

Oakley,

188 Wilmslow Road,

Fallowfield,

Manchester

Heritage Statement

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December
2020



OAKLEY, FALLOWFIELD, MANCHESTER – HERITAGE STATEMENT

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EXECUTIVE SUMMARY

- The original villa, known as Oakley, was built in c1837 by an unknown architect, and formed a large, detached building in the Gothic revival style, which was located within its own extensive grounds.
- Oakley remained as a single residential dwelling until 1903, when the estate became a private residential /golf club.
- In 1920 the estate was purchased by U.S.D.A.W for use as their headquarters and offices, and remains in this use today.
- Additions and alterations to the Site have include the construction of a large extension along the southern boundary in 1937, a further extension adjacent to the 1937 block in the c1950s, and a third extension to the west of the Site in the late-1970s/early-1980s.
- The original grounds of the house have been consumed within the adjacent Platt Fields recreational park, but the formal, high status, domestic garden setting of the house still exists to the east of the site onto Wilmslow Road.
- Internally, the original house retains a high number of original Gothic revival features, fixtures and fittings, located primarily to the ground floor level. Later, c1880s decorations in the Aesthetic Movement style can be found within two ground floor reception rooms and the main staircase and based on stylistic grounds could be the work of local architect George Faulkner Armitage.
- The objective of the proposed development has been to minimise the impact on the heritage interest of the non-designated heritage asset whilst facilitating the safe and sustainable use of the building and wider site.
- The special interest of the former villa will be retained and enhanced by the proposals through removing later extensions from the south-west corner of the building and restoring its garden setting to the east.
- The tower element will be seen from localised views on Wilmslow Road, Langley Road, and from within Platt Fields, however it will be read as a new contemporary addition to the area, signalling the location of additional student facilities.
- Visual conjunction between the villa and tower element of the proposed scheme will not compromise the heritage interest of the non-designated heritage asset due to the minor contribution the setting makes to the significance of the local heritage asset.
- The cumulative impact is thus considered to be beneficial and to meet the requirements of national and local planning policy.

1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been written by Heritage Architecture Ltd (HA), an architectural practice specialising exclusively in the historic environment. The following report has been written to accompany a planning application for the redevelopment of the Site known as Oakley, 188 Wilmslow Road, Fallowfield, Manchester (the Site), which is an unlisted building dating to the early 19th century (see Figures 1 and 2).

The original 19th Century villa has been in use since the c1920s as the headquarters of the Union of Shop, Distributive and Allied Workers (USDAW) when it was substantially extended to provide additional office accommodation (extensions were added in 1938 and the 1970s).

It is proposed to redevelop the Site for student accommodation creating a collegiate style arrangement around the retained the 19th Century villa and removing the 20th Century extensions. The propose development is described as:

“Partial demolition of existing buildings, conversion and extension of retained building and new development to accommodate student residential accommodation and amenity / management facilities, with hard and soft landscaping, parking and access arrangements.”

The Site is considered to be a non-designated heritage asset and it is recognised that retention of the villa and the surviving remnants of its former residential setting will preserve the local historic and architectural interest of the Site. Consequently, Part 1 of this Heritage Statement provides a heritage appraisal of the Site to inform the design development of the proposals whilst Part 2 of the Statement considers the potential impact of the proposed development on the surrounding historic built environment.

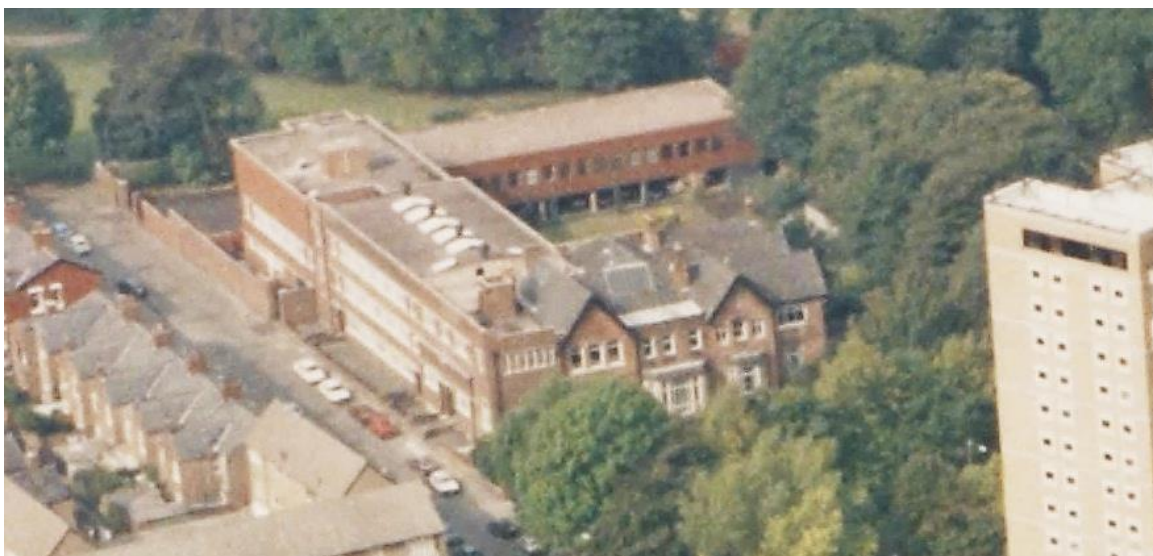


Figure 1 – An aerial view looking east across the Site in the c1980s, showing the buildings that form the Site.



Figure 2 – The principal entrance front of the early-19th century villa.

1.2 Research Methodology

The definition of a particular site's heritage significance is derived from its intrinsic physical qualities, its fabric authenticity, its historic interest and its identified status as a national or local asset. As a consequence, this Heritage Statement is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs and reports.

Reference to the following organisations, individuals, and documentation sources has been undertaken:

- National Archives;
- Historic mapping (Ordnance Survey where appropriate);
- National newspaper archives;
- Manchester Central Library Archives (including historic plans and images);
- Various online resources (including historic census's, historic image collections).

Survey of the Site were conducted in September 2020 by visual inspection.

This Heritage Statement provides the proportionate amount of information necessary to evaluate the significance of the Site and its context and provide comment on the proposed development.

1.3 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Author:

Kirsten McKnight – Senior Associate - BA(Hons), MA, MSc., IHBC

2 THE SITE

2.1 Location

The Site is located in Fallowfield, Manchester, and is bounded by Wilmslow Road to the east, Langley Road to the south, and Platt Fields Park to the north and west. (see Figures 3 and 4 below).



