



Ev0 Building – Didsbury Technology Park,  
Princess Road, West Didsbury  
Heritage Statement

October 2022

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# 1. Introduction

- 1.1. This Heritage Statement ('the Statement') has been prepared by Deloitte LLP in support of a Full Planning Application for 10,409 sq. m GEA commercial floorspace for flexible Grade A offices with ancillary ground floor café, in addition to a car park deck, reconfigured surface parking, junction improvements and landscaping.
- 1.1. The Site is bounded by Sir Williams Siemens House to the north, surface level car parking to the east, Spire Manchester Private Hospital to the south and a lawned area to the west (with Princess Parkway beyond) and is located within Didsbury Technology Park in South Manchester.
- 1.2. The Proposed Description of Development is as follows:  
**Construction of a ground plus five storey commercial office building (Use Class E(c)(i,ii,iii), Use Class E (g)(i,ii)), with ancillary café on ground floor (Use Class E(b)), erection of ground plus two storey car park deck (Sui Generis) together with landscaping and highway works, and other associated works.**
- 1.3. This report should be read in conjunction with the Design and Access Statement prepared by Shephard Robson and the Planning Statement prepared by Deloitte LLP. This report assesses above ground heritage only.
- 1.4. This report has been prepared by Deloitte LLP: a real estate consultancy comprising planning and surveyors as part of Deloitte LLP. Authors: Katie Wray (BA (Hons), MPLAN, MSc, MRTPI – Heritage Planner; Rachel Hopkins (BA (Hons), MSc, MRPTI – Senior Planner) and Cameron Radford (MPLAN (Hons)) – Assistant Planner.

## Context of Report

- 1.5. The Site is located within the West Didsbury neighbourhood, which is a residential area within South Manchester. The area contains a number of historical buildings of architectural and historical interest including several heritage assets such as the Manchester Southern Cemetery which is a Registered Historic Park and the Withington Community Hospital. The nearest conservation area is Albert Park Conservation Area, 400m to the east, which is predominantly comprised of residential properties, however the Proposed Development is not considered to have any potential impact due the distance between the two.
- 1.6. The Site is located within Didsbury Technology Park and is therefore subject to the Siemens Princess Road Campus Development Framework which was endorsed by Manchester City Council (MCC) in 2014. The Proposed Development forms the third development phase of four development phases that will be brought forward over the next few years to complete the Masterplan for the wider site.

## Report Structure

- 1.7. The National Planning Policy Framework (NPPF) (2021) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states at paragraph 194 that:

**"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"**

- 1.8. In light of these requirements this Report is structured as follows:
- Section 2: Site context, including a Site history. This Section also delineates the heritage assets potentially affected by the Proposed Development.
  - Section 3: Legislative and policy context for this assessment.
  - Section 4: Scoping of assets
  - Section 5: Assessment of significance.
  - Section 6: Assessment of impact.
  - Section 7: Planning policy assessment.
  - Section 8: Summary and conclusion.

## Research Methodology

- 1.9. The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the NPPF.
- 1.10. The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assess the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:
- National Heritage List for England;
  - National Library of Scotland;
  - Historic England;
  - GM Lives, and
  - Other published sources of information which are referenced where relevant.

## Scoping Methodology

- 1.11. The first step in scoping the heritage assets that may be impacted by the Proposed Development is to understand the zone of potential impact. This can be done by undertaking site visits and utilising 'Visual influence' mapping tools. Once the zone is understood, all the heritage assets within this zone can be identified.
- 1.12. The setting of these assets must also be identified and understood. As set out in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' by Historic England, *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance"*. In this regard an appropriate second step is to identify the setting of the assets and understand whether there is any potential for this to be impacted.
- 1.13. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time, tangibly or intangibly), assets can be discounted from further assessment.
- 1.14. Section 4 of this Statement sets out the scoping exercise undertaken in relation to the Proposed Development.
- 1.15. Following the scoping exercise, the next step is to undertake more detailed analysis of the significance of the identified assets, specifically the contribution setting makes to that significance. This is done in Section 5: Assessment of Significance.
- 1.16. Finally, the impact the development has on the setting and ultimately the significance of the assets is assessed, as carried out in Section 6: Assessment of Impact.

## 2. Site Context

### Introduction

- 2.1. The Site extends to approximately 1.67 hectares and is bounded by Sir Williams Siemens House to the north, surface level car parking to the east, Spire Manchester Private Hospital to the south and a lawned area to the west (with Princess Parkway beyond). The Site is currently comprised of a surface level car park for c. 189 car parking spaces to the east with open, green space forming a majority of the Site to the west as well as the OHM building and associated landscaping and car parking to the south west.
- 2.2. The Site can be accessed by vehicle or by foot via Nell Lane to the north of the Masterplan Site or from the south via Barlow Moor Road, however these entrances are restricted by security barriers from each point.

### Context of the Wider Site

- 2.3. The wider Masterplan Site is bound by Princess Road and the Southern Cemetery to the west, Barlow Moor Road, and residential properties to the south and Nell Lane and the former Withington Hospital residential development to the north. The Birches and Lancastrian schools and a police station adjoin the site to the east.
- 2.4. The Masterplan Site extends to approximately nine hectares and is comprised of a mixture of buildings from residential, commercial, and healthcare uses. In February 2015, Planning Permission was granted (ref: 107473/FO/2014/S1) for the redevelopment of the southern part of the wider site for the erection of a four storey building to form **Spire Manchester Private Hospital** along with associated car parking and landscaping.
- 2.5. The Masterplan Site was subject to two further planning applications forming the first two phases of the adopted Illustrative Masterplan (**Figure 2.1**) which have now been fully completed and occupied:
  - **OHM Building (Phase 1)** – Three storey commercial building containing office space for Siemens and The Orth Team with associated car parking and landscaping located to the southwest of the Masterplan Site.
  - **Green Walk and Quantum House (Phase 2)** – Residential development including apartment building comprising 50 apartments and 45 new homes with associated car parking and landscaping located to the east of the Masterplan Site.
- 2.6. There are, however, buildings that existed prior to the adoption of the Illustrative Masterplan. To the south east of the Masterplan Site is The **Renewable Energy Engineering Centre** (the REEC Building) whilst to the north west is **Sir William Siemens House** (SWSH) and associated car parking.
- 2.7. This planning application relates to the next phase of development within Didsbury Technology Park (**Phase 3**) and will deliver flexible Grade A office space with ancillary ground floor café, in addition to a car park deck, reconfigured surface parking, junction improvements and landscaping within D1 and the MSCP of the Illustrative Masterplan. The framework identifies that Plot D2 of the Illustrative Masterplan will be suitable for additional commercial / office space but these do not form of the Proposed Development.
- 2.8. As shown in **Figure 2.2** the Masterplan Site has been allocated by Manchester City Council for economic development under Saved UDP Policy DB12. It states that further development will be permitted at Siemens, Princess Road however proposals should have regard to the need to minimise impact on environmental quality, the character of the area, residential amenity, and traffic movements.

Figure 2.1 – Illustrative Masterplan (as approved through PP Ref: 114283/FO/2016)



Figure 2.2 Saved UDP Policy DB12b Site Allocation (the 'wider site'). Source: Manchester City Council



## Surrounding Uses

- 2.9. The Site is located within the Didsbury West Ward but also lies adjacent to the Chorlton Park Ward to the west. Beyond Princess Road (A5103) to the west lies the Southern Cemetery and the Christie Fields commercial development on the junction of Princess Street and Barlow Moor Road.
- 2.10. West Didsbury is located to the east of the Site, with two schools (The Birches School and Lancastrian School), a number established residential developments and West Didsbury police station within the immediate vicinity.
- 2.11. Beyond Nell Lane, to the north of the Site, lies a predominantly residential area comprising new build properties and the redeveloped Withington Hospital (Grade II). A small area of planting also lies immediately to the north of Nell Lane, on the junction of Princess Road and Nell Lane with Didsbury High School just beyond.
- 2.12. To the south and east of the Site, beyond the old hospital site, across Barlow Moor Road, and across Elizabeth Slinger Road the area is predominantly within residential use.
- 2.13. West Didsbury local centre is located approximately 400m to the east of the Site on Burton Road, providing a mix of shops, bars and restaurants.

## Heritage Assets

- 2.14. The Site is not located within a Conservation Area and there are no listed buildings or other designated heritage assets within the Site boundary. The nearest heritage asset is the Grade II Registered Park Garden, Manchester Southern Cemetery.
- 2.15. A full list of the nearby heritage assets is provided below in **Table 2.1**.
- 2.16. The Heritage Statement considers above ground heritage only. An archaeology assessment is submitted separately in support of the application.

### Listed Buildings and Non-Designated Heritage Assets

- 2.17. For the purposes of this assessment a 500m radius has been chosen. This radius has been selected based on professional experience and with consideration to the low-rise townscape surrounding the Site. This townscape results in the potential for long distance views from where the Proposed Development could be visible. Furthermore, a Heritage Statement was submitted for Phase 1 Proposals at Didsbury Technology Park which also set a 500m boundary and for completeness, this assessment will follow the same radius.
- 2.18. As shown on **Figure 2.2**, there are 7 Listed Buildings and 1 Conservation Area within 500m of the Site boundary which have been listed in the table below:

**Table 2.1 – Table of Listed Buildings within a 500m radius (Sourced using Historic England’s Mapping Tool, June 2022)**

| Asset No. | Title                                                           | Grade | Distance from Site |
|-----------|-----------------------------------------------------------------|-------|--------------------|
| 1         | Manchester Southern Cemetery                                    | II    | 50m west           |
| 2         | Roman Catholic Chapel in Manchester                             | II    | 300m west          |
| 3         | Church of England Chapel in Manchester Southern Cemetery        | II    | 460m north west    |
| 4         | Alcock Monument in Centre of Manchester Southern Cemetery       | II    | 470m west          |
| 5         | Christ Church                                                   | II    | 300m south         |
| 6         | Withington Hospital (Principal Administrative Block)            | II    | 270m north east    |
| 7         | Entrance Lodges, Piers, Screen and Gates of Withington Hospital | II    | 150m north east    |
| 8         | Albert Park Conservation Area                                   |       | 440m east          |

**Figure 2.2 – Heritage Assets within a 500m boundary – (Sourced by using Historic England’s Mapping Tool, 2022)**

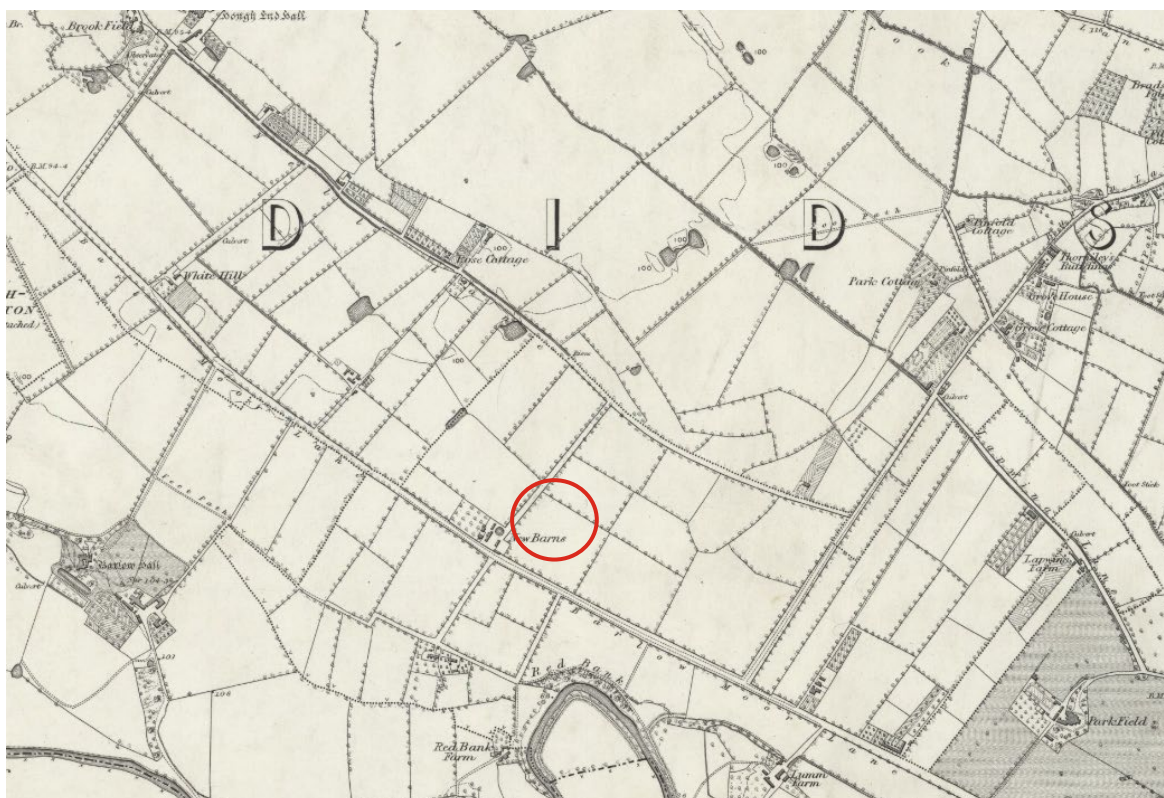


## Site History<sup>1</sup>

- 2.19. The earliest historical mapping (**Figure 2.3**) shows that in 1848 the area was largely rural and was used for farming. This can be observed by the rough grid pattern of the plots in between Barlow Moor Lane (now known as Barlow Moor Road) to the south and Nell Lane to the north. Immediately south of the Site was a farm named New Barns which was situated along Barlow Moor Lane.

<sup>1</sup> Primary sources for this section are as follows:  
 National Library of Scotland (2022), *Ordnance Survey Maps*. Accessed [here](#).  
 Historic England Archive – *RAF Photography* – Accessed [here](#).

