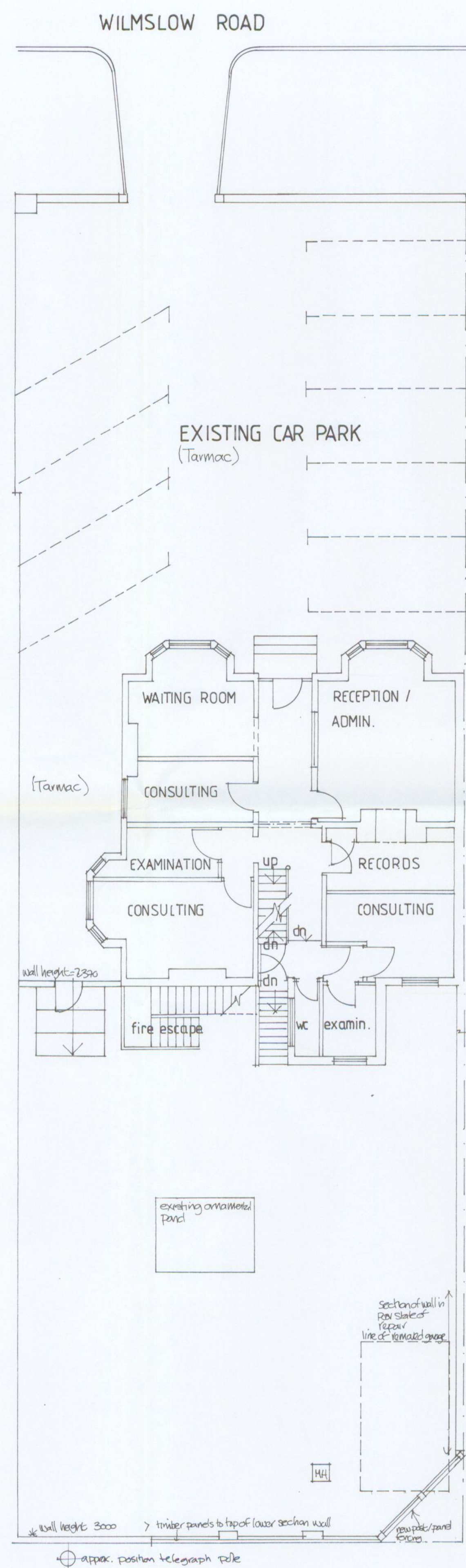


Plate 26: View from Wilmslow Road looking northeast towards site as exists in 2019