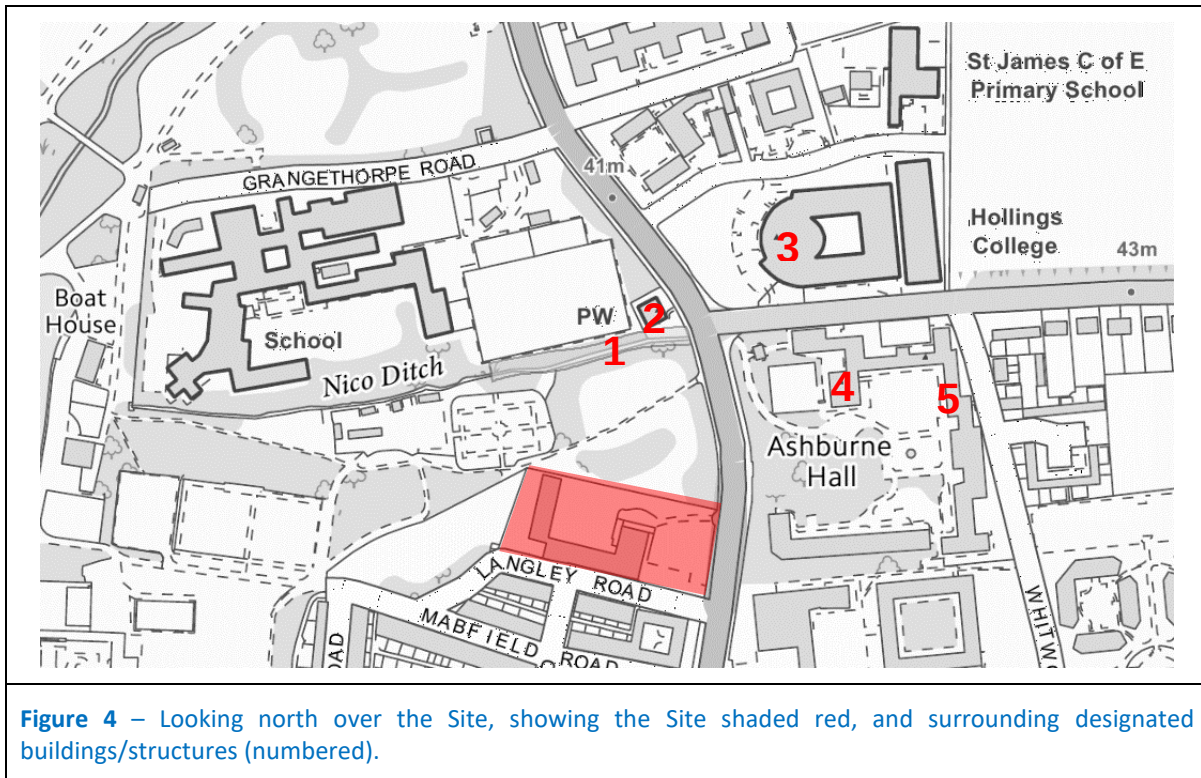
Figure 3 – Plan showing the boundary of the Site outlined red.

2.2 Listed Buildings & Conservation Areas

Statutory Listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of Listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

The buildings within the Site are not statutorily listed. The nearest designated buildings/structures to the Site are highlighted in Figure 4 below.

The Site is not located within or close to a Conservation Area.



Listed buildings located close to the Site are as follows (see Figure 4 above):

1. Nico Ditch (Scheduled Monument) - Section of an early medieval boundary ditch.
2. Platt Chapel (Grade II)
3. Hollings Building at Manchester Metropolitan University (Grade II)
4. Behrens Hall (originally 'The Oaks') (Grade II).
5. Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates to Wilmslow Road and Ashburne Hall Lodge (Grade II).

2.3 Non-designated Heritage Assets

Local planning authorities may formally identify non-designated heritage assets. These may be buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in Planning decisions, but which are not statutorily designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

The heritage interest of the Site is considered further in Section 5.

2.4 Archaeological potential

An archaeological desk based assessment has been prepared by RPS which identifies there is a low potential for archaeology within the Site.

3. HISTORICAL DEVELOPMENT

3.1 Introduction

In order to understand the potential heritage significance of the Site, it is first necessary to understand its historical development.

The following sections detail the owners, companies and tenants of the Site, providing background information in order to understand its development in order to:

- Provide a sound evidence base highlighting the main periods of development; and
- Inform assessment of the survival and significance of buildings/features.

3.2 Historical Development of the Site

The Site today comprises the original early-19th century villa, known as “Oakley”, along with three large office extensions constructed for USDAW in the 1930s, c.1950s and the 1970s. To the centre, north and east of the Site are remaining open grounds dating to the original residential use of the Site, including stone and brick boundary walls and the remains of an early-20th century garden potting shed.



Figure 5 - Chronological Site development: Red - c1837, Blue - 1937, yellow – c.1950s, Green - 1978-81

The original residential villa of ‘Oakley’ forms the last surviving of a number of large 19th century villas on the western side of Wilmslow Road as noted by the eminent architectural historian, Nikolaus Pevsner: *“Oakley – a large early c19 Gothic house in its own grounds, one of the only survivors of a number of large, detached villas of this date in the area”*

The exact origins of the villa are at present unknown, however, in Mrs. W. C. Williamson's 1888 book 'Sketches of Fallowfield and the Surrounding Manors, Past and Present', the author suggests that "Oakley [was] built by Mr. Hodgson for one of his sons, at the time when he himself lived at Ashfield".

Richard and Elizabeth Hodgson lived in the now demolished adjacent villa "Ashfield" (Figure 7), and their son Francis Hodgson is the first known resident next door at Oakley. However, the deeds to Oakley state that when Oakley was bought in 1852 by John Barratt, it was sold by the owner of the neighbouring Platt Hall estate; Charles Carril Worsley Esq, suggesting that Oakley may have been built by the Worsley family.



Figure 6 – View c1900. Photograph above is of 'Oakley', one of the three large mansions built on the western side of Fallowfield Brow in the early 19th century.



Figure 7 – 'Ashfield' – home of Richard and Elizabeth Hodgson, originally located immediately north of Oakley.