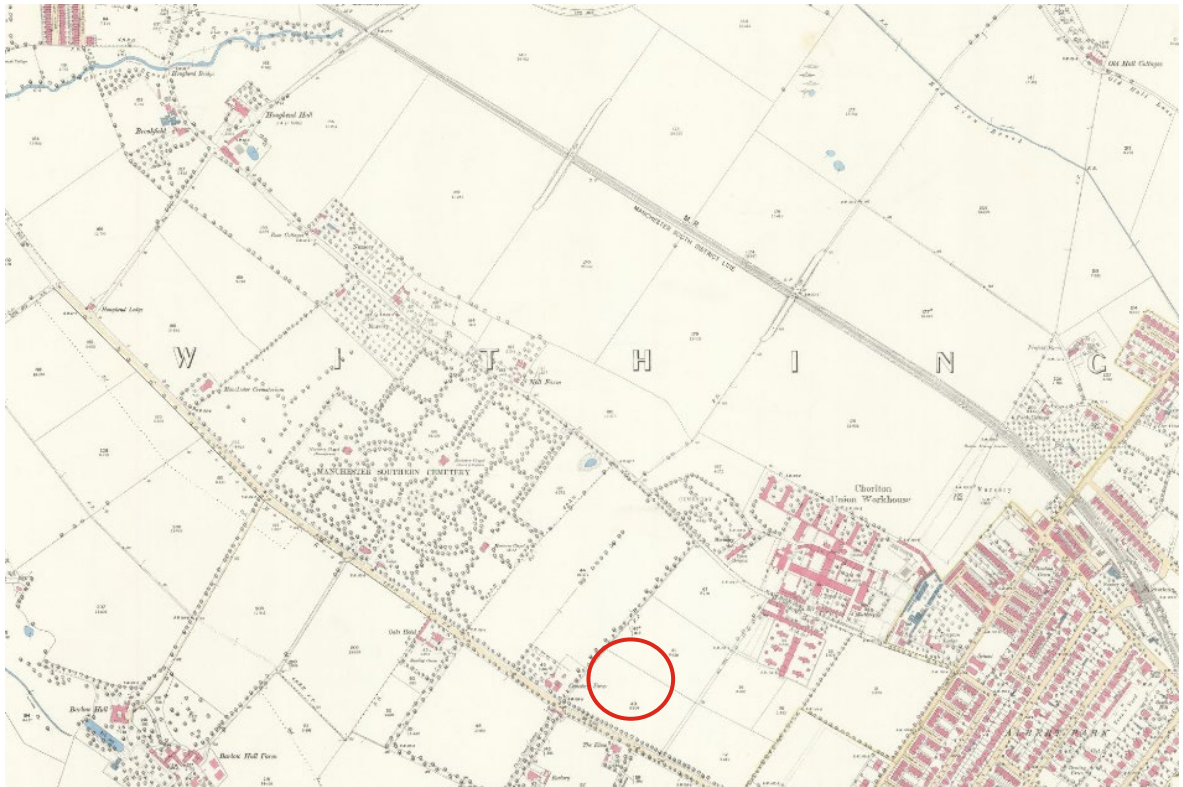
Figure 2.3 Ordnance Survey Six-Inch England and Wales, 1842-1952 Lancashire Sheet CXI, published 1848 (Source: National Library of Scotland) Site outlined in red.



- 2.20. The availability of land and strong connections to the city centre provided a strategic location for the expansion of urban growth spilling out from Manchester. **Figure 2.4** demonstrates this by illustrating the increase of development located predominantly towards the east of the Site which was known as Burton Lane (now Burton Road).
- 2.21. The most significant developments that came forward by 1894 (**Figure 2.4**) are the establishment of the workhouse and the cemetery. In response to the expanding industrialisation of Manchester, the Chorlton Union Workhouse was built in 1854 and was designed by Hayley, Son and Hall. Located along Nell Lane, this workhouse was originally created as an institution to house and put to work the destitute poor, including sick, aged and disabled inhabitants. Later in 1864, a pavilion plan infirmary designed by Thomas Worthington was built which was the first of its kind in England. In 1872, an isolation hospital was added and nurses' homes were built in 1885, 1903 and 1913 before the complex eventually was recognised as the 'Withington Hospital'.
- 2.22. Immediately west of the Site is Manchester's 'Southern Cemetery' which is located on Barlow Moor Road and Princess Road, opened in 1879. It is the largest municipal cemetery in the UK and the second largest in Europe, with stunning gardens and pathways, and six grade 2 listed buildings, four of which are chapels<sup>2</sup>. New Barns had become known as Cemetery Farm.
- 2.23. North of the Withington Hospital, the Midland Railway had opened a suburban line running north west to south east which encouraged further development of the wider area. Eventually the area became more residential towards the late 19th Century as more housing was developed on the fields east and south of the Withington Hospital covering the area now designated as the Albert Park Conservation Area. This was supported by the creation of community facilities including new schools and churches such as a Christ Church (built in 1881).

<sup>2</sup> Manchester City Council (2022), *Manchester Southern Cemetery* – Accessed [here](#).

Figure 2.4 – Ordnance Survey 25-Inch England and Wales, 1841-1952, Lancashire CXI.6 , Published 1894 (Source: National Library of Scotland)  
Site outlined in red



- 2.24. By the 1930s, the existing character of West Didsbury had been established, but there were still large areas of open space used for playing fields, farming, nursery gardens and allotments. Manchester Corporation Tramways set up electric tramways along Burton Road in the early 20<sup>th</sup> Century providing additional connectivity to the city centre for local residents and workers (Figure 2.5).



Figure 2.5 – Ordnance Survey 25-Inch England and Wales, 1841-1952, Lancashire CXI.6 , Published 1922 (Source: National Library of Scotland) Site outlined in red

- 2.25. By 1935, the cemetery expanded onto farmland to the east and Princess Road was laid out including an extension of the tramway network along this carriageway (**Figure 2.5**). Aerial mapping (**Figure 2.6**) shows that the Site remained undeveloped by 1955 and the open area was being used as playing fields. By 1980s the Site was eventually developed by Siemens to include the Sir Williams Siemens building that exists to this day.
- 2.26. Further into the 1980s, Princess Road had been widened on its eastern boundary to encroach on the adjacent land and the Christ Church had lost the west end of the church grounds. As mentioned in the beginning of this section, the wider site has been subject to a number of additional developments to become what it is today, including Spire Manchester Private Hospital, OHM Building (Phase 1), Green Walk and Quantum House (Phase 2), and the Renewable Energy Engineering Centre.

Figure 2.6 – Manchester 1955 Aerial Photo - RAF\_540\_1688\_F22\_0376 (Source: Historic England Archive – RAF Photography). Site outlined in red.



- 2.27. Today, the wider area surrounding the Site has maintained its historical character and predominantly residential land use. This can be witnessed by the built form and Victorian era architecture of the existing residential properties that make up West Didsbury as well as the small retail provision along Burton Road. New developments have also come forward such as the Birches and Green Walk, Lancastrian Schools, West Didsbury Police Station, Withington Community Hospital and housing in the grounds of Withington Hospital.

# 3. Policy and Guidance

## The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric, and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by NPPF paragraph 199.
- 3.2. There are 8 designated heritage assets within a notional 500m radius of the Proposed Development. Section 66 of the Act requires the Local Planning Authority to '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' when considering whether to grant planning permission.

## National Policy

### National Planning Policy Framework (NPPF) (2021)

- 3.3. The NPPF is a material consideration in the determination of planning applications. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental, and social progress for existing and future generations.
- 3.4. Section 12 (paragraphs 126 to 136) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that development should aim to:
  - Add to the overall quality of the area and function well over the lifetime of the development.
  - Be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
  - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
  - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
  - Optimise the potential of the Site, create, and sustain an appropriate mix of uses.
  - Create safe, inclusive, and accessible environments which promote health and wellbeing.
- 3.5. Section 16 (paragraphs 189 to 208) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.6. A heritage asset is defined as a building, monument, Site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a world heritage site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield, or conservation area designated under the relevant legislation.

- 3.7. Paragraph 194 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.8. The NPPF defines significance 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" (NPPF, Annex 2).
- 3.9. Paragraph 197 states that in determining planning applications, local authorities are required to 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 the sustainable communities including the economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.10. The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 3.11. The NPPF requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered park and garden to be the exception and any substantial harm to Grade I or II\* listed buildings and registered parks and gardens to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.12. The NPPF defines setting at Annex 2 as:
- "The surroundings in which a heritage asset is experience. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be Negligible."**
- 3.13. Paragraph 203 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.14. In regard to the setting of heritage assets and within conservation areas, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 206 states that "proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably".
- 3.15. Furthermore, Paragraph 207 states that not all elements of a conservation area will necessarily contribute to its significance.

## National Planning Policy Guidance

- 3.16. Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 3.17. The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that 'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.

- 3.18. In considering the setting of a heritage asset, PPG considers that a thorough assessment should be 'proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it'.
- 3.19. PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

## **Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017)**

- 3.20. This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, Sites, areas, and landscapes.
- 3.21. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.22. The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- Step 1: Identify which heritage assets and their settings are affected.
  - Step 2: Assess the degree to which the setting makes a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
  - Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
  - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
  - Step 5: Make and document the decision and monitor outcomes.
- 3.23. The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.24. Importantly, the Note highlights when views contribute the most to the significance of a place:
- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
  - those where town- or village-scape reveals views with unplanned or unintended beauty.
  - those with historical associations, including viewing points and the topography of battlefields.
  - those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
  - those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.
- 3.25. Of relevance to this proposal is the following commentary from the Note:
- Cumulative change – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
  - Change over time – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.

- Setting and urban design – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

## Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 3.26. This Historic England advice note covers the NPPF requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.
- 3.27. The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
  - Understand the significance of the asset(s).
  - These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
  - Understand the impact of the proposal on that significance.
  - This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
  - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
  - Look for opportunities to better reveal or enhance significance.

## Local Policy

- 3.28. The Development Plan in Manchester comprises the Core Strategy (2012) and Saved UDP Policies from the Manchester Unitary Development Plan 1995. In June July 2012 a number of policies contained within the UDP expired, therefore only those that were ‘saved’ have been referred to in this section. Decisions on planning applications must be made in line with the development plan, unless there are clear material considerations which dictate why this should not be the case.
- 3.29. The key policies from a heritage perspective in the Development Plan are Policy CC9, Policy EN3, Policy DC18.1 and Policy DC19.1:
- **Core Strategy Policy CC9 Design and Heritage** states that “development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments”.
  - **Core Strategy Policy EN3 Heritage** states that “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.”
  - **UDP Policy DC18.1 Conservation Areas** states that “the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:
    - i. the relationship of new structures to neighbouring buildings and spaces;
    - ii. the effect of major changes to the appearance of existing buildings;
    - iii. the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

- iv. the effect of signs and advertisements;
  - v. any further guidance on specific areas which has been approved by the Council.”
- **UDP Policy DC19.1 Listed Buildings** outlines that where development affects the setting of a Listed Building the City Council will consider siting, scale and the quality of the design when assessing proposals.

# 4. Scoping of Assets

## Scoping

- 1.17. As discussed in the scoping methodology in Section 1, a desk-based study was initially used to delineate the zone of visual influence. This radius has been selected based on professional experience and with consideration to the low-rise townscape surrounding the Site. This townscape results in the potential for long distance views from where the Proposed Development could be visible. Furthermore, a Heritage Statement was submitted for Phase 1 Proposals at Didsbury Technology Park which also set a 500m boundary and for completeness, this assessment will follow the same radius. Therefore, a 500m zone of visual influence was therefore used as a starting point.
- 1.18. The Application is supported by a Townscape and Visual Impact Assessment prepared by Layer Studios that assesses the Proposed Development in relation to the surrounding townscape. As part of this process, a number of key viewpoints have been selected based on the visibility of the Proposed Development once completed in the context of its existing surroundings. This will assist in the scoping of the assets that have been identified within the chosen 500m radius. The viewpoints are identified in **Figure 4.1** below:

Figure 4.1 – Key Viewpoints (Source: Layer Studios, 2022)



1.19. As set out in Section 2, the following designated heritage assets have been identified for assessment (see below list and **Figure 4.2**). A total of 8 designated heritage assets have been identified: 7 listed buildings and 1 conservation area.

- Manchester Southern Cemetery – Grade II (Asset 1)
- Roman Catholic Chapel in Manchester -Grade II (Asset 2)
- Church of England Chapel in Manchester Southern Cemetery – Grade II (Asset 3)
- Alcock Monument in Centre of Manchester Southern Cemetery – Grade II (Asset 4)
- Christ Church – Grade II (Asset 5)
- Withington Hospital (Principal Administrative Block) – Grade II (Asset 6)
- Entrance Lodges, Piers, Screen and Gates of Withington Hospital - Grade II (Asset 7)
- Albert Park Conservation Area (Asset 8)

Figure 4.2 - Heritage Assets within a 500m boundary – (Sourced by using Historic England's Mapping Tool, 2022)

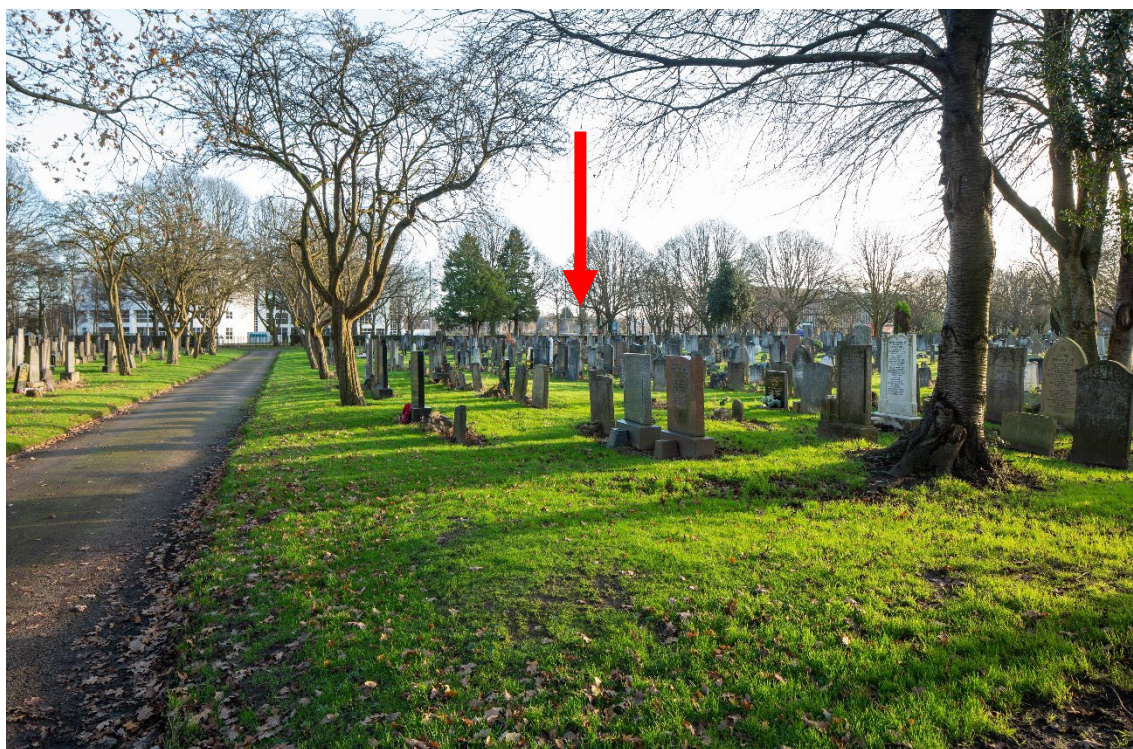


1.20. Given the Site's proximity and intervisibility to assets 1, 5 and 7, these will be taken forward for full assessment of impact. Heritage Assets 2, 3, 4, and 8 are located further away from the Site and are therefore limited in visibility and have not been included in the identified key viewpoints. However, given that the Phase 1 submission had scoped these assets in, they will also be included for full assessment of impact for completeness.