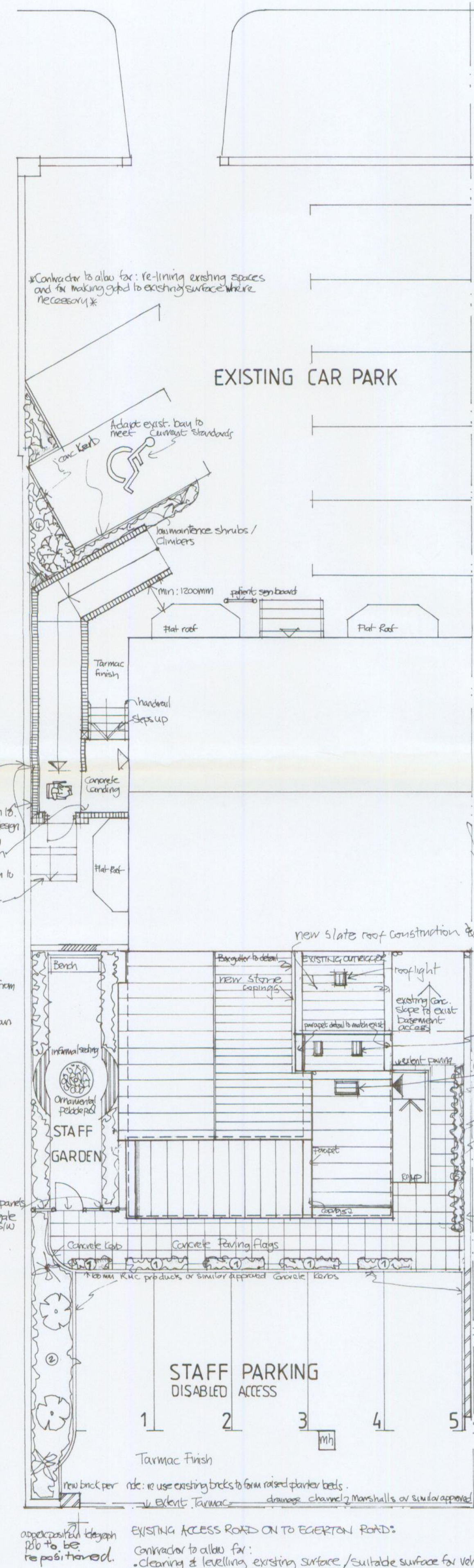


APPENDIX 3 DRAWINGS FROM THE 2008 APPLICATION SHOWING EXISTING FLOORPLANS

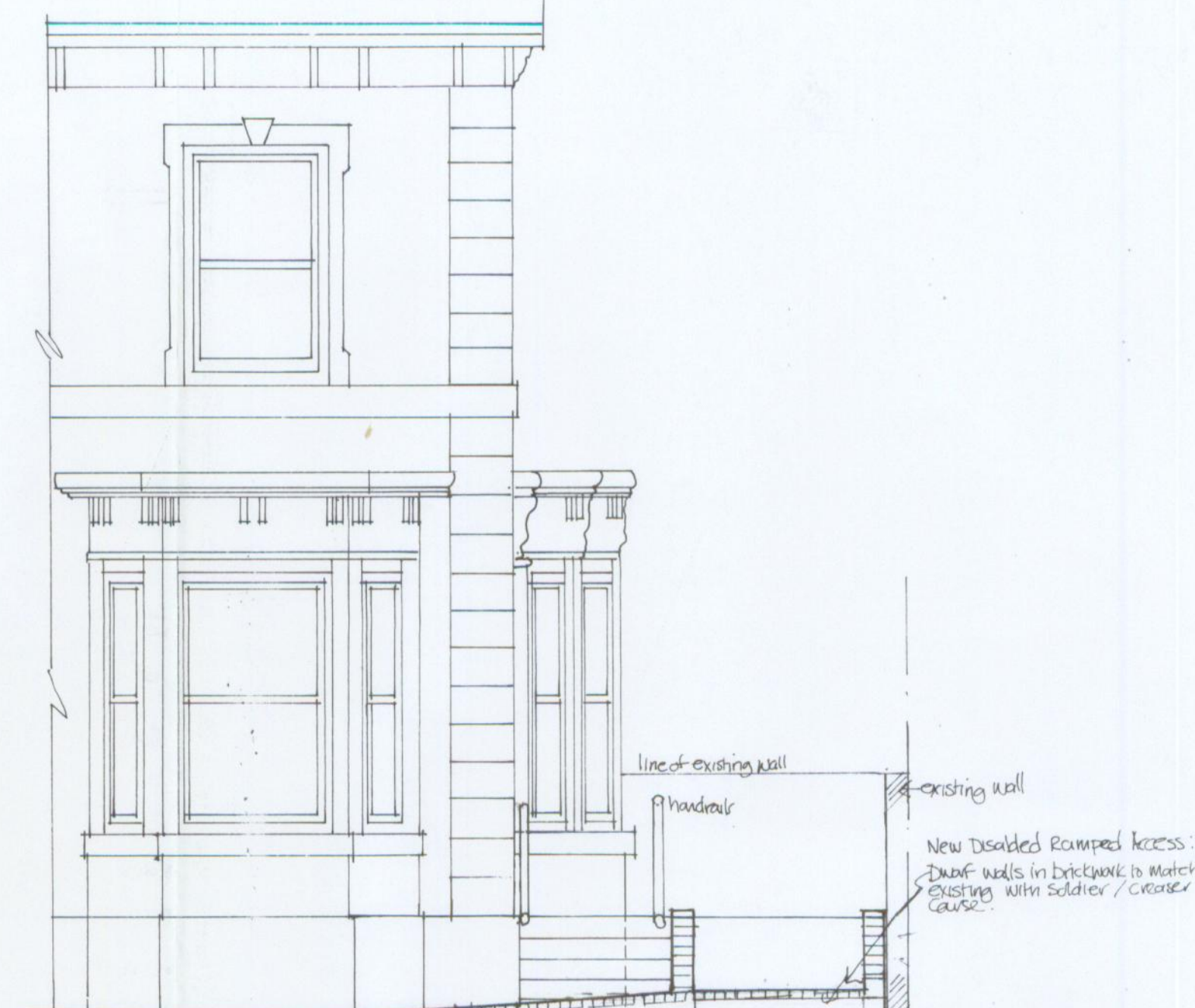


SITE LAYOUT ~ AS EXISTING 1:100

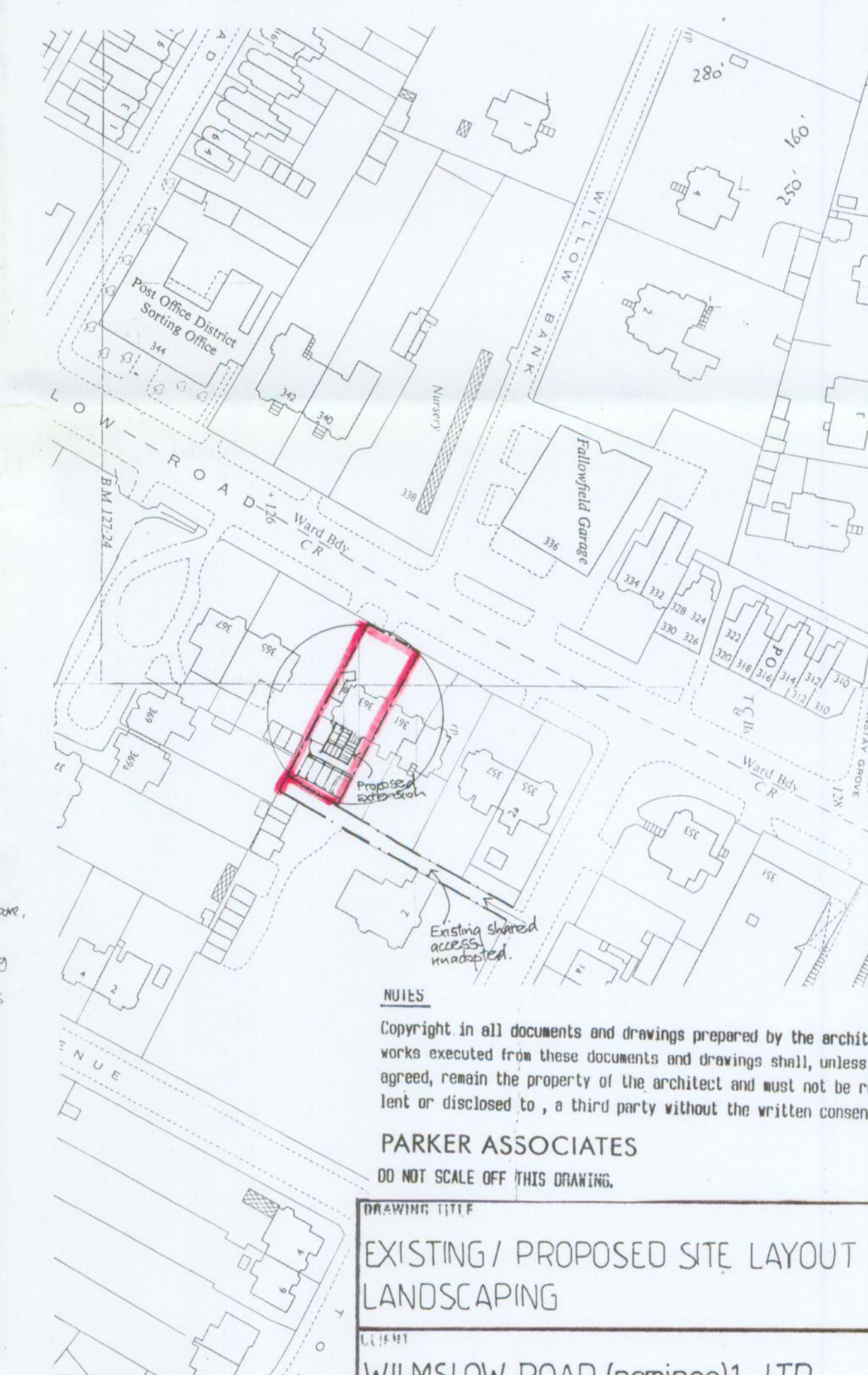
PLANTING SCHEDULE			
REF.	DESCRIPTION	SPECIFICATION	QUANT
BED1	Ground level planters	Hebe rakaiensis Erica dolycarpensis Alyssa reptans Vinca minor	
BED-3	Ground Cover Shrubs		
BED2	Ground Cover Shrubs + evergreen climbers +	Eucalyptus fortunei Hebe Cotoneaster dammeri Juniperus horizontalis Hypericum Calgum Hydrangea anomala petiolaris Hedera helix Lonicera japonica Daphne Burckedii	
BED4	Ground Cover Shrubs	Santolina chamaecyparissus Eucalyptus fortunei Lavandula angustifolia Vinca minor Cornus alba	
BED5	Ground Cover Shrubs + evergreen climbers	Hydrangea anomala petiolaris Hedera helix Lavandula angustifolia Rosmarinus officinalis Vinca minor	
STAFF GARDEN	Raised Beds + climbers	Lavandula angustifolia Rosmarinus officinalis Thymus serpyllifolius Daphne burckedii Veronica spicata Lonicera japonica Hydrangea anomala petiolaris	



SITE LAYOUT ~ AS PROPOSED 1:100



PARTIAL FRONT ELEVATION SHOWING PROPOSED RAMP 1:50



NOTES

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PARKER ASSOCIATES
DO NOT SCALE OFF THIS DRAWING.