3.2.1 Francis Roger Hodgson Esq & family – 1837-1852

The first record of the Site is in the Electoral Register for 1837, where Richard Hodgson's son; Francis Roger Hodgson, is recorded as being the occupier of 'Oakley'. Francis Hodgson is again recorded as living in the property in the Manchester & Salford trade directory of 1841. The subsequent Electoral Registers for 1841, 1845 and 1850 continue to record Francis Roger Hodgson as occupying Oakley.

Francis Hodgson was a merchant in Manchester and also held high-ranking social positions in Manchester such as Police Commissioner in Manchester in 1829, a church warden of the parish of Manchester in 1836, and a Magistrate between the 1820s and 1850s.

In 1851 Hodgson is recorded as living at Oakley with his wife, three sons, three daughters and four servants, and passed away soon after in November 1851 aged 49.

3.2.2 John Barratt Esq – 1852-1868

Following Hodgson's death Oakley was purchased in 1852 by John Barratt (1806-1887), who is recorded in the Manchester and Salford trade directory of 1863 as being a corn merchant of '*Barratt, Trueman & Co*' in Manchester.

The deeds for Barratt purchasing the estate in 1852 record the seller as being the owner of the large neighbouring Platt Hall Estate; Charles Carril Worsley Esq, suggesting that it was Worsley family that may have been responsible for building Oakley.

The Electoral Registers for 1855 and 1860 continue to record Barratt as living at 'Oakley House', with a relative, possibly his son, James Reynal Barratt, recorded as also living at Oakley in the Electoral Register of 1860.

After fourteen years at Oakley, Barratt auctioned the estate in 1866 due to a move to the south of England. The following auction details for the estate were advertised in the Manchester Guardian on the 14th April 1866:



TO BE SOLD, OAKLEY, Fallowfield, the
residence of John Barratt, Esq., who is removing to the south of England, all that Capital MANSION, with coach-houses, stables, loose-boxes, shippon, gardener's house, and various outbuildings, green and hot houses, pleasure grounds, choice trees and shrubs; the contents of the estate are ten acres, surrounded with full-grown trees, and is free from chief-rent.—Apply to WILLIAM HEWITT, agent, 13, Dickinson-street.

Figure 8 – Manchester Courier and Lancashire General Advertiser – 14th April 1866

The notice (Figure 8) states that the Site then contained the mansion, coach houses, stables, loose boxes, shippon, gardener's house, and various outbuildings, green houses and hot houses, pleasure grounds, set in approximately ten acres of grounds. The majority of the above outhouses were located

along the Langley Road aspect of the Site. It appears that Oakley did not sell at first, and subsequently Barratt held an auction of the contents of the house in 1868 (The Athenaeum magazine, 18th July 1868).

3.2.3 Robert Barnes Esq & family – 1868-1873

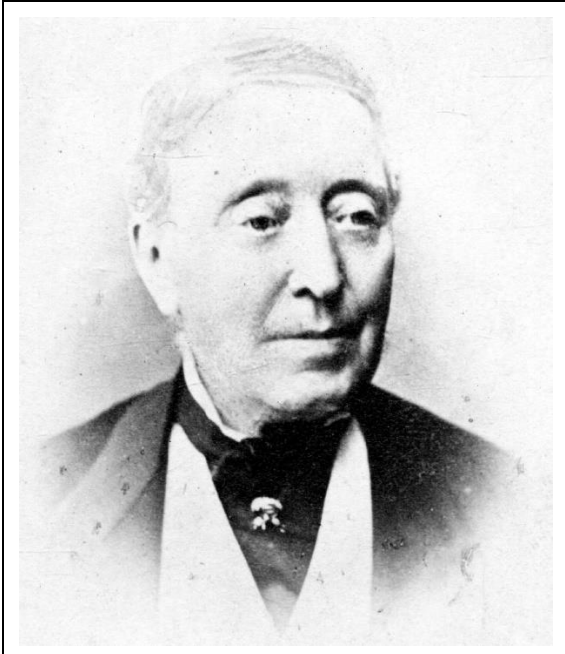


Figure 9 – Robert Barnes.

Oakley was purchased in 1868 by Robert Barnes Esq (1800 – 1871 – Figure 9) who is first recorded as living there in an article in the Manchester Courier and Lancashire General Advertiser dated the 5th February 1869.

The Electoral Register for 1870 records Barnes as occupying “Oakley House”.

Robert Barnes was a successful, Manchester-based textile mill owner and noted Mancunian philanthropist, and was Mayor of Manchester for two terms between 1851-52 and 1852-53.

Barnes held a series of local high-ranking positions for the city but was primarily noted for his public and private philanthropy both during his life and following his death. Barnes was the founder of the charitable organisation, ‘Barnes Children’s homes’.

Robert Barnes passed away at Oakley on Christmas morning 1871 aged 71.

The contents of the house were auctioned upon his death on his request to support the children’s home charity. An article placed in the Manchester Courier on the 26th December 1871 describes Barnes’s life and works.

Robert Barnes started from humble beginnings in Manchester, and following a successful venture in cotton spinning *“he succeeded in acquiring a fortune - a fortune that meant more than anything else to him, the opportunity of alleviating human suffering”*. He was well known in Manchester as a *“benevolent man of great liberality and much activity, and as kindly and generous employer”*.

On hearing of the need for a new convalescent home for Manchester Infirmary, Robert Barnes donated £10,000 towards the scheme, and a further £16,000 soon after. The result was the construction of the Convalescent Home in Cheadle. He took a special interest in ragged schools, and assisted all the charities in the city of Manchester, *“It was his warm desire to benefit the outcast, and neglected”*.

Barnes also donated £14,000 towards the construction of the Barnes’s Home, an industrial training home in Heaton Mersey which opened in 1871, and £9,000 for the construction of Barnes’s House of Recovery at Monsall, a hospital intended specially for small pox and fever cases.

3.2.4 William Leech Esq – 1873-1885

Following Robert Barnes' death, Oakley was sold by his widow Louisa Mabel Barnes to William Leech Esq in 1873. Leech is recorded as living at Oakley at the time of his marriage soon after on the 4th March 1873 (Manchester Evening News).

During the 1870s a number of articles in leading gardening and horticulture publications detail the amazing collection of orchids William Leech's gardener Mr Swan grew in the greenhouses and hothouses at Oakley, and was noted at the time as cultivating the first flowering Cymbidium Parishii Orchid in Britain in 1876.