## Manchester Southern Cemetery – Grade II (Asset 1)

- 1.21. The Manchester Southern Cemetery is a Grade II registered park and garden located on Barlow Moor Road in South Manchester designed by H J Paul and was later opened by then mayor Alderman Charles Sydney Grundy on 9 October 1879. The cemetery is the burial ground for a number of notable Mancunians. It is highly significant for its design which is laid out in a regular grid pattern overlaid with a radial design contained within an elliptical drive and contains a number of listed buildings and monuments, some which have been discussed above.
- 1.22. The Site is denoted by the red arrow in **Figure 4.3**. The heritage asset shares the same boundary as the Site which is Princess Road. Princess Road is a main route connecting South Manchester with the city centre and as such is highly busy route that is commonly victim to heavy traffic. This creates an unattractive, manmade physical barrier between the heritage asset and the Site. The Site is clearly however within the immediate setting of the asset. On this basis, the heritage asset is scoped into the assessment.

Figure 4.3 Manchester Southern Cemetery, viewing looking east. Approximate Site location indicated by red arrow (Source: Author, 2022)



## Roman Catholic Chapel in Manchester - Grade II (Asset 2)

- 1.23. The Roman Catholic Church is located to the south east of the central circular feature within the Manchester Southern Cemetery and was built in 1879 designed with sandstone rubble, slate roof with red cockscomb ridge tiles in a Gothic style. The Site is denoted by the red arrow in **Figure 4.4** and is located approximately 300m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 1.24. The heritage asset is located a distance from the Site and the potential for views between them are impacted by the abundant vegetation within the cemetery. Despite this, the heritage asset is a significant asset that forms a large part of the significance of the Manchester Southern Cemetery which it sits within. Furthermore, the asset was scoped in within the Phase 1 Heritage Statement. On this basis, the heritage asset is scoped into the assessment.

Figure 4.4 – Photo of Roman Catholic Chapel , view looking east. Approximate Site location indicated by red arrow. (Source: Author, 2022)



## Church of England Chapel in Manchester Southern Cemetery – Grade II (Asset 3)

- 1.25. The Church of England Chapel is located to the north of the central circular feature within the Manchester Southern Cemetery and was built in 1879 designed with coursed sandstone rubble, slate roofs with red cockscorn ridge tiles in a Gothic style.
- 1.26. The Site is denoted by the red arrow in **Figure 4.5** and is located approximately 300m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 1.27. The heritage asset is located a distance from the Site and the potential for views between them are impacted by the abundant vegetation within the cemetery. Despite this, the heritage asset is a significant asset that forms a large part of the significance of the Manchester Southern Cemetery which it sits within. Furthermore, the asset was scoped in within the Phase 1 Heritage Statement. On this basis, the heritage asset is scoped into the assessment.

**Figure 4.5 – Photo of Church of England Chapel , view looking east. Approximate Site location indicated by red arrow. (Source: Author, 2022)**



## Alcock Monument in Centre of Manchester Southern Cemetery – Grade II (Asset 4)

- 4.1. The Alcock Monument is located in the central circular feature of the Manchester Southern Cemetery and was built in c. 1920. The monument is designed in white marble in the form of a tall Celtic cross on a pedestal, within a rectangular enclosure which also contains a marble rock with a propellor.
- 4.2. The Site is denoted by the red arrow in **Figure 4.6** and is located approximately 470m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 4.3. The heritage asset is located a distance from the Site and the potential for views between them are impacted by the abundant vegetation within the cemetery. Despite this, the heritage asset is a significant asset that forms a large part of the significance of the Manchester Southern Cemetery which it sits within. Furthermore, the asset was scoped in within the Phase 1 Heritage Statement. On this basis, the heritage asset is scoped into the assessment.

Figure 4.6 – Photo of Alcock Memorial , view looking east. Approximate Site location indicated by red arrow. (Source: Author, 2022)



## Christ Church – Grade II (Asset 5)

- 1.28. Christ Church is a Grade II Listed building that was built 1881-2 by Henry Littler. The Church is significant for its Gothic style and in particular the north tower which faces onto Princess Road. The Site is denoted by the red arrow in **Figure 4.7** and is located approximately 300m to the north of the asset. The tower of the Church is slightly visible from an oblique viewpoint along the western boundary of the Site and along Princess Parkway. However, this view is mostly obscured by the tree canopy and rooftop of the Southway Housing Trust offices located immediately adjacent to the north.
- 1.29. Views between the Site and heritage asset are oblique and mostly impacted by tree cover. However, given that intervisible views are possible the heritage is scoped into the assessment.

Figure 4.7 – Photo of Christ Church, view looking north east. Approximate Site location indicated by red arrow. (Source: Author, 2022)



## Withington Hospital (Principal Administrative Block) – Grade II (Asset 6)

- 4.4. The Former Withington Hospital is a Grade II Listed Building that was originally used as the Chorlton Union Workhouse which was built in 1854, designed by Hayley, Son and Hall. The former hospital is located approximately 270m to the west of the Site and is separated by the built up environment between them. This includes the Green Walk residential neighbourhood which is comprised of townhouses as well as Quantum House that provides apartments within a ground five storey block on the entrance along block. As such, this creates a physical barrier between the Site and the former hospital principal administrative block reducing the potential for any intervisible views between them.
- 4.5. Despite this, the heritage asset is a significant asset that is close proximity to the Site and the asset was scoped in within the Phase 1 Heritage Statement. On this basis, the heritage asset is scoped into the assessment.

Figure 4.8 - Withington Hospital (Principal Administrative Block), view looking north. (Source: Author, 2022)



## Entrance Lodges, Piers, Screen and Gates of Withington Hospital - Grade II (Asset 7)

- 4.6. The entrance lodges, piers, screen and gates are Grade II Listed and were built in 1854 as part of the Withington Hospital which was built the same year, designed by Hayley, Son and Hall. They are red brick with sandstone dressings and hipped slate roofs; cast-iron screens, gate piers and gates. The heritage asset is located 150m to the north east of the Site along Nell Lane. In between the Site and the heritage asset there is Quantum House, which is a five storey residential building as well as the SWSH building and Green Walk residential community comprised of low rise townhouses.
- 4.7. The built form mentioned above reduces an ability for the Site to be viewed in conjunction with the heritage asset. Despite this, the heritage asset is a significant asset that is close proximity to the Site and the asset was scoped in within the Phase 1 Heritage Statement. On this basis, the heritage asset is scoped into the assessment.

Figure 4.9 - Entrance, lodges, piers, screen and gates of Withington Hospital, viewed looking west down Nell Lane. Approximate Site location indicated by red arrow (Source: Author, 2022)



## Albert Park Conservation Area (Asset 8)

- 4.8. The Albert Park Conservation Area is located in South Manchester in the neighbourhood of West Didsbury (**Figure 4.10**) The area is predominantly residential but also includes a district shopping centre along Burton Road as well as a small number of shops on Barlow Moor Road, public houses, schools and some churches. The Conservation Area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Community Hospital, the Metrolink tramline to the north and Palatine Road to the east. The character of the Conservation Area is leafy and suburban and overall holds medium to high heritage significance as an area of late Victorian suburban development.
- 4.9. **Figure 4.11** shows the view at the closest edge of the Conservation Area boundary. The Site is denoted by the red arrow in **Figure 4.11** and is located approximately 440m to the west of the asset. As shown in the image, the view towards the Site is blocked at the forefront by the large tree cover but beyond this area and the Site comprises existing built form including The Birches School and beyond this the Green Walk residential community.
- 4.10. The Conservation Area is located a distance from the Site and the potential for views between them are impacted by the abundant vegetation and existing built form. Despite this, the Conservation Area is a significant asset that forms a large part of the significance of West Didsbury which the Site is located within. Furthermore, the asset was scoped in within the Phase 1 Heritage Statement. On this basis, the heritage asset is scoped into the assessment.

Figure 4.10 Albert Park Conservation Area. View from edge of boundary denoted by red arrow point and reflected in Figure 4.11. (Source: Author, 2022)

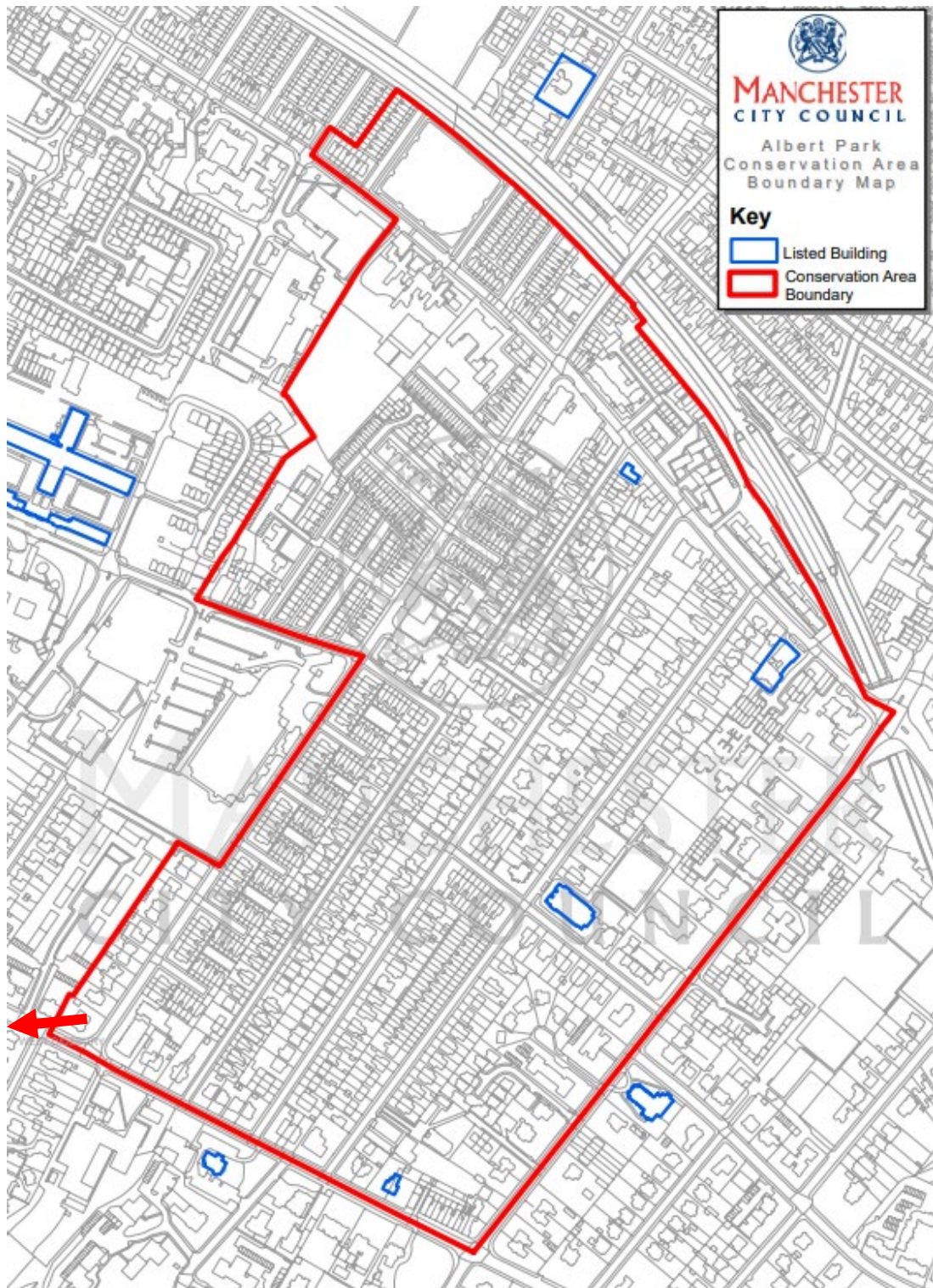


Figure 4.11 Albert Park Conservation Area. View looking west down Nell Lane from edge of Conservation Area boundary. Approximate Site location indicated by red arrow. (Source: Author, 2022)



# 5. Assessment of Significance

- 5.1. This Section describes the significance of the heritage assets and where relevant, what contribution their setting makes to this significance. This assessment is proportionate to both the significance of the relevant heritage assets and the potential impact on their significance.