DRAWING TITLE

EXISTING / PROPOSED SITE LAYOUT /
LANDSCAPING

WILMSLOW ROAD (nominee)1 LTD.

PROJECT PROPOSED CONSULTATION BLOCK/Alterations

363 WILMSLOW ROAD
FALLOWFIELD
M14 6XU

SCALE 1:100 / 1:50	DATE APRIL '08	JOB No. 181:08:05
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RIBA Chartered Architect

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David L. Parker & David J. Dwyer • Char. Arch. Offs. • RIBA

**APPENDIX 4 DRAWING FROM THE 2008
APPLICATION SHOWING
ELEVATIONS AND
PHOTOGRAPH OF THE REAR**

new slate roof construction & copings in stone to match the existing

re build side walls of outtrigger in brickwork to match existing & fast bond to existing wall.

outtrigger to be subject to a detailed structural appraisal by the structural Engineer, to determine its structural integrity and suitability for renovation or complete re-construction.

Brickwork to match existing

new brickwork to match existing

EXISTING GROUND LEVEL LINE

PROPOSED RAMP AND MAIN ENTRANCE

NEW PORCHES THREE SIDEWINDING STAIRS NEW DOOR TO MATCH EXISTING ELEVATION

EXISTENT RENDER

LINE OF OVERHANG

Paved & Stone Coping

Stone Coping

Make good to exist. Wall Brickwork to match existing

NEW BRICKWORK TO MATCH EXIST

This architectural section drawing illustrates a vertical cut through a three-story building. The drawing shows the existing brickwork, internal floor joists, and structural elements like chimneys and stairs. Key features include a new slate roof construction, stone copings, and a conservatory roof light. Annotations specify materials like CRG x 1N and CRZ x 1N, and reference structural inspection requirements.

- BEXISTING BRICKWORK
- NEW SLATE ROOF CONSTRUCTION WITH STONE COPINGS TO MATCH EXISTING
- EXISTING OUTRIGGER TO BE SUBJECT TO A STRUCTURAL INSPECTION BY THE STRUCTURAL ENGINEER
- CONSERVATORY ROOF LIGHT
- NEW WINDOW TO EXISTING OUTRIGGER SUITS TO MATCH EXISTING (MARLEY) INTERLOCKING SLATE TILES
- STONE COPINGS
- ROOFRUIGTS & THE CONSERVATORY ROOF LIGHT BM
- THE METRIC WINDOW COMPANY REF: CRG X 1N REF: CRZ X 1N
- BRICKWORK TO MATCH EXISTING
- STONE CILLS TO MATCH EXISTING
- BASEMENT ACCESS
- LINED EXISTING BRICKWORK
- STONE COPING
- MARLEY INTERLOCKING SLATE TILES

PHOTOGRAPH SHOWING DETAIL TO EXISTING LISTED PRESENCE

NOTE:
outrigger to be subject to a detailed structural appraisal by the Structural Engineer, to determine its overall structural integrity and suitability for restoration or demolition and subsequent re-construction.

REF: CR6 X 1 1/2"

new slate roof construction & stone copings to match the existing outrigger detailing.
re build side walls of outrigger in brickwork to match existing

match / interlocking
BRICKWORK TO MATCH EXISTING
REBRICKS: THE CONSULTATION
OUTRIGGER: REF: CR6 X 2"
REF: CR2 X 1"
ALL NEW BRICKWORK: SHOWN STONE

clap coping

car park

entrance to new consultation block

EXISTING OUTRIGGER

SECTION

ENTRANCE TO NEW CONSULTATION
BLOCK

A black and white photograph of a Victorian-style building facade. The image shows a bay window with multiple panes and a decorative cornice above it. A small sign is visible on the left side of the building.

PHOTOGRAPH SHOWING DETAIL
TO EXISTING LISTED FRONTAGE

PHOTO SHOWING EXISTING WINDOW
TO BE REMOVED & EXISTING DETAIL WORK

A black and white photograph showing a row of multi-story brick tenement buildings in Glasgow. The buildings are characterized by numerous windows, some with white frames, and a prominent chimney on the roofline. The architecture is typical of the late 19th or early 20th century. The foreground is dark, possibly a street or a shadowed area.

PHOTO SHOWING REAR ELEVATION & OUTRIGGER
AND 'MISSING' OF EXISTING BLOCK

DRAWING TITLE		
PROPOSED ELEVATIONS		
CLIENT		
363 WILMSLOW ROAD (nominee)1 LTD.		
PROJECT		
PROPOSED CONSULTATION BLOCK/Alterations		
ADDRESS		
363 WILMSLOW ROAD FALLOWFIELD M14 6XU		
SCALE	RATE	JOB No.
1:100	APRIL '08	181-08-06



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