On the 21st October 1884 a fire broke out in the hayloft at Oakley, which was recorded in the Manchester Evening News the following morning: *"A fire broke out in a range of outbuildings, consisting of a stable, hayloft, and coach house, connected with the house of Mr William Leech, Oakley, Wilmslow Road, Fallowfield"*. Although the fire did not cause much damage, the article does explain that the hay loft was located above the stable and that this was the buildings that were connected to the south-west corner of the villa.

Leech is last recorded as occupying Oakley in the 1885 Electoral Register, followed by the estate being auctioned again on the 25th June 1885. An advertisement was placed in the Manchester Courier and Lancashire General Advertiser on the 13th June 1885 which noted that the sale was due to William Leech moving away.

3.2.5 William Valentine Blake McGrath & family c1886 -c1895

William Valentine Blake McGrath (Born c1843 – died 1925) was an export merchant shipper, and partner in the firm of Messrs Escombe Brothers and Co (and Escombe, McGrath & Company Limited), ship & insurance brokers & forwarding agents.

Oakley is not registered in the Manchester and Salford Trade Directory for 1886, meaning it is likely the house was empty at this time. An advert was placed in the Manchester Courier and Lancashire General Advertiser the following year on the 8th July 1887 advertising the sale of the greenhouses at Oakley by "Mr McGrath".

It appears that a number of alterations were carried out to Oakley during McGrath's occupancy of the house. Alterations appear to include the redecoration of the north-west ground floor reception room with the addition of plaster decorations to the frieze and ceilings and the insertion of the current inglenook fireplace inscribed with the date "1887". A further reception room to the centre of the east elevation of the ground floor also displays an example of Aesthetic Movement plaster frieze decoration dating to the c1880s.

Other alterations appear to include the current carved staircase with stained glass internal window/surround to its base. The Aesthetic Movement style and date of these alterations suggest the work could have been undertaken by local architect George Faulkner Armitage, who designed similar designs in and around Manchester during this period.

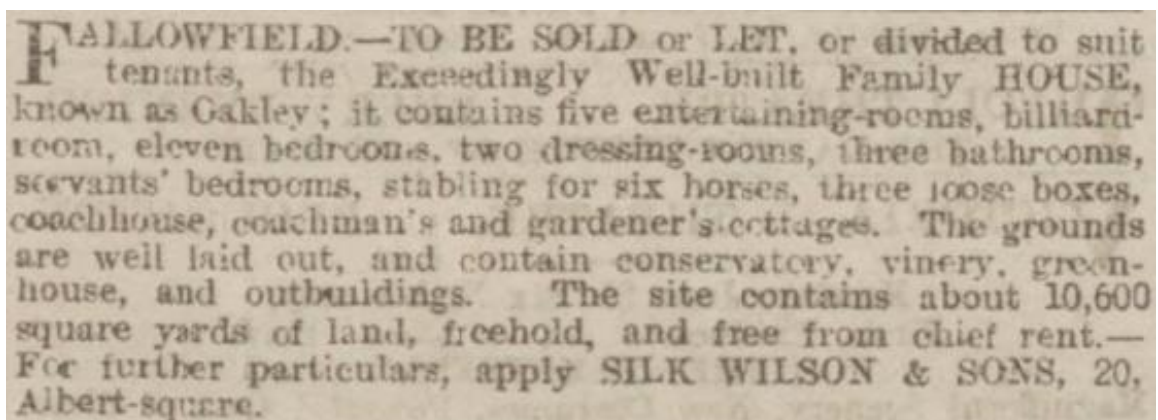
The 1891 census states that William lived at Oakley (numbered '122 Wilmslow Road) with his wife, their two sons and daughter, eight servants, a teacher and two visitors

3.2.6 Sigmund Baerlein & family – c1895-1902

Sigmund Baerlein (1846–1910) was a yarn merchant and partner with his brother Maximilian in the firm 'Maximilian Baerlein & Co'.

Sigmund is recorded as living at Oakley in the Manchester and Salford Trade Directory for 1895, where the house is numbered as '122 Wilmslow Road'. Also in 1895, a letter from Sigmund's son, Henry Philip Bernard Baerlein was included in an article in Manchester Courier and Lancashire General Advertiser, having been sent from Oakley. Sigmund's daughter Edith Anna Baerlein was married in 1898, stating her place of residence as being Oakley.

On the 21st June 1902 Oakley was advertised for auction in the Manchester Courier and Lancashire General Advertiser (Figure 10):



FALLOWFIELD.—TO BE SOLD or LET, or divided to suit tenants, the Exceedingly Well-built Family HOUSE, known as Oakley; it contains five entertaining-rooms, billiard-room, eleven bedrooms, two dressing-rooms, three bathrooms, servants' bedrooms, stabling for six horses, three loose boxes, coachhouse, coachman's and gardener's cottages. The grounds are well laid out, and contain conservatory, vinery, greenhouse, and outbuildings. The site contains about 10,600 square yards of land, freehold, and free from chief rent.—For further particulars, apply SILK WILSON & SONS, 20, Albert-square.

Figure 10 – Advert for the auction of Oakley in the Manchester Courier and Lancashire General Advertiser on the 21st June 1902 Oakley.

The auction article stated that Oakley was to be sold or let, and that it could be divided to suit a tenant. The house is described as having five entertaining rooms, a billiard room, eleven bedrooms, two dressing rooms, three bathrooms, servants' bedrooms, stabling for six horses, three loose boxes, a coach house, coachman's and gardener's cottages. The grounds are noted to contain a conservatory, a vinery, greenhouse and outbuildings.

During the years 1902 and 1903 the width of Wilmslow Road immediately outside Oakley was widened to accommodate new footpaths and a tramway, resulting in the original wall and gates to Oakley being set back approximately 5 ft to their present position (Figure 11).



Figure 11 – An early 1900s view looking north along Wilmslow Road from outside the front wall and gates to Oakley (left) showing the results of the road widening scheme.

3.2.7 Oakley Club – 1902-1904/5

Following the auction in June 1902, it appears that Oakley was let to the “Oakley Club Limited”. The limited company had been set up in order to purchase the property and grounds, however, records show that the estate stayed in the hands of the Baerlein family.

An article in the Manchester Courier and Lancashire General Advertiser on the 26th November 1902 stated that – “*Oakley Club Limited has been formed for the purpose of acquiring the family residence and grounds, with cottages and outbuildings, known as Oakley at Fallowfield, Manchester, and the establishment there of a high-class residential and social club for a gentleman.*”

The purchase will include certain fittings and effects in the house, and the option of a lease of about 7 acres of adjoining land, and of the use of 53 acres reserved for golf and other outdoor recreations. The promoters say that there are a large number of gentlemen in Manchester who experienced difficulty in obtaining congenial residence within easy distance of the centre of the city”.