## Manchester Southern Cemetery - Grade II<sup>3</sup> (Asset 1)

- 5.2. The Manchester Southern Cemetery is a Grade II registered park and garden located on Barlow Moor Road in South Manchester (see **Figure 5.1**). According to the list entry, the Manchester Corporation purchased c. 40 ha of land for the purpose of creating a cemetery in the south of Manchester. The cemetery was designed by H J Paull and was later opened by then mayor Alderman Charles Sydney Grundy on 9 October 1879. It is the final resting place for a number of many notable Mancunians including philanthropist John Rylands, British Advisor John Alcock and former Manchester United Manager, Sir Matt Busby.
- 5.3. The Manchester Southern Cemetery is laid out in a regular grid pattern overlaid with a radial design contained within an elliptical drive. This drive links the principal entrance with the Anglican chapel, on the main axis, and the Nonconformist and Roman Catholic chapels on a cross-axis. To the west is situated the Jewish burial area, with mortuary chapel, where the grid layout is discontinued.
- 5.4. In 1926 a further c. 36ha of land was purchased to the north-east of Nell Lane for future expansion of the cemetery. The first section of the extension was opened in 1943. Around 17 hectares of the land purchased in 1926, to the north and north-west, has since been developed with late twentieth century housing. Today the north-east section of the extension land remains unused for burials and is partly in use as allotment gardens.
- 5.5. There are three mortuary chapels located within the grounds of Manchester Cemetery which are each Grade II Listed. The chapels vary in design, but all are Gothic in style and of sandstone below steep slated roofs, each with a tower below a short spire. A description is provided below:
- The Roman Catholic Chapel is located to the south east of the central circular feature and was built in 1879 designed with sandstone rubble, slate roof with red cockscorn ridge tiles in a Gothic style.
  - The Church of England Chapel is located to the north of the cemetery centre and was built in 1879 designed with coursed sandstone rubble, slate roofs with red cockscorn ridge tiles in a Gothic style.
  - The Nonconformist Chapel is located to the west of the cemetery centre and was built in 1879 designed with coursed sandstone rubble, slate roofs with red cockscorn ridge tiles in a Gothic style.
- 5.6. The main entrance is located on the south west side along Barlow Moor Road and comprises of office and lodges which are Grade II Listed. Throughout the cemetery there are a vast number of planted trees that create a leafy atmosphere.
- 5.7. The Site continues its use as a cemetery to this day and is owned by Manchester City Council.
- 5.8. The listing description reads:

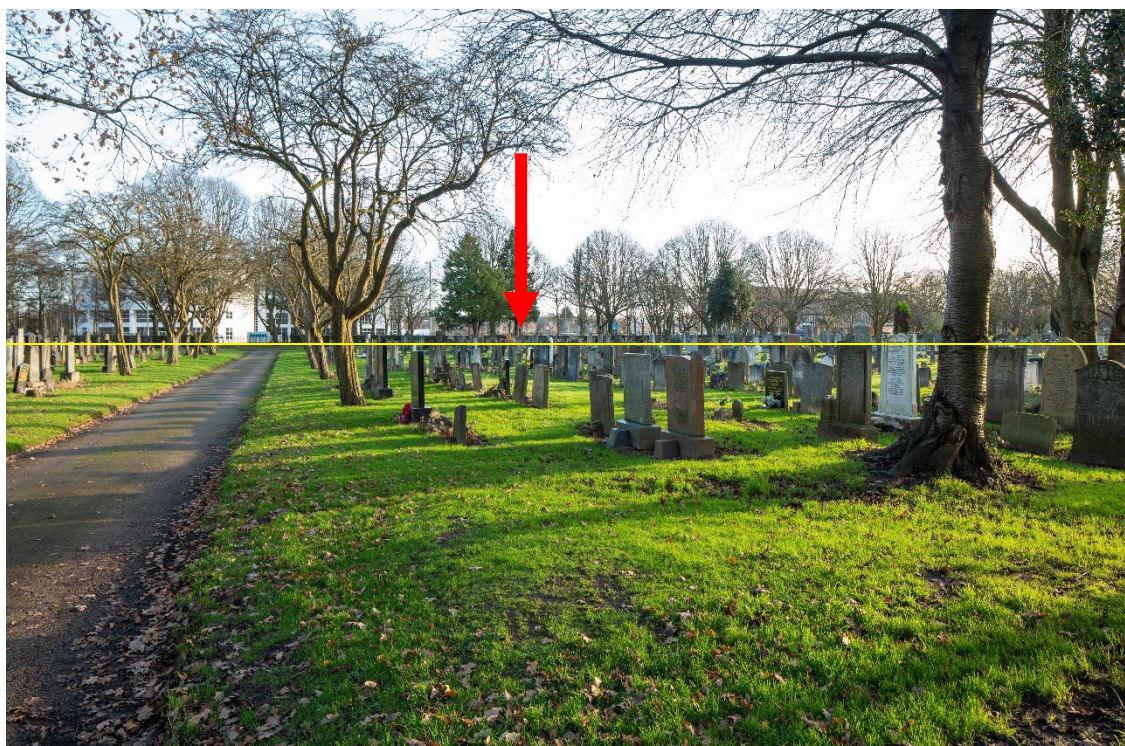
**REASONS FOR DESIGNATION** Manchester Southern Cemetery is designated at Grade II for the following principal reasons: \* A good example of a late Victorian public cemetery (1879) for a provincial city based on a grid pattern of paths with a central elliptical drive. \* Designed by the City Surveyor, J G Lynde, with buildings by H J Paull, and extended in the C20. \* The site is dominated by a trio of chapels in Gothic style (all 1879), of which the Anglican is on axis with the principal entrance with the Nonconformist and Catholic chapels on a cross axis. There is also an early example of a Jewish mortuary chapel contemporary with the laying out of the site. \* For its artistically notable variety of monuments including many late-C19 and early-C20 Manchester worthies. \* The cemetery layout, planting and structures survive intact, largely in good condition.

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<sup>3</sup> Historic England (2002) *Manchester Southern Cemetery* – Accessed [here](#).

- 5.9. It is considered to have **moderate to high architectural significance** and **moderate to high historic significance**.

Figure 5.1. Manchester Southern Cemetery, viewing looking east. Approximate Site location indicated by red arrow and edge of Cemetery in yellow. (Source: Author, 2022)



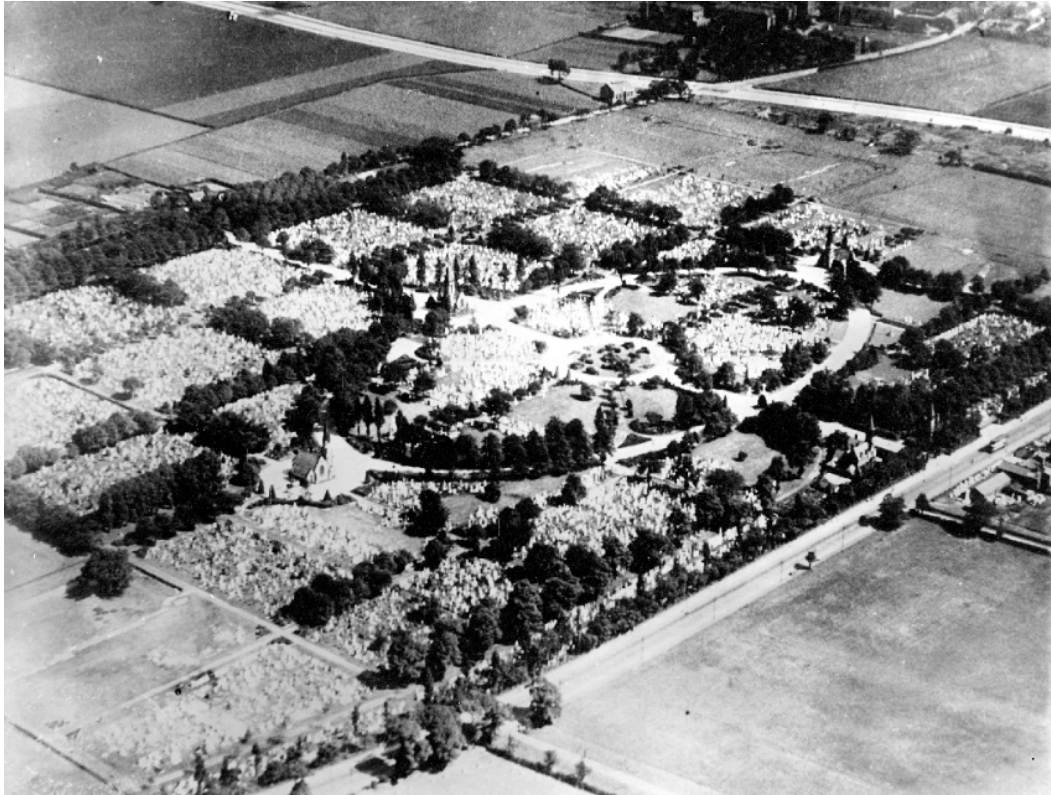
### Contribution of Setting to Asset's Significance

- 5.10. In its current state (**Figure 5.2**), the cemetery is surrounded by low-rise residential housing to the northern, western and southern boundaries with Princess Road and the Site to the east. Owing to the flat topography of the cemetery has a limited presence within the wider area and its impact is generally restricted to the surrounding roads and residential areas. The cemetery itself however provides a setting for the chapels, entrance and memorials as it creates a formal setting with the carefully designed landscape, internal access routes and rows of memorials and trees. The setting around the cemetery was originally mostly rural in 1925 (**Figure 5.3**). It then become largely low-density residential with post-WW2 housing surrounding its borders.
- 5.11. The setting of the cemetery is also influenced by its shared boundary with Princess Road to the east. The dual carriageway creates a negative impact on the harmonious and natural setting of the cemetery owing to the visual and acoustic impact from the moving traffic. Views into the Site are afforded from this part of the cemetery by capturing a slight glance through the tree canopy. In winter, these views are clearer when the leaves have fallen. The setting of the listed chapels and memorials makes a contribution to their significance.
- 5.12. Overall, the setting of the asset makes a **low to moderate contribution to the significance of the asset**.

Figure 5.2 Manchester Southern Cemetery. Heritage asset shown in blue and Site shown in red. (Source: Google Images, 2022, marked up by Author)



Figure 5.3 Aerial view of Manchester Southern Cemetery in 1925. (Source: GM Lives, 2022)



### Contribution of Site to Setting

- 5.13. Princess Road provides a shared boundary for the Site and the heritage asset. The existing Site includes a small portion of grassland along the western boundary that provides a positive contribution to the setting of the cemetery. The flat topography allows for clearer views between the sites and the grassy landscaping and trees provide harmonise with the 'leafy' setting of the cemetery. The OHM Building and car park can also be glimpsed through under the tree canopy.
- 5.14. Overall, it is considered that the Site makes a **low to no contribution to the setting of the asset** and **does not contribute to its significance**.

## Roman Catholic Chapel in Manchester - Grade II<sup>4</sup> (Asset 2)

1.30. The Roman Catholic Chapel (**Figure 5.4**) is located to the south east of the central circular feature within the Manchester Southern Cemetery and was built in 1879 as a set of chapels built in varied form but similar Gothic style.

1.31. The listing description reads:

*Cemetery chapel. 1879. Coursed sandstone rubble, slate roof with red cockscomb ridge tiles. Gothic style. Short nave with north-west tower and south west porch. Nave has angle-buttresses, 2 lancets in south gable wall with an oculus above, and a single-light window in the side; 4-stage tower to left, the stages successively set back and the top stage octagonal, has clasping buttresses, 2-centred arched doorway in south side, cusped lancet in west side, octagonal belfry with small louvred windows, and short spire; gabled porch has large 2-centred arched doorway with chamfered jambs and moulded head, and coped gable with apex cross. Interior not inspected. With Church of England chapel (q.v.) and Nonconformist chapel (q.v.), part of intact set of 3 chapels of varied form but similar style.*

1.32. It is considered to have **low-moderate architectural significance** and **moderate historic significance**.

**Figure 5.4 – Photo of Roman Catholic Chapel , view looking east. Approximate Site location denoted by red arrow. (Source: Author, 2022)**



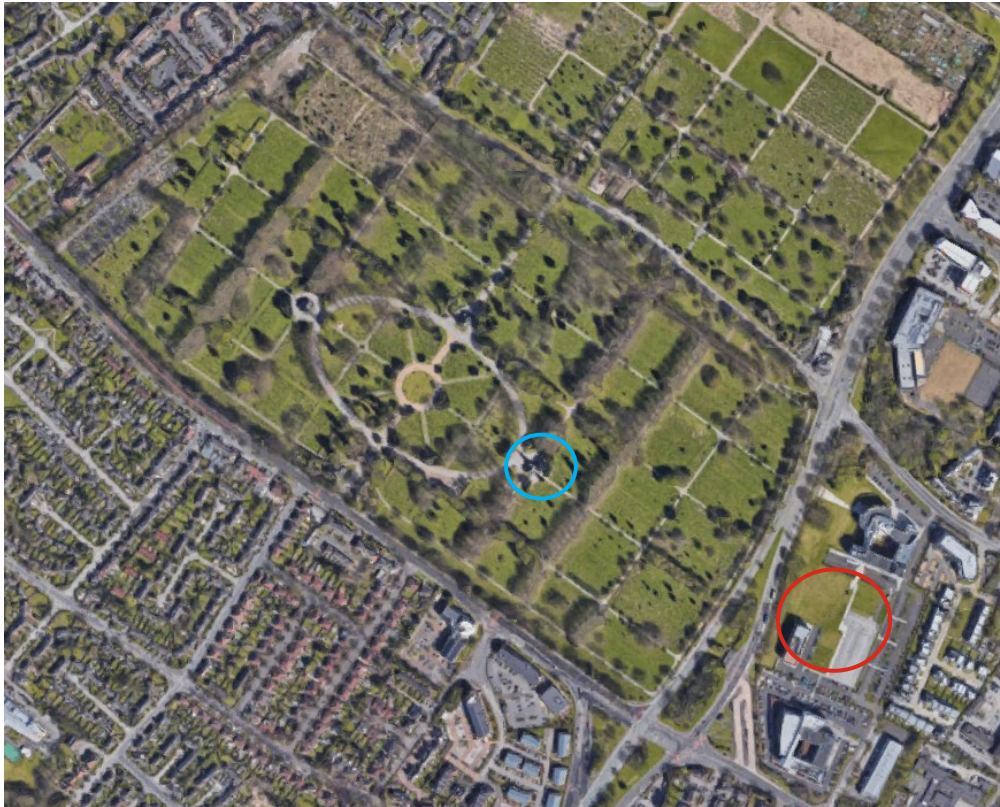
### Contribution of Setting to Asset's Significance

1.33. The heritage asset is located entirely within its original and intended setting of the Manchester Southern Cemetery (**Figure 5.5**) and as such, sits within a tranquil setting owing to the abundance of vegetation of tree cover and a well-maintained cemetery. The heritage asset is part of set of three listed chapels with a similar style which are also listed alongside the Grade II Listed Alcock Memorial which can be enjoyed together as a complete historic environment that has largely remained unaffected since its establishment in 1879.

