



CAROLINE TAMWORTH PLANNING

Planning and Development

PLANNING APPLICATION

PROPOSED FIRST FLOOR EXTENSION

**MANCHESTER SOUTH SEVENTH DAY ADVENTIST CHURCH, 13 WILBRAHAM
ROAD, FALLOWFIELD, MANCHESTER, M14 6JS**

HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT

Prepared

on behalf of

Manchester South Seventh Day Adventist Church

CT1161

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1.0 The Site

1.1 The application relates to a single storey detached building to the southern side of Wilbraham Road in Fallowfield. The building is of a modern design, clad in stone coloured panelling with an irregular roof plane and projecting front entrance canopy. The building is set back from the road frontage behind a low brick wall with metal railings above. A gated entrance to the west provides access to a surfaced car parking area.



Front elevation view from Wilbraham Road



Rear elevation view from the car park

1.2 The surrounding area is mixed in character. There are several new build three and four storey apartment blocks within the area including one immediately to the west (Village Gate), one to the north (The Cube) and another further along to the north west (Oaklands House). No. 6 Wilbraham Road, located between The Cube and Oaklands House, is a traditional two storey building occupied by The Beeches Housing Group. There are dwellings to the east on Wilbraham Road and to the south on Redmere Grove. The Holy Innocents' Church is to the north east.

1.3 Fallowfield district centre lies approximately 150m to the west on Wilmslow Road which runs through the centre of Fallowfield.

2.0 The Proposal

2.1 The application seeks planning permission for a first floor pitched roof extension to the building to provide an additional hall for the Church. The ground floor will be extended to the rear to create a new stairwell to provide access to the new upper floor.

2.2 The walls will be clad in a fibre-reinforced composite mortar cladding system to match the existing and the roof will have a rubber single-ply roofing membrane. The window frames will be white PVCu.

2.3 The access and parking layout will not alter as a result of the proposed development.

2.4 Detailed plans, prepared by Goodchild Design Partnership, are provided.

3.0 Planning Policy Context

3.1 The site is located within South Manchester on the Manchester City Council Local Plan Proposals Map. Wilbraham Road is highlighted as a Major Road Rail Environmental Improvement Corridor. There are several listed buildings within the vicinity of the site; the South Manchester Hebrew Congregation Synagogue, Holy Innocents' Church, Fallowfield War Memorial and the Queen of Hearts public house.



Extract from Historic England

3.2 The following policies of the Manchester City Core Strategy are relevant to this statement

- Policy EN1 - Design Principles & Strategic Character Areas
- Policy EN3 - Heritage

- Policy EN4 - Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development
- Policy DM1 - Development Management

3.3 UDP policy DC19.1 also remains extant and gives specific guidance regarding listed buildings.

3.4 Advice from central government contained within the National Planning Policy Framework (NPPF) is also relevant.

3.5 Policy EN1 states:-

“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.”

3.6 Policy EN3 seeks to encourage development that protects, conserves and enhances Manchester’s heritage assets and its settings.

3.7 Policy EN4 seeks to maximise opportunities through new development to incorporate low and zero carbon measures in order to reduce the need for energy through design features and improved insulation and glazing.

3.8 Policy DM1 seeks to ensure that proposed developments achieve a high standard of design, in terms of siting, layout, scale, form, massing, materials and detail and that they will not have an adverse impact on the character of the surrounding area. The policy seeks to protect residential amenity, safeguard privacy and avoid the adverse impact of the various types of potential pollution, noise and disturbance. Community safety and crime prevention are key considerations along with practical matters such as accessibility, parking provision and adequate arrangements for refuse storage and collection.

3.9 Extant UDP policy DC19.1 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.”*

4.0 Planning Policy Compliance

4.1 The site falls within the Southern Character Area where:-

“There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

- *New development needs to retain the identity and focus of activity associated with the historic District Centres.*
- *Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.”*

4.2 Wilbraham Road is a key route through Fallowfield and this section of it is home to several prominent buildings of significantly varying massing, use and design. The location of the site in relation these buildings, and the character and appearance of surrounding built development, has been carefully considered during the formulation of the design.

4.3 The application building itself is of an eye-catching design with its palette of materials and irregular roof pattern and front entrance canopy. Its neighbours are very different in form and design. However, this is a key part of the character of this section of Wilbraham Road where there is a mix of residential properties, places of worship and commercial uses within both historic and contemporary buildings side by side.

4.4 Looking to the seven key design principles set out within the Local Plan, the proposed development seeks to follow these principles and create a high-quality development that will make a positive contribution to the area.

4.5 Character: The proposed extension will preserve and enhance the unique character and identity of this part of Fallowfield.

4.6 Continuity: The proposed extension will not alter the existing clear definition between the curtilage of the church and the public realm.

4.7 Quality of the public realm & Ease of movement: The proposed development will contribute towards an attractive and active street scene but due to its nature will not have any impact on public outdoor areas.