OAKLEY Club, Fallowfield, Manchester.—This high-class Residential and Social Club for Gentlemen, distant fifteen minutes from the city, is now ready to receive Members. The house is exquisitely furnished, and is an ideal home for bachelors. Excellent cuisine, billiards, &c., lawn tennis, bowling, croquet, &c.; also about 70 acres of adjoining land, available for golf, polo, baseball, &c. Bedrooms and private sitting-rooms, from 20s. each per week. Breakfast, 1s. 9d.; luncheon, 2s.; dinner, 2s. 6d. Qualification at least one £5 share in Oakley Club, Limited. No entrance fee. Annual subscription: Residential and country members, £1. 1s.; town members, £3. 3s. Gentlemen desirous of becoming members, residential or otherwise, should communicate at once with the Secretary at above address.

Figure 12 – Auction advert placed in the Manchester Guardian on the 22nd January 1903.

The newly formed Oakley Club converted the former villa into a social and residential golf club. Activities included billiard's matches, lawn tennis, bowling, croquet, polo and baseball, a 70 acre golf course located in the adjacent grounds, and garden parties, fund raisers and concerts held in the grounds (Figure 13).

The club opened in January 1903 and offered bedrooms and private sitting rooms to guests, with breakfast, lunch and dinner. The requirement for membership was acquiring at least a £5 share in the Oakley Club Limited.

An article in the Manchester Courier and Lancashire General Advertiser on the 24th March 1903 gives a sense of the offer provided by the newly opened golf club:

"On the right-hand side of the road, just before entering Fallowfield Village, the beautiful old mansion of Oakley, the residence of one of the merchant princes of Manchester, has been acquired and it now bears the title Oakley Club.

Already a strong membership has been secured, a fact which is the more readily understood when it is mentioned that the members, in addition have all the comforts incidental to the best clubs in the city, with perhaps a few in addition, in this finely appointed house with its numerous beautifully fitted public rooms, comfortable cosy bedrooms, and the best of catering, all especially appealing to those who look upon club life from the lofty point of view of the most exacting epicurean.

The gardens and grounds around the house are of so great expense and so little overlooked that the members on simply stepping out through one of the French windows might readily imagine from the nature of their surroundings that they have been transported by some genii brought by the aid of Aladdin's lamp to some picturesque spot right in the centre of rural England".

A notice was placed in the Manchester Courier and Lancashire General Advertiser on the 18th July 1903 advertising the auction of *"the valuable and extensive private collection (not required for club purposes)"*, including decorative china, oil and water colour paintings, bronzes and statutory, and furniture.



Figure 13 – An advert for an event held at Oakley in 1903, in the Manchester Guardian 4th September 1903.

The venture of the Oakley Club Limited was short lived, and after three years the Baerlein family took the Oakley Club Limited to court resulting in the company being wound up.

The family once again attempted to auction Oakley on the 19th September 1905, where the estate was advertised as a going concern (Figure 14).

Interestingly, the Electoral Register for 1905 states that Sigmund Baerlein once again lives at 122 Wilmslow Road, meaning he either retained part of the house as his home while it was being let as a club, or he moved back temporarily following him winning the court case and taking back tenancy of the estate.



Figure 14 – Auction details from the 19th September 1905 sale, as advertised in the Manchester Guardian.

3.2.8 Oakley Hotel – c1905-c1920

It appears that the 1905 auction did not result in a sale, and Oakley was instead let to become a boarding house/hotel. An article placed in the Manchester Guardian on the 24th January 1906 advertised Oakley as offering: *"Board and residence: large house and ground: billiards, stabling, garage: late dinner: separate tables, Apply manager, Oakley"*.

Interestingly, the 1910 Electoral Register again records Sigmund Baerlein as living at 122 Wilmslow Road, possibly suggesting that he retained part of the house for his own use.

A notice was placed in the Manchester Guardian on the 30th June 1911 advertising the hotel: *"Manchester - Oakley, Fallowfield. Tennis, Billiards, Stabling and Garage. Moderate inclusive terms"*.

The 1911 census states that Oakley had 27 rooms, and was known as 'Oakley Private Hotel'. George Simmons was recorded as being the boarding housekeeper, along with his wife who assisted in the

business. The couple lived at Oakley with their son, along with a cook, waitress, two housemaids and a boot keeper, and six boarders. A further advertisement of the hotel was placed in the Manchester Evening News on the 13th March 1917, stating the name of the building as being “Oakley Hotel, Fallowfield”.

3.2.9 National Union of Distributive and Allied Workers – 1920- present

On the 14th January 1921 the Oakley estate was sold by Anna and Arthur Baerlein to the Amalgamated Union of Co-operative Employees. Due to the amalgamation of the two Unions, the ownership of Oakley was transferred between the Trustees of the Amalgamated Union of Co-operative Employees to the Trustees of the National Union of Distributive and Allied Workers on the 7th December 1923, both having offices in Oakley at the time.

The union was formed in the late-19th century, during a period of great economic and social change in Great Britain. These developments were to transform the retailing trades, with big department stores and multiple chain stores beginning to replace the traditional family draper or grocer.

The wages, hours and working conditions of those employed in these establishments were among the worst experienced by the employed population, with unemployment, sickness and old age not yet being commonly provided for by the State.

As a result of these social changes, the representatives of 11 shop assistants’ organisations met to form the National Union of Shop Assistants on the 18th March 1891.

In 1893 the Union changed its name to the National Union of Shop Assistants, Warehousemen and Clerks (NUSAW&C) and five years later joined with the United Shop Assistants Union to form the National Amalgamated Union of Shop Assistants, Warehousemen and Clerks (NAUSAW&C).

The union was formed in 1947 by the merger of the National Union of Distributive and Allied Workers and the National Union of Shop Assistants, Warehousemen and Clerks. Some other unions have since merged in, including the Amalgamated Society of Boot and Shoe Makers and Repairers in 1955, and the Scottish Union of Bakers and Allied Workers in 1978.

In 1937 a large new extension was proposed to Oakley in order to accommodate offices and other facilities for the Union. The new extension was designed by the in-house Co-op architect, W. A. Johnson, and was designed in a simple Moderne style with subtle Art Deco decoration.