1.34. Together, the tranquil, green and historic setting of the asset makes a **high contribution to the significance of the asset**.

<sup>4</sup> Historic England (199) *Roman Catholic Chapel* – Accessed [here](#)

Figure 5.5 Location of Roman Catholic Church in relation to the Site. Heritage asset in blue and Site in red. (Source: Google Images, 2022, marked up by Author)



### Contribution of Site to Setting

- 1.35. The Site is located 300m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site. However notably the Site does emphasise the open nature of the asset.
- 1.36. Overall, it is considered that the Site makes a **low to no contribution to the setting of the asset** and **does not contribute to its significance**.

## Church of England Chapel in Manchester Southern Cemetery – Grade II<sup>5</sup> (Asset 5)

1.37. The Church of England Chapel (**Figure 5.6**) is located to the north of the cemetery centre and was built in 1879 designed with coursed sandstone rubble, slate roofs with red cockscomb ridge tiles in a Gothic style.

1.38. The listing description reads:

*Cemetery chapel. 1879. Coursed sandstone rubble, slate roofs with red cockscomb ridge tiles. Gothic style. Nave on north-south axis with north chancel, low west aisle, coupled east transepts, south-west tower incorporating porch, and north-west vestry. Short nave has angle buttresses, 2-centred arched window in south gable wall, low west aisle with 5 small octagonal windows and ashlar parapet, a dormer window in the roof of the nave above this; square tower of 2 unequal stages has set-back buttresses up to belfry level, corner pilasters to this, and a pyramidal spire with tall finial terminating with a weathervane; 2-centred arched doorway with moulded surround, hoodmould, gablet and cast-iron gates, and a tall louvred lancet in each side of the belfry. Low gabled vestry has angle buttresses and 2-centred arched doorway in gable wall. Interior not inspected. With Nonconformist chapel (q.v.) and Roman Catholic chapel (q.v.), forms part of intact set of 3 cemetery chapels of varied form but matching style.*

1.39. It is considered to have **low-moderate architectural significance** and **moderate historic significance**.

**Figure 5.6 – Photo of Church of England Chapel , view looking east. Approximate Site location indicated by red arrow. (Source: Author, 2022)**

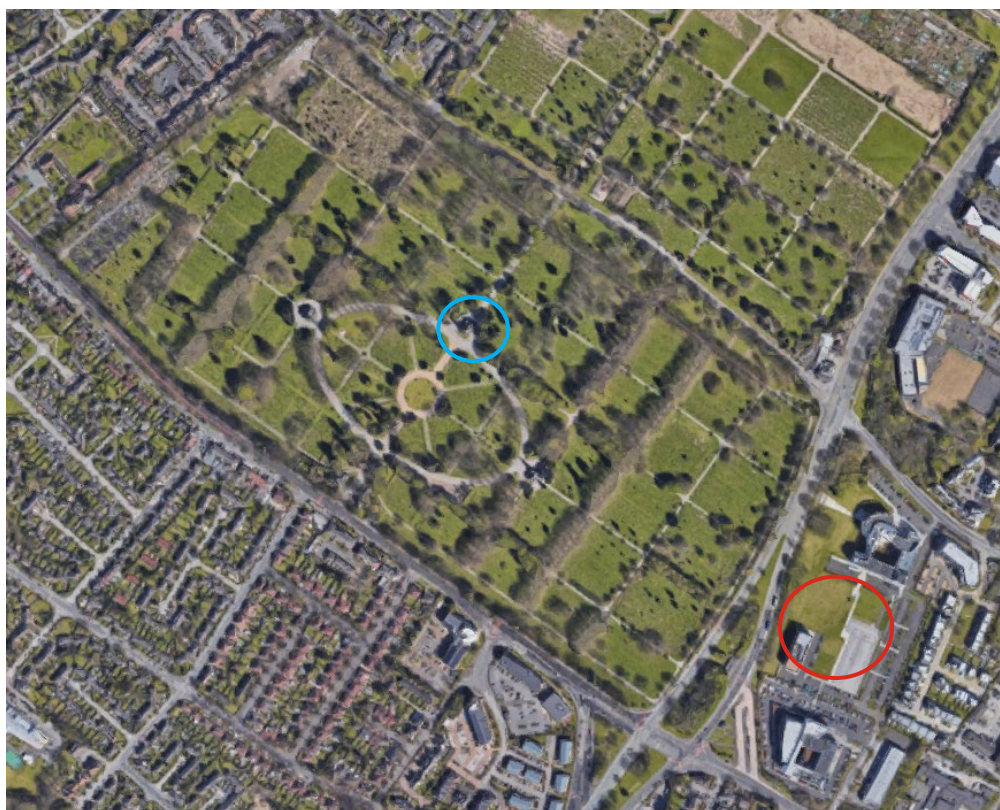


<sup>5</sup> Historic England (2002) *Church of England Chapel* – Accessed [here](#).

## Contribution of Setting to Asset's Significance

- 1.40. The heritage asset is located entirely within its original and intended setting of the Manchester Southern Cemetery (**Figure 5.7**) and as such, sits within a tranquil setting owing to the abundance of vegetation of tree cover and a well-maintained cemetery. The heritage asset is part of set of three listed chapels with a similar style which are also listed alongside the Grade II Listed Alcock Memorial which can be enjoyed together as a complete historic environment that has largely remained unaffected since its establishment in 1879.
- 1.41. Together, the tranquil, green and historic setting of the asset makes a **high contribution to the significance of the asset**.

Figure 5.7 Location of Church of England Chapel in relation to the Site. Heritage asset in blue and Site in red. (Source: Google Images, 2022, marked up by Author Deloitte)



## Contribution of Site to Setting

- 1.42. The Site is located 460m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 1.43. Overall, it is considered that the Site makes a **low to no contribution to the setting of the asset** and **does not contribute to its significance**.

## Alcock Monument in Centre of Manchester Southern Cemetery – Grade II<sup>6</sup> (Asset 4)

5.15. The Alcock Monument (**Figure 5.8**) is located in the central circular feature of the cemetery and was built in c. 1920 to commemorate flight commander Sir John W. Alcock who was known for being the first pilot to make a non-stop trans-Atlantic flight. The monument is designed in white marble in the form of a tall Celtic cross on a pedestal, within a rectangular enclosure which also contains a marble rock with a propellor.

5.16. The listing description reads:

Cemetery monument. c.1920. Commemorates Flight Commander Sir John W. Alcock K.B.E., D.S.C. (d.1919), pilot of the first aircraft to make a non-stop trans-Atlantic flight. White marble. In the form of a tall Celtic cross on a pedestal, within a rectangular enclosure which also contains a marble rock with a propellor. The cross has a stepped base with raised lettering "ALCOCK" on the 2nd step; lettered pedestal recording the death in an accident while flying a Viking flying boat from Weybridge to the Paris Aircraft Exhibition, December 18th 1919; and richly-carved shaft and head. The low surround to the enclosure has lettering recording details of the transatlantic flight in a Vickers Vimy biplane from St Johns Newfoundland to Clifden, Ireland, 14th-15th June 1919 (1890 miles in 15 hours 57 minutes), for which Alcock was knighted on 21st June 1919 by H.M. King George V.

1.44. It is considered to have **moderate architectural significance** and **moderate historic significance**.

Figure 5.8 – Photo of Alcock Memorial , view looking east. Approximate Site location indicated by red arrow. (Source: Author, 2022)

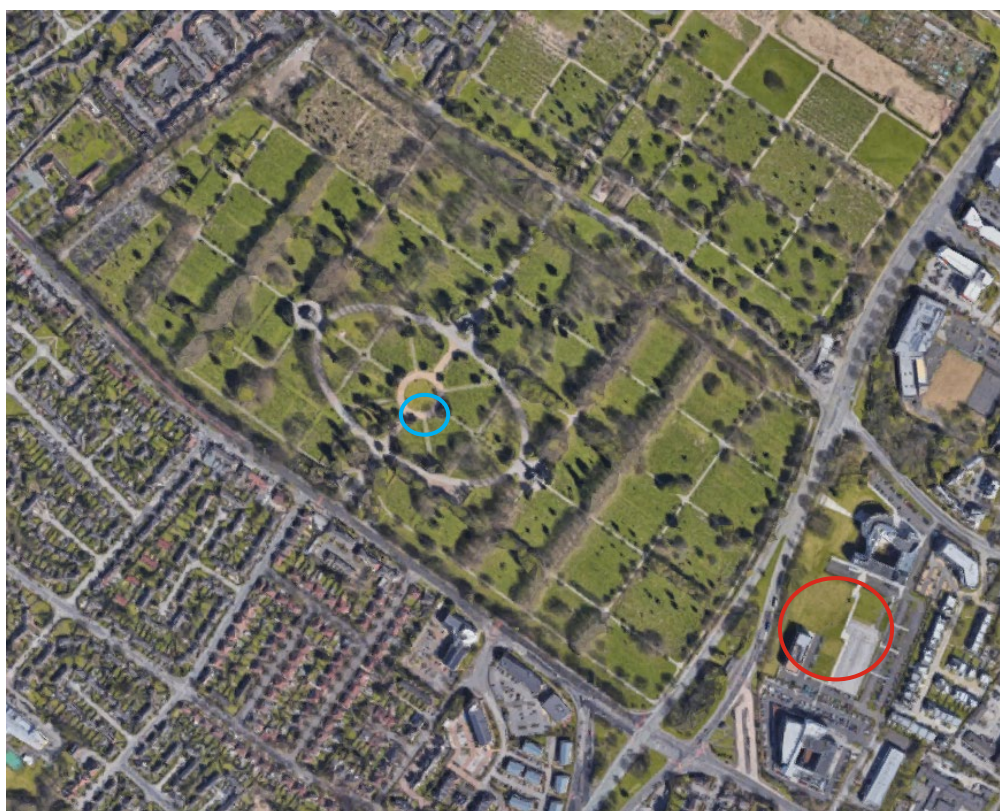


<sup>6</sup> Historic England (1994) *Alcock Monument* – Accessed [here](#).

## Contribution of Setting to Asset's Significance

- 1.45. As mentioned in the previous section, the heritage asset is located entirely within its original and intended setting of the Manchester Southern Cemetery (**Figure 5.9**) in its centre and as such, sits within a tranquil setting owing to the abundance of vegetation of tree cover and a well-maintained cemetery. The heritage asset sits alongside other listed buildings and structures contained within the cemetery which can be enjoyed together as a complete historic environment that has largely remained unaffected since its establishment in 1879.
- 1.46. Together, the tranquil, green and historic setting of the asset makes a **high contribution to the significance of the asset**.

**Figure 5.9 Location of Alcock Monument in relation to the Site. Heritage asset in blue and Site in red. (Source: Google Images, 2022, marked up by Author)**



## Contribution of Site to Setting

- 1.47. The Site is located 470m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 1.48. Overall, it is considered that the Site makes **no contribution to the setting of the asset** and **does not contribute to its significance**.

## Christ Church – Grade II<sup>7</sup> (Asset 5)

5.17. Christ Church (**Figure 5.10 and 5.12**) is a Grade II Listed building that was built 1881-2 by Henry Littler. The Church is designed in a Gothic style. The Church was built as a gift to the community from Mr. William Roberts of Darleydale and was for many years referred to as the 'Christ Church in the fields' due to its placement in a semi-rural setting. The building was closed between 1979 and 1981 to enable the extension of Princess Parkway and during this time the Church was subject to redecoration and reordering. As part of this, the west entrance was sealed off and a new entrance was created into what was the organ chamber. The Church joined forces in December 2006 with St. Christopher's Church in Withington to become a single parish.

5.18. The listing description reads:

Church. 1881-2, by Henry Littler. Sandstone rubble with ashlar dressings (roofs not visible). Gothic style of c.1300. Nave with north and south aisles, west tower, chancel. Three-stage tower with angle buttresses (small diagonal staircase in south-east angle), moulded plinth, 2 string-courses, and plain parapet, has shallow west porch with moulded 2-centred arched doorway with set-in shafts, and steeply-pitched gable with apex cross, coupled 2-centred arched west windows each of 2 cusped lights with double-chamfered surrounds, square clock-face above these, and coupled 2-light belfry windows with louvres; and in the south side a 2-light window at ground floor, and a square window to the 2nd stage with 3 trefoil lights and a band of quatrefoils. The 6-bay nave has square-headed clerestory windows of 2 cusped lights alternately with trefoils and quatrefoils in the head, and parapets with ridged coping; the aisles have buttresses and 2-centred 2-light traceried windows. Two-bay chancel. Interior: conventional aisle arcades of 2-centred arches on octagonal piers.

1.49. The building has significance as a good example of a late Victorian Church. Therefore, it is considered to have **moderate architectural significance** and **moderate historic significance**.

Figure 5.10 – Photo of Christ Church, view looking north east. Approximate Site location indicated by red arrow. (Source: Author, 2022)



<sup>7</sup> Historic England (1992) *Christ Church, Princess Road* – Accessed [here](#).