4.8 Legibility, Adaptability and Diversity: The proposed extension will enhance the appearance and functionality of an existing building with an established use. The proposed design will fit well into the street scene and not appear as overly dominant or intrusive and will add to the variety of building designs within the vicinity without detracting from the individuality and importance of key historic buildings.

4.9 The presence of four listed buildings and structures along this section of Wilbraham Road has been taken into consideration during the design process.

4.10 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability

of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.11 NPPF Section 16 – Conserving and Enhancing the Historic Environment requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.12 In this case the heritage assets are the Grade II listed South Manchester Hebrew Congregation Synagogue, Holy Innocents' Church, Fallowfield War Memorial and the Queen of Hearts Public House.

South Manchester Hebrew Congregation Synagogue



4.13 The listing description from Historic England reads:-

*"SJ89SE WILBRAHAM ROAD, Fallowfield 698-1/9/691 (South side) 03/10/74
Synagogue*

II

Synagogue. 1912-13, by Joseph Sunlight. Sandstone ashlar facade to stock-brick carcase, slate roof with copper-clad dome. Main vessel parallel to road and centred on a dome, with projected gable, tower and staircase forming the main features. Square

tower with entrance in base, wide gable to left, square flat-roofed staircase block to right. The tower has corner pilasters, a moulded round-headed doorway in a rectangular surround, with an arched band of Hebrew lettering round the head and a recessed door; a small rectangular window over the doorway and one very narrow square-headed lancet in each side above; and an open-arcaded cupola or tabernacle with domed roof. The wide gable to the left has a very large segmental-headed 3-light window at 1st floor with zig-zag enrichment round the head, 3 pairs of square-headed mullioned windows at ground floor; and parapeted kneelers to the gable. The staircase to the right, to half the height of the tower, has one segmental-headed window in each side, with sills at different levels. In each side the gable end of the main vessel (which is of brick) has a segmental-headed 3-light window similar to that at the front but higher and smaller. Rear and interior not inspected.”

Church of the Holy Innocents and St James



4.14 The listing description from Historic England reads:-

“SJ89SE WILBRAHAM ROAD, Fallowfield 698-1/9/689 (North side) 03/10/74 Church of the Holy Innocents and St James (Formerly Listed as: WILBRAHAM ROAD, Fallowfield (North side) Church of Holy Innocents)

GVII

Church. 1870-2, by Price and Linklater. Coursed yellow sandstone rubble with red

sandstone dressings, steeply-pitched slate roof with diaper pattern of green slates. Gothic style of c.1200, all openings 2-centred arched with cusped heads. Nave with north and south aisles, south-west porch, south-east steeple, apsidal-ended chancel with south chapel and north vestry. The free-standing square 4-stage tower, with angle buttresses, corner pinnacles and octagonal spire with lucarnes, has a south doorway with set-in shafts and moulded head with ball-flower ornament, a 2-light window to the 2nd stage, circular clockfaces to the 3rd stage, and coupled 2-light belfry windows and corbel-tables to the top stage. The 5-bay aisles have buttresses and 2-light windows with quatrefoils in the heads, and the gabled porch to the south aisle has a doorway with double-chamfered surround and set-in shafts; the nave has a clerestory of 2 single-light windows to each bay, and a tripartite west window set in a blank arch, with a transomed 3-stage 2-light centre and 2-stage side lights. The 3-bay chancel with buttressed apse has 2-light windows with multifoils in the heads, under linked crocketed gablets. Parallel 2-bay south chapel in similar style. Interior not inspected. Forms group with former school to east (now the Queen of Hearts Public House, q.v.)."

Fallowfield War Memorial



4.15 The Historic England listing description reads:-

"First World War memorial with an additional inscription added after the Second World War.

Reasons for Designation

*Fallowfield War Memorial is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it has made in the conflicts of the C20; * Design: as a well-executed wheel-head cross with decorative Celtic-style carving; * Group value: with the Grade II listed Church of the Holy Innocents.*

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss. One such memorial was raised at Fallowfield as a permanent testament to the sacrifice made by the members of the local community, who lost their lives in the two world wars.

Details

This Cross memorial is prominently sited within the churchyard of the Holy Innocents Church on the corner of Wilbraham Road and Wilmslow Road.

The memorial is made out of stone. The base is a large, rectangular plinth, and above is a smaller sloping plinth. The long, tapered shaft which is situated above the plinth is of Celtic design with each side engraved in great detail. A Celtic-style wheel-cross is positioned at the very top of the memorial which is equally as detailed as the shaft.

The plinth is inscribed with 16 names of the fallen on the sides with the south face inscribed: IN MEMORY OF THOSE/ WHO GAVE THEIR LIVES/ IN THE TWO WORLD WARS/
1914-1918
1939-1945.

A stone tablet is situated in front of the memorial on the south side which has an integral bronze plaque inscribed with 72 names of those who died during the First World War. Along with the names, the inscription reads: IN GRATEFUL MEMORY OF THE MEN FROM FALLOWFIELD/ WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919.

This List entry has been amended to add the source for War Memorials Online. This source was not used in the compilation of this List entry but is added here as a guide for further reading, 30 January 2017."