The alterations to the Site were explained in an article entitled “EXTENSIONS TO A MANCHESTER BUILDING” in the Manchester Guardian on the 18th August 1937:

“Oakley is an attractive old building which was built as a private residence and was for a time a private hotel. The N.U.D.A.W. has occupied it for some years. A straightforward simple design has been adopted for the elevations of the new portions, and to obtain this effect all unnecessary ornamentation has been avoided...the general finance office, which will be the largest room in the new extensions and will be on the second floor. On the first floor will be a staff dining room and kitchen. The ground floor will house the dispatch and stationary, printing, and maintenance sections”

It appears that a number of alterations to the building had already been undertaken prior to the 1937 extensions, as the 1937 plans show that a number of the current, inserted window openings to the east elevation of Oakley existed at the time of the extension meaning they were possibly undertaken when the Union took over the building in 1920 (see Figures 40 and 41).

Other alterations which formed part of the 1937 scheme included the addition of glazed bookcases to a number of rooms in Oakley, and the partial re-panelling/alteration to some of the reception rooms.

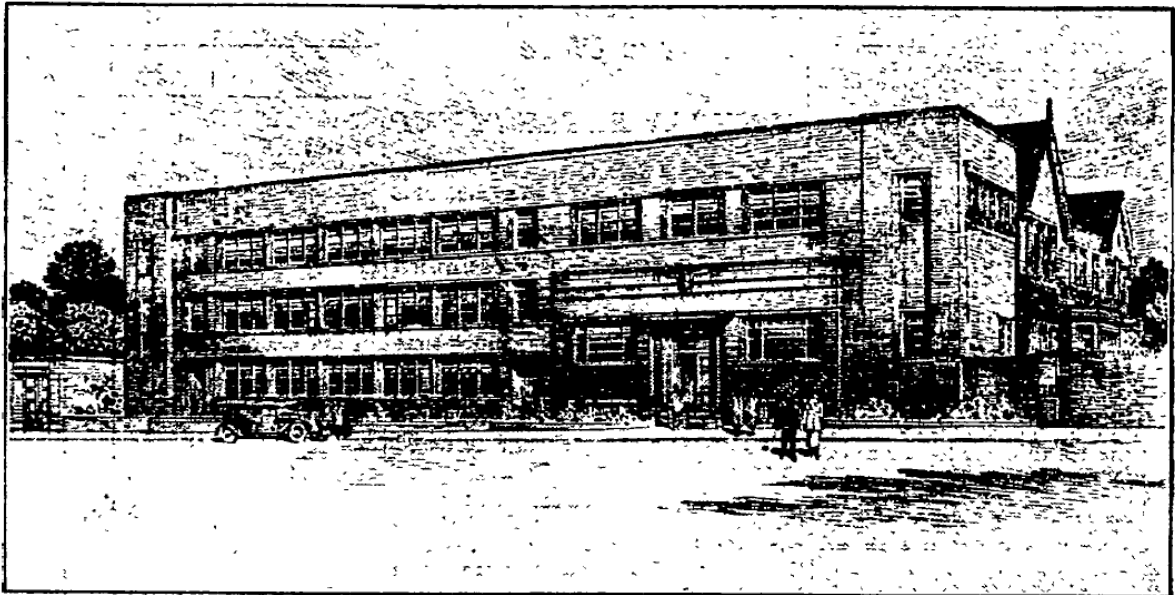


Figure 15 – Illustration of the new extension as placed in the Manchester Guardian on the 18th August 1937.



Figure 16 – An aerial view looking north over the Site in the late 1930s/early-1940s showing the completion of the extension in the foreground.