## Contribution of Setting to Asset's Significance

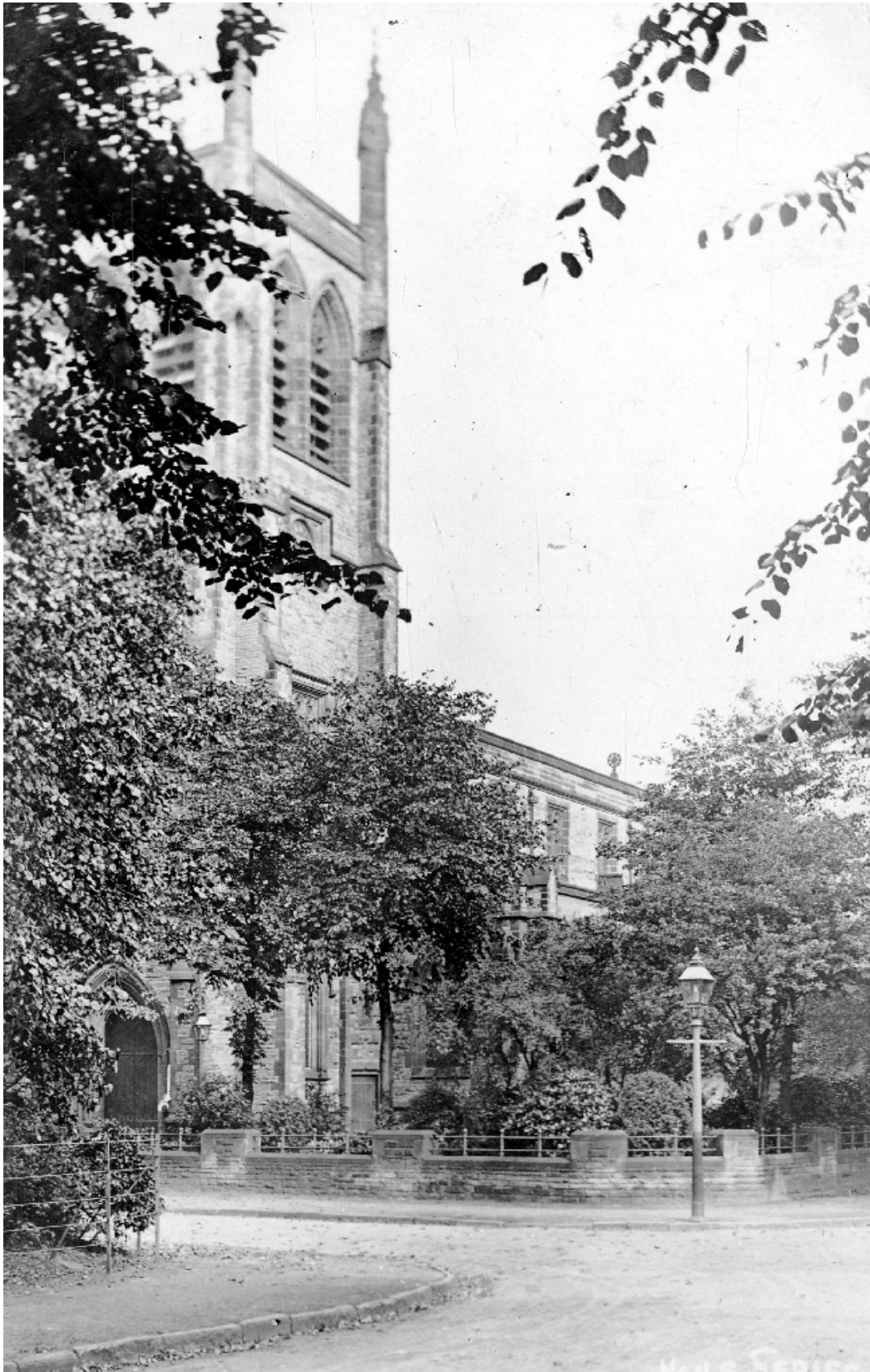
5.19. Christ Church is located along Princess Road and is nestled in between low-rise residential housing to the north and east of its boundary. Immediately adjacent to the Church is the Southway Housing Trust offices and surface level car park which is set within a four storey building of contemporary design in contrast to the Victorian architecture represented in the Church. The Church sits on a flat corner site and the west tower has been oriented to create a landmark in this location. This continues to serve its purpose today as those entering from the south will catch a glimpse of the Church as they pass by. Princess Road, however, creates a negative impact on the peaceful setting of the cemetery owing to the visual and acoustic impact from the moving traffic. **Figure 5.5**, taken in 1910 shows that the setting around the Christ Church was more enclosed, leafy and less dominated by traffic. However on the eastern and southern boundaries the Church is still surrounded by a residential neighbourhood as originally intended.

5.20. The setting of the heritage asset has been eroded by the impact of Princess Road and new development in the vicinity. As such, the setting of the asset makes a **low contribution to the significance of the asset**.

**Figure 5.11 - Location of Christ Church in relation to the Site. Heritage asset in blue and Site in red. (Source: Google Images, 2022, marked up by Author)**



Figure 5.12 - Christ Church in 1910. View looking east. (Source: GM Lives, 2022)



## Contribution of Site to Setting

- 5.21. The Site is located approx. 330m to the north east of the Church and as such is quite set back from its immediate setting. The tower of the Church is slightly visible from an oblique viewpoint along the western boundary of the Site and along Princess Parkway. However, this view is mostly obscured by the tree canopy and rooftop of the Southway Housing Trust offices.
- 5.22. Overall, it is considered that the Site makes a **negative contribution to the setting of the asset** and **does not contribute to its significance**.

## Withington Hospital (Principal Administrative Block) – Grade II<sup>8</sup> (Asset 6)

- 5.23. The Former Withington Hospital (**Figure 5.13**) is a Grade II Listed Building that was originally used as the Chorlton Union Workhouse which was built in 1854, designed by Hayley, Son and Hall. Located along Nell Lane, this workhouse was originally created as an institution to house and put to work the destitute poor, including sick, aged and disabled inhabitants and opened in 1855. Between 1864 – 1868 five hospital blocks or pavilions designed by Thomas Worthington were built, making Withington the first institution to adopt the ‘pavilion system’ known for its healthier form of hospital architecture. Additional blocks were added in 1884, 1890 and 1913.
- 5.24. The Withington Hospital was also supported by the Chorlton Union Cemetery which served the hospital and wider area until reaching its capacity in 1920. The cemetery was formally closed in 1970 and the remains were interred at Southern Cemetery.
- 5.25. Following the Local Government Act of 1929 Withington Hospital sought to disassociate itself from the poor law image. Falling into the hands of the Corporation of the City of Manchester, the hospital was developed and extended. By 1948 it became one of the largest general hospitals in the country and was established as the focal point for the hospitals of the newly-formed South Manchester Group under the overall control of the Manchester Regional Hospital Board.
- 5.26. Withington Hospital closed its doors in 2002 and by 2007 a new hospital building was built to the south east of the Site (Withington Community Hospital) to provide primary care to those requiring diagnostic treatment and day surgery appointments. The historic elements were later refurbished to residential apartments by P.J.Livesey, retaining the formal frontage with lodges and gates to the south. New housing was also built on the heritage asset to the north, east and west.
- 5.27. The listing description reads:
- Hospital. 1854, by Hayley, Son and Hall, for Chorlton Union. Red brick with sandstone dressings, slate roofs. Cruciform plan, with long wings to left and right, chapel projecting forward at the centre with a tower at the junction, and a rear wing. CHAPEL. A tall single-storey 7-bay range of brick with 3-bay entrance front of sandstone ashlar: this has a projected gabled centre which has pilastered corners and a 3-bay arcade of super-imposed openings with Tuscan columns and entablature to ground floor and Corinthian colonnettes above, a central doorway with fanlight and 3 round-headed windows with radiating glazing bars above, a roundel in the gable and bracketed gable coping with a bellcote-style feature on the apex; rusticated side bays with round-headed arches containing large round-headed windows with radiating glazing bars, bracketed cornices, and parapets with shaped upstand features. The brick side walls have windows similar to those at the front, with stone impost bands and elongated keystones. The tower, breaking through the roof at the north end, is also of ashlar, square, Italianate in style, with a modillioned cornice near the base, a short 1st stage with dentilled cornice, and a tall belfry stage which has corner pilasters, a round-headed arch in each side containing a louvred window of 2 round-headed lights, a prominent bracketed cornice and pyramidal roof with weathervane. EAST AND WEST WINGS. Three-storey 18-window ranges, with stone plinths, rusticated quoins, 1st-floor sill-bands, string-courses over the top floor windows, bracketed eaves and hipped roofs with cut-down ridge chimneys. The inner bays and the 3 outer bays break forwards slightly and are quoined, the inner having one 3-light mullioned window on each floor, and the outer having stone architraves to all the windows, those at ground floor segmental-headed and those in the centre at 1st and 2nd floors tripartite, all sashed with glazing bars. The long intermediate ranges have segmental-headed windows and doors at ground floor, 12- and 9-pane sashes at 1st and 2nd floors, with flat-arched heads and keystones. REAR WING. 2 storeys and basement, a 10-bay range, the 4 bays nearest the main block with unhorned 12-pane sashes, and the other bays each with one large round-headed window with glazing bars (45 panes). Interiors not inspected.**
- 5.28. It is considered to have **moderate architectural significance** and **moderate to high historic significance**.

<sup>8</sup> Historic England (1994) *Principal Administrative Block* – Accessed [here](#).

Figure 5.13 - Withington Hospital (Principal Administrative Block), view looking north. (Source: Author, 2022)



### Contribution of Setting to Assets Significance

- 5.29. As stated above, the heritage asset has been subject to redevelopment that includes the erection of new structures along the frontage and as well to the north (**Figure 5.14**). As shown between **Figure 5.14** and **5.15**, much of the Withington Hospital has been demolished over time leaving only the Principal Block and the entrance lodges, gates and piers meaning the setting has been dramatically changed.
- 5.30. Although the recent refurbishment scheme was beneficial in securing the long-term preservation of the asset it has altered the way in which it is appreciated within its setting which as shown by **Figure 5.15** was mostly rural in its surroundings in 1935. Furthermore, newer housing estates have been developed to the northern, eastern and western boundaries, which creates a denser suburban environment. However, the surrounding area contains a large number of trees and hedges creating a softening effect between the modern developments and the asset.
- 5.31. Together, the built, mostly residential setting of the asset makes a **negative contribution to the significance of the asset**.

Figure 5.14 Location of Withington Hospital (Principal Administrative Block) in relation to the Site. Heritage asset in blue and Site in red. (Source: Google Images, 2022, marked up by Author)



Figure 5.15 Withington Hospital in 1910. View looking south. (Source: GM Lives, 2022)



## Contribution of Site to Setting

- 5.32. The Site provides little contribution to the setting of the former hospital. The former hospital is located approximately 270m to the east of the Site and is separated by the built up environment between them. This includes the Green Walk residential neighbourhood which is comprised of townhouses as well as Quantum House that provides apartments within a ground five storey block on the entrance along block. As such, this creates a physical barrier between the Site and the former hospital. An oblique view of the Siemens building in conjunction with the former hospital gates and lodges can be viewed when facing the Site, situated along Nell Lane. However, due to these physical barriers the Site cannot be viewed in conjunction with the heritage asset and therefore the Site makes a negligible / low impact on the setting of the heritage asset.
- 1.50. Overall, it is considered that the Site makes a **no contribution to the setting of the asset** and **does not contribute to its significance**.

## Entrance Lodges, Piers, Screen and Gates of Withington Hospital - Grade II<sup>9</sup> (Asset 7)

1.51. The entrance lodges, piers, screen and gates (**Figure 5.16**) are Grade II Listed and were built in 1854 as part of Withington Hospital which was built the same year, designed by Hayley, Son and Hall. They are red brick with sandstone dressings and hipped slate roofs; cast-iron screens, gate piers and gates.

1.52. The listing description reads:

Pair of entrance lodges to hospital, with linking screens, gate piers and gates. 1854; by Hayley, Son and Hall. Red brick with sandstone dressings and hipped slate roofs; cast-iron screens, gate piers and gates. Each lodge has a tripartite plan consisting of a tall rectangular centre flanked by lower square wings. Italianate style. Each has a 3-storey 1-bay centre and 2-storey 1-bay wings in a symmetrical composition, the centre projecting; with stone plinth, rusticated quoins, 1st-floor sill-band, prominent bracketed eaves, parapets to the wings (each with a pierced arched upstand), and side-wall chimneys; tripartite windows at ground floor, with corniced stone architraves; and at 1st floor a large round-headed window to the centre, with shell tympanum and broad extrados band with keystone and stylised voussoirs, and a Venetian window in each wing, with keyed architrave. Return sides and rear similar, with round-headed windows and doorways at ground floor. The west lodge also has a 2-storeyed extension to the left, with a double projection in the centre and a Venetian window with blocked tympanum. The linking screens have cast-iron open-work piers, bar railings with mid and top bands, and 3 pairs of cast-iron gates. Forms group with Withington Hospital principal administrative block (q.v.).

5.33. It is considered to have **moderate to high architectural significance** and **moderate to high historic significance**.