Queen of Hearts Public House



4.16 The Historic England listing description reads:-

"SJ89SE WILBRAHAM ROAD, Fallowfield 698-1/9/690 (North side) Queen of Hearts Public House

GV

II

School to Church of the Holy Innocents, now public house. 1870-2, by Price and Linklater; altered. Coursed yellow sandstone rubble, with red sandstone dressings and steeply-pitched slate roof. Rectangular plan on east-west axis with north-east wing. Gothic style. A high single-storey 5-bay hall with lower gabled wings at both ends; the buttressed hall range has low eaves and tall transomed windows rising into gabled half-dormers; the gables of the wings have coupled cross-windows. The east front of the east wing (to Wilmslow Road) has (inter alia) a gabled porch with 2-centred arched doorway moulded in 4 orders, and a small 2-light window above, flanked by octagonal pilasters; and to the right of this, including a 3-bay set-back wing, mullioned windows of 4, 2, 3, 3 and 3 trefoil-headed lights. Interior altered. Forms group with Church of the Holy Innocents and St James (q.v.), which it matches in style and materials."

4.17 The application site is not within the immediate setting of the listed buildings but is within 100 metres of them. As stated above, the area surrounding the assets is characterised by built development of varying scales and designs. There has been a lot of new building development close to the site in recent years. The Cube apartment building is very contemporary in design whilst the neighbouring Village Gate is of a more traditional appearance. The scale, design and materials of the proposed extension will fit well within the street scene and host building and will as a result will make a positive contribution to the character and appearance of the area without detriment to the nearby heritage assets.

4.18 Due to the separation distance between the application site and the heritage assets, combined with the current setting and character of the surrounding area, no harm will be caused to their character and setting. The significance of the listed buildings and structure is considered to be high but the proposed development will have a neutral impact on the setting of those assets and therefore meets the criteria of Core Strategy policy EN3 and extant UDP policy DC19.1 and is acceptable.

4.19 Section 14 of the NPPF provides policy guidance on 'Meeting the challenge of climate change, flooding and coastal change'.

4.20 Paragraph 152 states:-

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

4.21 To meet the requirements of Local Plan policy EN4 and the NPPF, the approach for the development is to embed sustainability into the fabric through a range of design measures based on the 'Be Lean (minimise energy demand through passive and active measures), Be Clean (select the most energy-efficient heating and cooling infrastructure), Be Green' (show intelligent use of renewable energy and technologies) design hierarchy.

4.22 Full details will be provided in response to an appropriate planning condition.

4.23 Policy DM1 seeks to ensure that proposed developments achieve a high standard of design, in terms of siting, layout, scale, form, massing, materials and detail and that they will not have an adverse impact on the character of the surrounding area. The policy seeks to protect residential amenity, safeguard privacy and avoid the adverse impact of the various types of potential pollution, noise and disturbance. Community safety and crime prevention are key considerations along with practical matters such as accessibility, parking provision

and adequate arrangements for refuse storage and collection. The policy is also designed to assess the adequacy of internal accommodation and the availability of external amenity space.

4.24 The proposed extension will not have any adverse impacts on the amenity of the occupants of nearby residential properties due to the separation distance and nature of the use of the new hall in connection with the existing place of worship.

4.25 The extension is of an attractive design that complements that of the existing building and is of a scale and massing that will not appear overly dominant or intrusive within the street scene.

4.26 The proposed development will not affect current parking or turning provision. The small scale of the extension will not lead to an intensification of the use or lead to the generation of significant additional levels of traffic and as a result will not have an adverse impact on highway safety.

4.27 The proposed development is considered to fully comply with the provisions of Policy DM1 for the reasons stated above.

5.0 Design

Amount/Size/Use

5.1 The development will provide an additional hall for use in connection with the established place of worship. The internal floor area to be created is approximately 130m².

Layout & Scale

5.2 The scale of the development is appropriate to the site and intended use. The proposed extension makes use of the slightly lower section of the building to ensure an aesthetic balance and to minimise the visual impact from the street scene. The existing internal and external layout of the site will not alter as a result of the proposal with just the addition of the small extension to the rear to provide the access staircase.

Landscaping

5.3 The existing hard and soft landscaping around the site will be unaffected by the proposed development.

Appearance

5.4 The design of the extension has been carefully considered to complement the proportions and roof pitch of the eastern section of the building. Whilst the current irregular roof pattern is a feature of the building it is considered that the proposed design will enhance the character and appearance of the Church and fit more comfortably within the street scene. The retention of the entrance canopy will maintain this unique feature and add to the interest of the front elevation.

6.0 Access

6.1 The existing access arrangements will be unaffected.

7.0 Conclusion

7.1 The proposed extension is of a high-quality design that will make a positive contribution to the street scene and enhance the functionality of an important place of worship.

7.2 Following an assessment of the nearby heritage assets it is considered that the proposed development will have a neutral impact on their setting.

7.3 In view of the above, the proposed development is fully compliant with relevant policies of the Manchester City Council Core Strategy and the NPPF.

May 2023