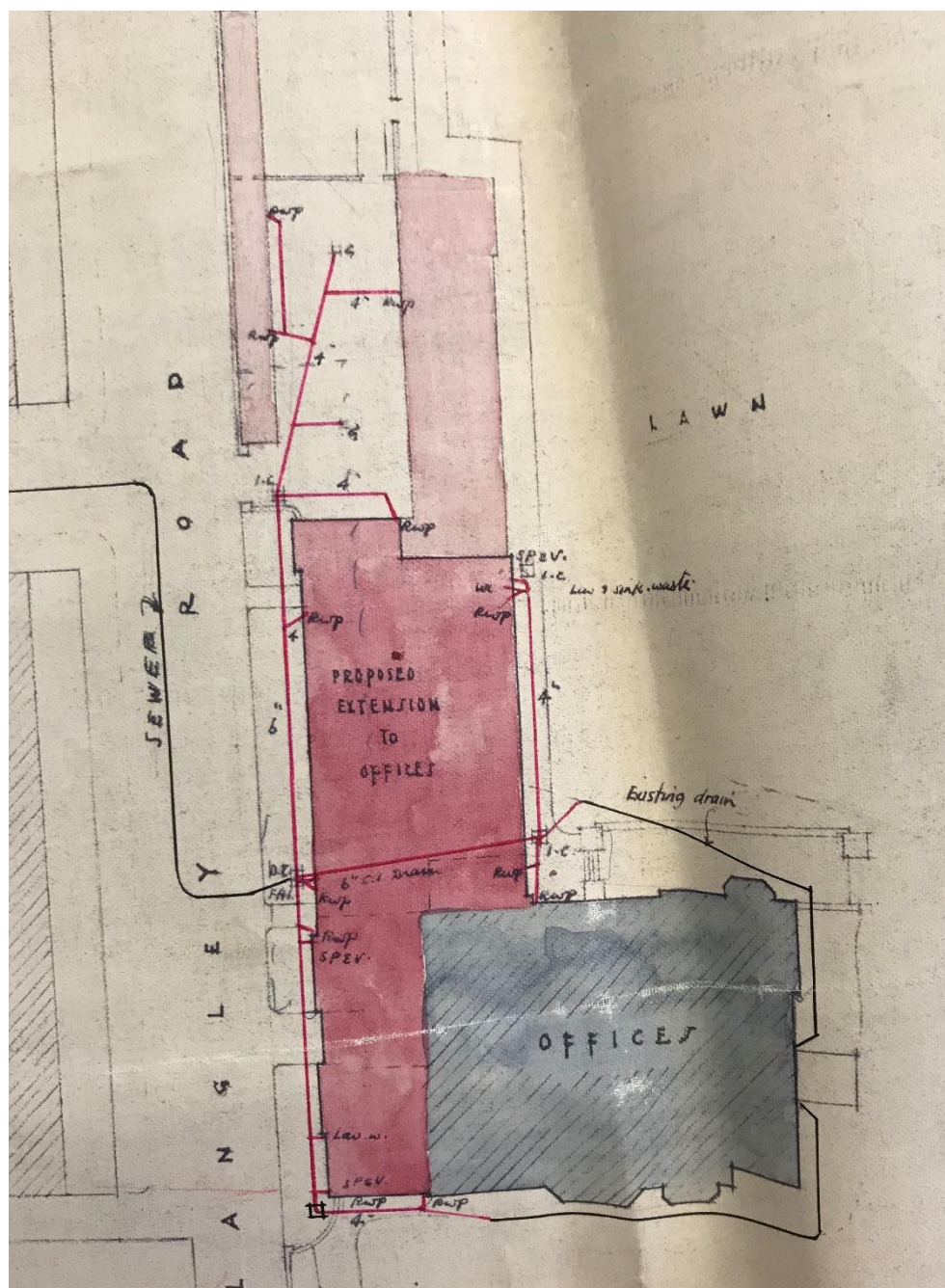


Figure 17 – 1937 block plan showing the original Oakley house in grey and the proposed extensions in red.

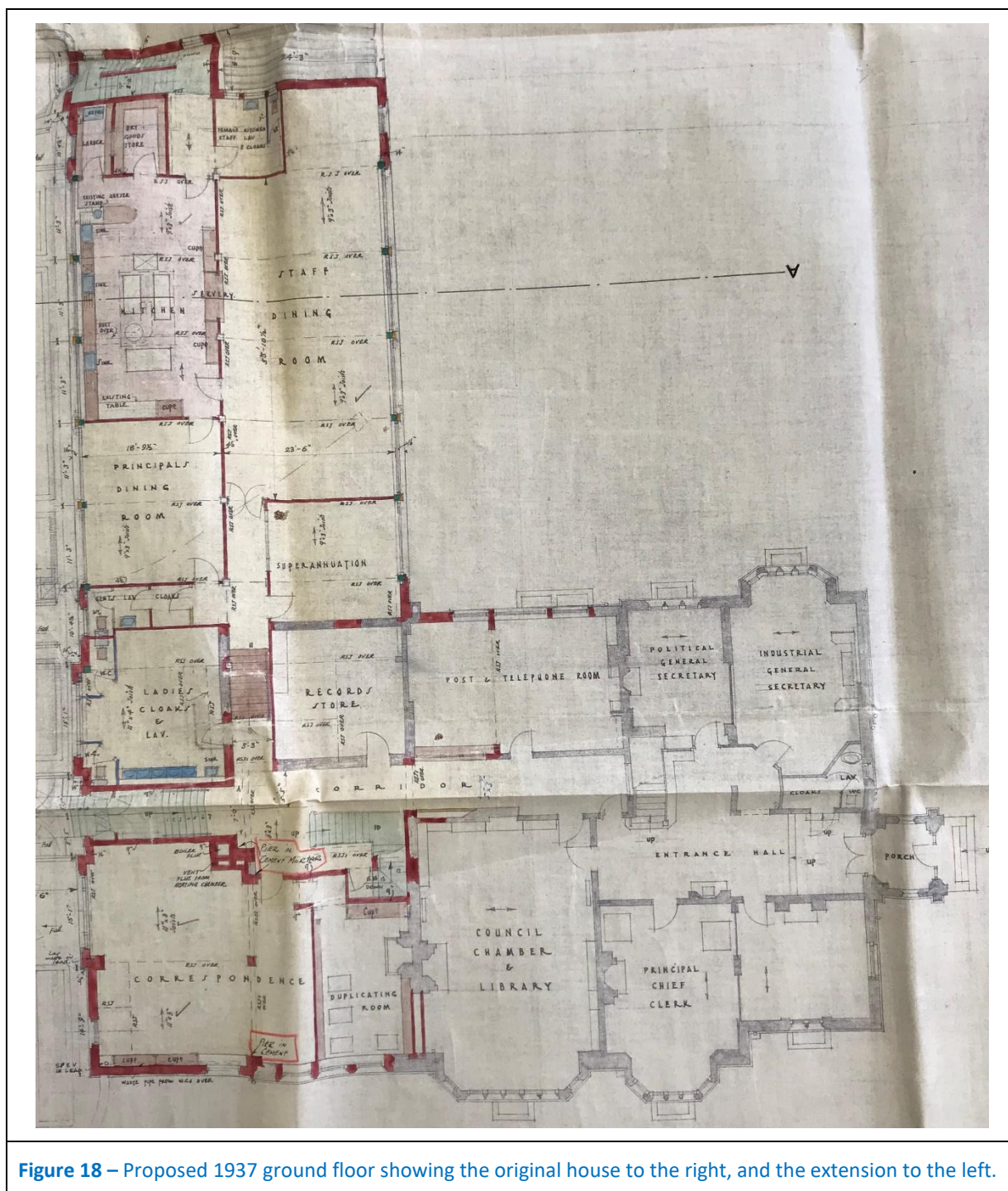


Figure 18 – Proposed 1937 ground floor showing the original house to the right, and the extension to the left.