Figure 5.16 Entrance, lodges, piers, screen and gates of Withington Hospital, viewed looking west down Nell Lane. Approximate Site location indicated by red arrow (Source: Author, 2022)

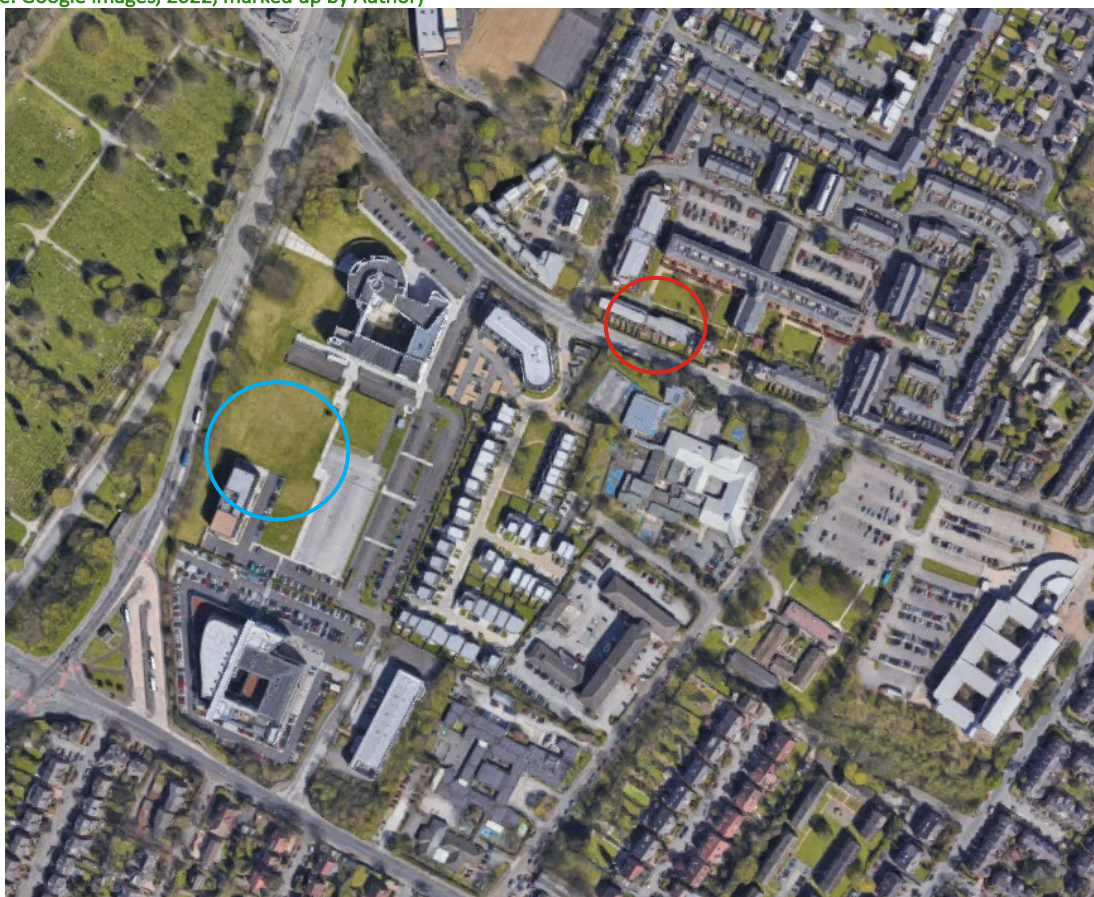


<sup>9</sup> Historic England (1974) *Entrance Lodges, piers, screen and gates of Withington Hospital* – Accessed [here](#).

## Contribution of Setting to Assets Significance

- 5.34. The heritage asset has been subject to refurbishment (**Figure 5.16**) including new glazed balcony treatment on the north lodge as well as modern window frames on the southern lodge. Although this has been beneficial in securing the long-term preservation of the asset it has altered the way in which it is appreciated within its setting, which as shown by **Figure 5.10** was mostly rural in its surroundings in 1935. Furthermore, newer housing estates have been developed to the northern, eastern and western boundaries, which creates a denser suburban environment (**Figure 5.17**). **Figure 5.16** also shows how the setting of the gates has been impacted by surface level parking at the entrance, detracting from the visual prominence of the heritage asset. However, the surrounding area contains a large number of trees and hedges creating a softening effect between the modern developments and the asset.
- 5.35. Together, the built, mostly residential setting of the asset makes a **low contribution to the significance of the asset**.

**Figure 5.17** Location of Entrance, lodges, piers, screen and gates of Withington Hospital in relation to the Site. Heritage asset in blue and Site in red. (Source: Google Images, 2022, marked up by Author)



## Contribution of Site to Setting

- 5.36. The Site provides little contribution to the setting of the heritage asset. The former hospital is located approximately 150m to the east of the Site and is separated by the built up environment between them. This includes the Green Walk residential neighbourhood which is comprised of townhouses as well as Quantum House that provides apartments within a ground five storey block on the entrance along block. As such, this creates a physical barrier between the Site and the former hospital. An oblique view of the Siemens building in conjunction with the former hospital gates and lodges can be viewed when facing the Site, situated along Nell Lane. However, due to these physical barriers the Site cannot be viewed in conjunction with the heritage asset and therefore the Site makes a negligible impact on the setting of the heritage asset.

- 1.53. Overall, it is considered that the Site makes a **low to no contribution to the setting of the asset** and **does not contribute to its significance**.

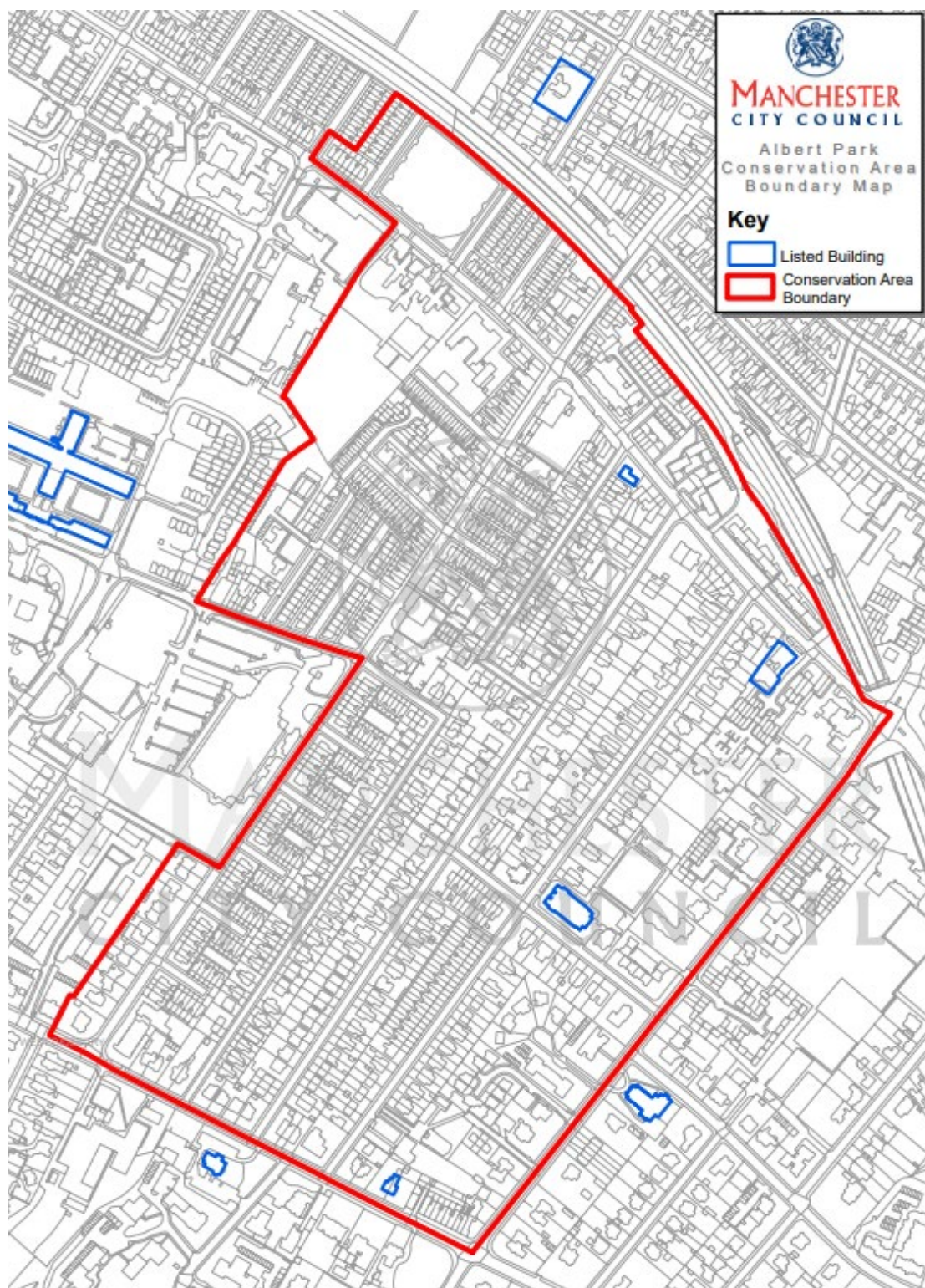
### Albert Park Conservation Area – Grade II<sup>10</sup> (Asset 8)

- 5.37. The Albert Park Conservation Area (**Figure 5.18**) is located in South Manchester in the neighbourhood of West Didsbury. The area is predominantly residential but also includes a district shopping centre along Burton Road as well as a small number of shops on Barlow Moor Road, public houses, schools and some churches. The Conservation Area was designated in March 1988 and the boundaries are Barlow Moor Road to the south, Withington Community Hospital, the Metrolink tramline to the north and Palatine Road to the east. The character of the Conservation Area is leafy and suburban and overall holds medium to high heritage significance as an area of late Victorian suburban development.
- 5.38. As observed in Section 2, in the middle of the 19th Century the Albert Park area was predominantly occupied by fields and farmsteads. A small row of buildings were located along Barlow Moor Road that were likely used as farmers cottages and later converted into small shops. The oldest building in the Conservation Area is Oakbank which is a pair of houses that date back to 1845. Lapwing Hall was the largest farm residence within the area and was located close to where Palatine Road would later form a junction with Lapwing Lane. Later in 1862 Palatine Road would officially open and housing development would soon follow.
- 5.39. During the late Victorian period the area bounded by Palatine Road, Barlow Moor Road and Lapwing Lane was developed with housing. Also during this period the shopping area along Burton Road began to develop with the growth culminating at the Victorian public house, The Midland. Withington Town Hall was then later built on Lapwing Lane. In 1904, Didsbury became incorporated into the City of Manchester.
- 5.40. Post-war development took place to the north of Lapwing Lane and various infill sites were built up following the aftermath of World War Two. To this day, the Conservation Area has maintained its historical character and residential use with many of the fine residences being converted into flats and bedsits for students or as family homes. Burton Road continues to thrive as a popular shopping district attracting visitors from afar.
- 5.41. It is considered to have **moderate architectural and historical significance**.

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<sup>10</sup> The principal source for this section is:  
Manchester City Council. *Albert Park Conservation Area* – Accessed [here](#).

Figure 5.18 – Albert Park Conservation Area boundary – Manchester City Council (Site located further to the west of this image)



## Contribution of Setting to Asset's Significance

- 5.42. The Conservation Area (**Figure 5.19**) has clearly well-defined boundaries including the Metrolink tramline to the north, Palatine Road to the west, Barlow Moor Road to the south and Burton Road to the west. The areas beyond these boundaries are predominantly leafy, residential areas and as such share a similar character with the Conservation Area. Due to the flat topography and built up areas, views into and out are limited. However, roads leading into the Conservation Area do provide views into the Conservation area such as Nell Lane and Burton Road.
- 5.43. Overall, the setting of the asset makes a **moderate contribution to the significance of the asset**.

**Figure 5.19 Albert Park Conservation Area. Conservation Area shown in blue and Site shown in red. (Source: Google Images, 2022, marked up by Author)**



## Contribution of Site to Setting

- 5.44. The Site is located 375m to the west of the Albert Park Conservation Area. In between the Conservation Area and the Site is the Withington Community Hospital, the Birches School and Green Walk residential community. Given the built-up areas between them, the Site and the Conservation Area cannot be viewed in conjunction with each other.
- 5.45. Overall, it is considered that the Site makes **no contribution to the setting of the asset** and **does not contribute to its significance**.

# 6. Assessment of Impact

- 6.1. This Section assesses the impact that the Proposed Development has on the significance of the identified heritage assets.

## The Proposed Development

- 6.2. Full Planning Permission is being sought for the next phase of development at the Siemens Campus in West Didsbury. The Proposed Development comprises the erection of a six storey office building with ancillary café on ground floor plus a three storey multi storey car park together with landscaping, highway improvements and other associated works.

Figure 6.1 The Proposed Development (Source: Sheppard Robson, 2022)



## Scale and Massing

- 6.3. The proposed office building (Unit D1) is six storeys (ground plus five). The height of the building will be 26.75m. The building has been designed to respect the building heights of the surrounding area. It is considered that building heights around SWSH and Nell Lane would be highest in this location whilst plots closest to the residential area would be lower.
- 6.4. The proposed MSCP is three storeys (ground plus two). The height of this building will be 10.5m. The MSCP is closer to the low-rise buildings that exist to the north of the Site and as such the location, scale and massing are appropriate as they help to reduce the visual impact onto these residents.
- 6.5. Further details on the external appearance and materials can be found in the Design and Access Statement prepared by Sheppard Robson.

## External Appearance and Materials

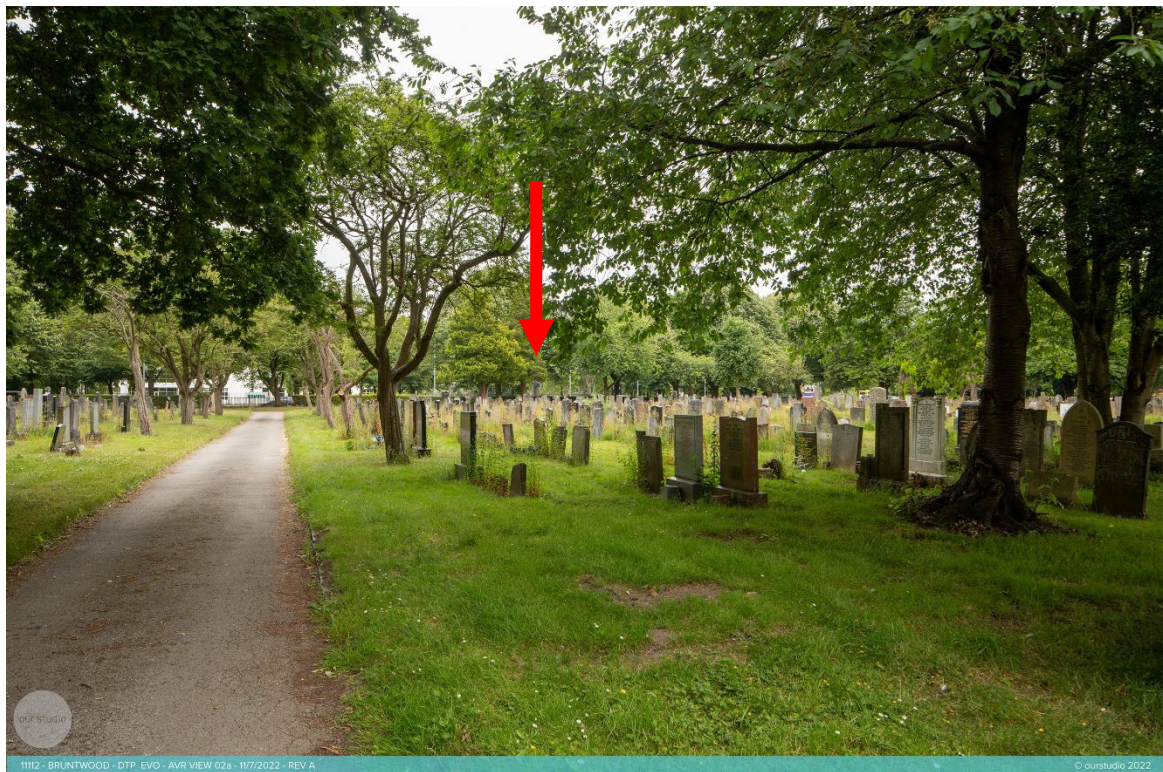
- 6.6. Multiple cladding approaches were tested in conjunction with the M&E Engineer before concluding that a built-out facade providing self-shading was the chosen solution.
- 6.7. This design approach offered a solution to respond differently on each facade whilst still maintaining a consistent aesthetic.
- 6.8. Combined with the aspiration for a high quality facade with robust detailing and materiality to achieve a strong design language which will also aid the building's thermal performance.
- 6.9. The main aspiration is for a high quality facade with robust detailing and materiality to achieve a strong design language which will also aid the building's thermal performance. The articulation to the facade at ground floor creates an active and human scale frontage, which will positively contribute to the continuity and vibrancy of Didsbury Technology Park and connect with the contextual buildings.
- 6.10. The roof top plant area will be screened by vertical cladding panels to provide the necessary visual and acoustic screening for the equipment.
- 6.11. The car park deck has been designed to ensure natural ventilation throughout, helping to reduce energy usage. The ground floor is left open for ventilation and visibility through the parking structure whilst the raised roof provides ventilation to the 2nd floor parking.
- 6.12. With a facade of flat solid panels this provides a visual barrier into the car park and prevents light from car headlights shining out towards the residential properties. However, this approach prevents ventilation to the first floor.
- 6.13. Using a similar faceted profile to the cladding on EvO ventilation is provide through the top of the cladding panel and also through the perforated side panel.
- 6.14. Further details on the external appearance and materials can be found in the Design and Access Statement prepared by Sheppard Robson.

## Assessment of Impact on Identified Heritage Assets

### Manchester Southern Cemetery - Grade II (Asset 1)

- 6.15. The Manchester Southern Cemetery is Grade II Listed. Princess Road creates a shared boundary between the Site and the cemetery. The western side of the Site provides a positive contribution to the setting of the cemetery through its green character provided along the tree lined boundary.
- 6.16. As previously stated, the Proposed Development will be partially visible from the eastern side of the cemetery, becoming more visible in the winter months when the leaves have fallen. The Proposed Development is only one storey taller than the existing, adjacent OHM Building and Sir William Siemens House and therefore fits comfortably in to the existing immediate context.
- 6.17. The Proposed Development and cemetery are separated by Princess Road which can be considered a negative impact on the setting of the cemetery. Due to its distance, the core elements of the Cemetery, including the chapels and memorials cannot be viewed or understood in conjunction with the Proposed Development as shown in **Figure 6.2**.
- 6.18. On this basis, the Proposed Development will have a low visual impact on the setting of the cemetery on the eastern side and have no impact on the setting of the on the chapels and memorials.
- 6.19. Based on the above it is considered that the Proposed Development will cause **no harm** to the significance of the heritage asset.

Figure 6.2 – Manchester Southern Cemetery viewed in conjunction with Proposed Development (Our Studio, 2022, marked up by Deloitte)



## Roman Catholic Chapel in Manchester – Grade II (Asset 2)

- 6.20. The Roman Catholic Chapel is Grade II Listed. The Site is located 300m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 6.21. As shown on **Figure 6.3**, the Proposed Development will not be visible in conjunction with the asset due to it being a considerable distance from the asset and disguised by the tree cover in between them.
- 6.22. Based on the above it is considered that the Proposed Development will cause no harm to the significance of the heritage asset.

Figure 6.3 – Roman Catholic Chapel viewed in conjunction with Proposed Development (Source Author, 2022)



### Church of England Chapel in Manchester Southern Cemetery – Grade II (Asset 3)

- 1.54. The Church of England Chapel is Grade II Listed. The Site is located 460m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site.
- 1.55. As shown on **Figure 6.4**, the Proposed Development will not be visible in conjunction with the asset due to it being a considerable distance from the asset and disguised by the tree cover in between them.
- 1.56. Based on the above it is considered that the Proposed Development will cause **no harm** to the significance of the heritage asset.

Figure 6.4 – Church of England Chapel viewed in conjunction with Proposed Development (Source Author, 2022)



### Alcock Monument in Centre of Manchester Southern Cemetery – Grade II (Asset 4)

- 6.23. The Alcock Monument is Grade II Listed and is located within the heart of Manchester Southern Cemetery. The Site is located 470m to the east of the asset. The area between the Site and the heritage asset is comprised of the eastern part of the cemetery which is abundant with a mixture of mature trees that were planted when the cemetery was originally built in 1879. Further beyond this is Princess Parkway which creates a boundary and physical between the cemetery and the Site. As shown on **Figure 6.5**, the Proposed Development will not be visible in conjunction with the asset due to it being a considerable distance from the asset and disguised by the tree cover in between them.
- 6.24. Based on the above it is considered that the Proposed Development will cause no harm to the significance of the heritage asset.

Figure 6.5 – Alcock Memorial viewed in conjunction with Proposed Development (Source Author, 2022)



## Christ Church – Grade II (Asset 5)

- 6.25. Christ Church is a Grade II Listed Building that was built between 188-2 by Henry Littler. The most significant element of the Church is the tower which is best appreciated along Princess Road to the south which would not be impacted by the Proposed Development.
- 6.26. The Site is located approximately 300m to the north of the Christ Church and the visibility of the tower is somewhat limited when viewed from the western edge of the Site. As shown in **Figure 6.6**, the Proposed Development will not be visible in conjunction with the Christ Church due to the building being set back from the viewpoints along Princess Road.
- 6.27. The setting of the asset has also been impacted by the construction of Princess Road parkway which has created a more urban, concrete environment with heavy traffic holding a negative impact on its setting.
- 6.28. Based on the above it is considered that the Proposed Development will cause **no harm** to the significance of the heritage asset.

Figure 6.6 – Christ Church viewed in conjunction with Proposed Development (Source Our Studio, 2022, marked up by Deloitte)



## Withington Hospital (Principal Administrative Block) – Grade II (Asset 6)

- 6.29. The Former Withington Hospital is a Grade II Listed Building that was built in the 1850s as a workhouse and was later used as a hospital until it closed in 2002 and was converted into apartments. The most significant elements of the heritage asset are the immediate formal grounds and the frontage onto Nell Lane.
- 6.30. The Proposed Development will be located approximately 270m to the south east of the Former Withington Hospital and due to the built up areas and tree coverage in between, the assets cannot be viewed or understood in conjunction with the Proposed Development as shown in **Figure 6.7**.
- 6.31. Based on the above it is considered that the Proposed Development will cause **no harm** to the significance of the heritage asset.

Figure 6.7 - Withington Hospital (Principal Administrative Block), view looking north. (Source: Author, 2022)



## Entrance Lodges, Piers, Screen and Gates of Withington Hospital – Grade II (Asset 7)

- 6.32. The Entrance Lodges, Piers, Screen and Gates of Withington Hospital are Grade II Listed. The Site is located 150m to the east of the heritage asset and is separated by the built up environment between them. This includes the Green Walk residential neighbourhood which is comprised of townhouses as well as Quantum House that provides apartments within a ground five storey block on the entrance along block. As such, this creates a physical barrier between the Site and the former hospital.
- 6.33. An oblique view of the Siemens building in conjunction with the former hospital gates and lodges can be viewed when facing the Site, situated along Nell Lane. However, due to these physical barriers the Site cannot be viewed in conjunction with the heritage asset as shown in **Figure 6.8**.
- 6.34. Based on the above it is considered that the Proposed Development will cause **no harm** to the significance of the heritage asset.

Figure 6.8 - Withington Hospital (Principal Administrative Block), view looking north. (Source: Our Studio, 2022, marked up by Deloitte)



## Albert Park Conservation Area – Grade II (Asset 8)

- 6.35. The Albert Park Conservation Area is located to the east of the Site with its closest point being 375m away. As mentioned in the previous section, the area between the Site and the conservation Area is relatively built-up resulting in no opportunities for visual connections.
- 1.57. The setting of the Conservation Area includes Nell lane where views along it from the west contribute to its character however the Proposed Development is set back further into the Siemens Campus from the road. As shown on **Figure 6.9**, the Proposed Development will not be visible in conjunction with the asset due to it being a considerable distance from the asset and disguised by the tree cover in between them.
- 6.36. Based on the above it is considered that the Proposed Development will cause **no harm** to the significance of the heritage asset.

Figure 6.9 – Edge of Albert Park Conservation Area view looking down Nell Lane. (Source: Author, 2022)



## Summary of Assessment of Impact

- 6.37. The assessment of impact on the identified heritage assets is summarised below:

Table 6.1 Assessment of Impact

| Asset No | Asset Title                  | Significance of Asset | Contribution of Setting | Contribution of Site to Setting | Assessment of Impact |
|----------|------------------------------|-----------------------|-------------------------|---------------------------------|----------------------|
| 1.       | Manchester Southern Cemetery | <i>Moderate-High</i>  | <i>Low-Moderate</i>     | <i>Low</i>                      | <i>No Harm</i>       |

| Asset No | Asset Title                                                     | Significance of Asset | Contribution of Setting | Contribution of Site to Setting | Assessment of Impact |
|----------|-----------------------------------------------------------------|-----------------------|-------------------------|---------------------------------|----------------------|
| 2.       | Roman Catholic Chapel in Manchester                             | <i>Low-Moderate</i>   | <i>High</i>             | <i>Low</i>                      | <i>No Harm</i>       |
| 3.       | Church of England Chapel in Manchester Southern Cemetery        | <i>Low-Moderate</i>   | <i>High</i>             | <i>Low</i>                      | <i>No Harm</i>       |
| 4.       | Alcock Monument in Centre of Manchester Southern Cemetery       | <i>Moderate</i>       | <i>High</i>             | <i>Low</i>                      | <i>No Harm</i>       |
| 5.       | Christ Church                                                   | <i>Moderate</i>       | <i>Low</i>              | <i>Negative</i>                 | <i>No Harm</i>       |
| 6.       | Withington Hospital (Principal Administrative Block)            | <i>Moderate-High</i>  | <i>Negative</i>         | <i>Negligible</i>               | <i>No Harm</i>       |
| 7.       | Entrance Lodges, Piers, Screen and Gates of Withington Hospital | <i>Moderate-High</i>  | <i>Low</i>              | <i>Low</i>                      | <i>No Harm</i>       |
| 8.       | Albert Park Conservation Area                                   | <i>Moderate</i>       | <i>Moderate</i>         | <i>Negligible</i>               | <i>No Harm</i>       |

# 7. Planning Policy Assessment

- 7.1. The NPPF stresses that ‘great weight’ should be given to the conservation of designated heritage assets (NPPF paragraph 199), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset’s setting.
- 7.2. As concluded in Section 6, the Proposed Development will cause **no harm** to the identified designated heritage assets, as such Paragraph 202 of the NPPF is not triggered.
- 7.3. Paragraph 206 of the NPPF directs local authorities to look for opportunities for new development within conservation areas and sites within the setting of heritage assets which enhance or better reveal their significance. Paragraph 206 of the NPPF also states that “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”.
- 7.4. Paragraph 197 directs local planning authorities to consider three key factors when determining planning applications concerning the historic environment. These are considered below in light of the Proposed Development.
- The Proposed Development will sustain the significance of the identified heritage assets.
  - The Proposed Development will not affect the positive contribution that the heritage assets can make to their community.
  - The Proposed Development will make a positive contribution to local character and distinctiveness.
- 7.5. The Site has been earmarked for development by the Siemens Campus Princess Road SRF, and has no historic link to the remaining local assets. It is considered that the Proposed Development will continue to enhance the regeneration of this area, thereby making a positive contribution to overall local character and distinctiveness.
- 7.6. The Proposed Development is in full compliance with MCC Local Policy EN3 (Preserving and enhancing the historic environment) and Saved UDP Citywide Development Control Policy DC 18.1 (Conservation Areas) and Policy DC19.1 (Listed Buildings).
- 7.7. Overall, the Proposed Development is in accordance with statutory legislation and national and local policy.

## 8. Summary

- 8.1. In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the Proposed Development have been described within this Heritage Statement. This included an assessment of the contribution the setting and the Site makes to this significance.
- 8.2. The impact on this significance has been assessed.
- 8.3. It has been concluded that the Proposed Development will cause no harm to the architectural or historical interest of the following identified heritage assets:
- Roman Catholic Chapel in Manchester – Grade II
  - Christ Church – Grade II
  - Alcock Monument in Centre of Manchester Southern Cemetery – Grade II
  - Withington Hospital (Principal Administrative Block) – Grade II
  - Church of England Chapel in Manchester Southern Cemetery – Grade II
  - Entrance Lodges, Piers, Screen and Gates of Withington Hospital – Grade II
  - Manchester Southern Cemetery – Grade II
  - Albert Park Conservation Area



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