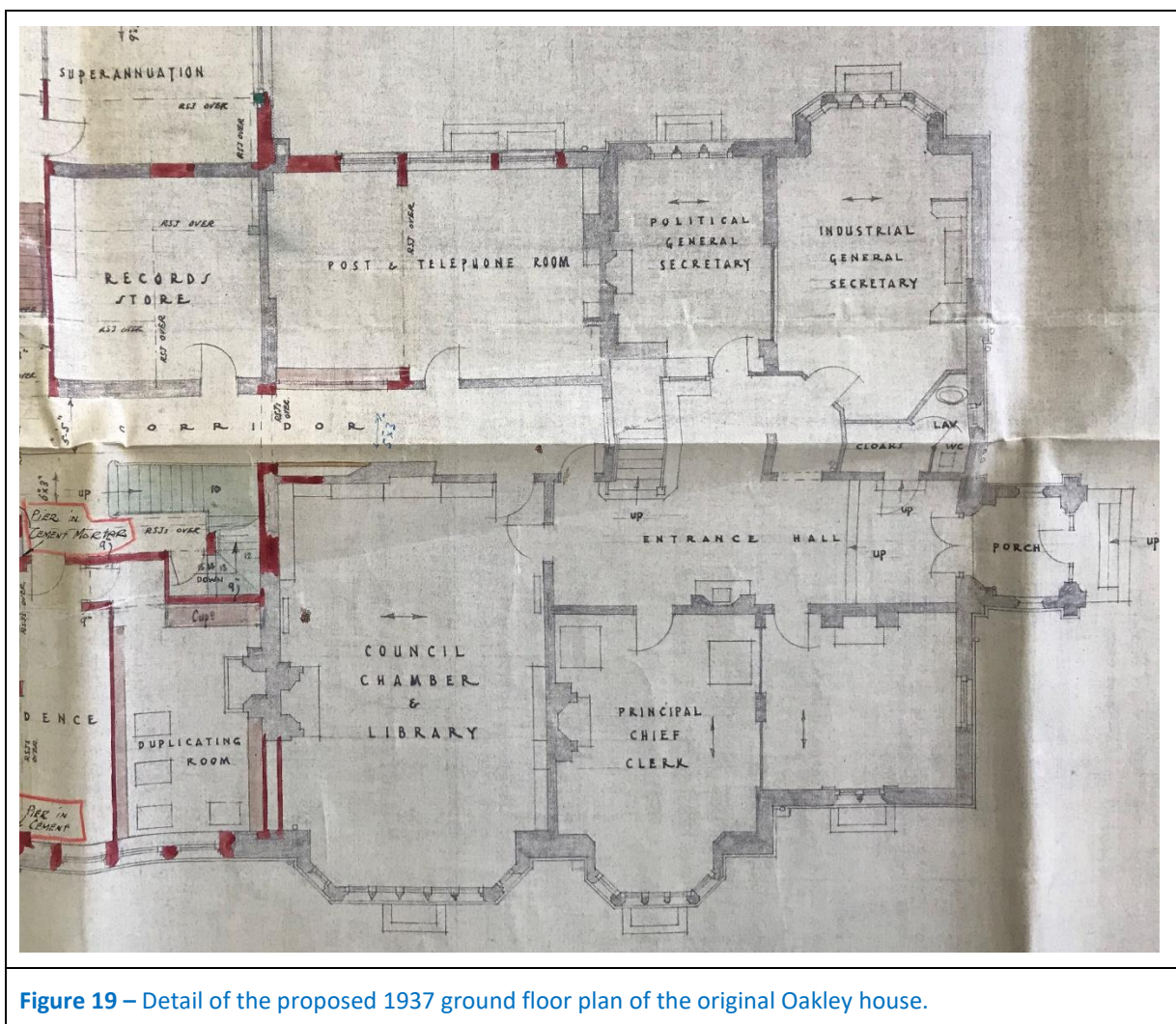


Figure 19 – Detail of the proposed 1937 ground floor plan of the original Oakley house.

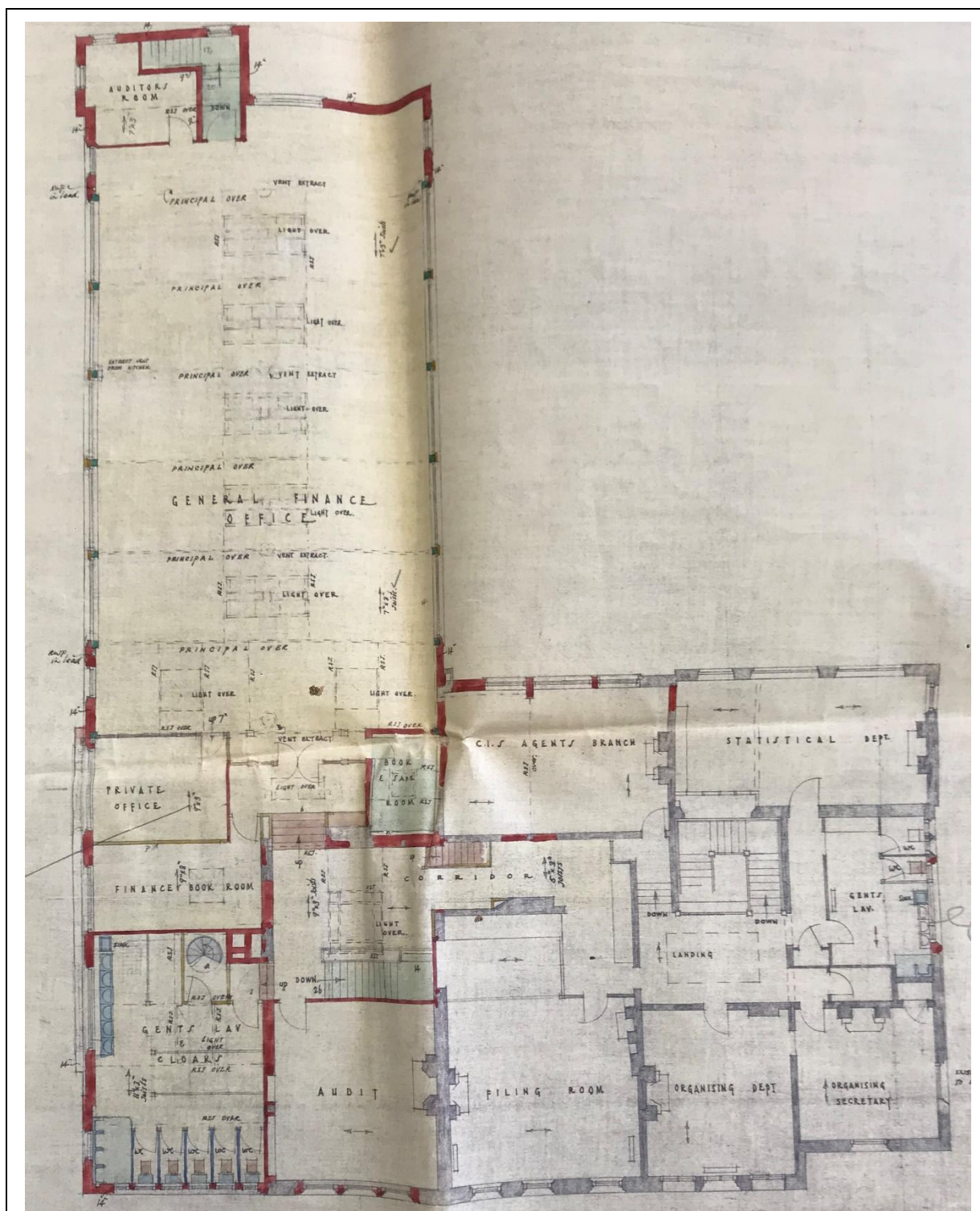
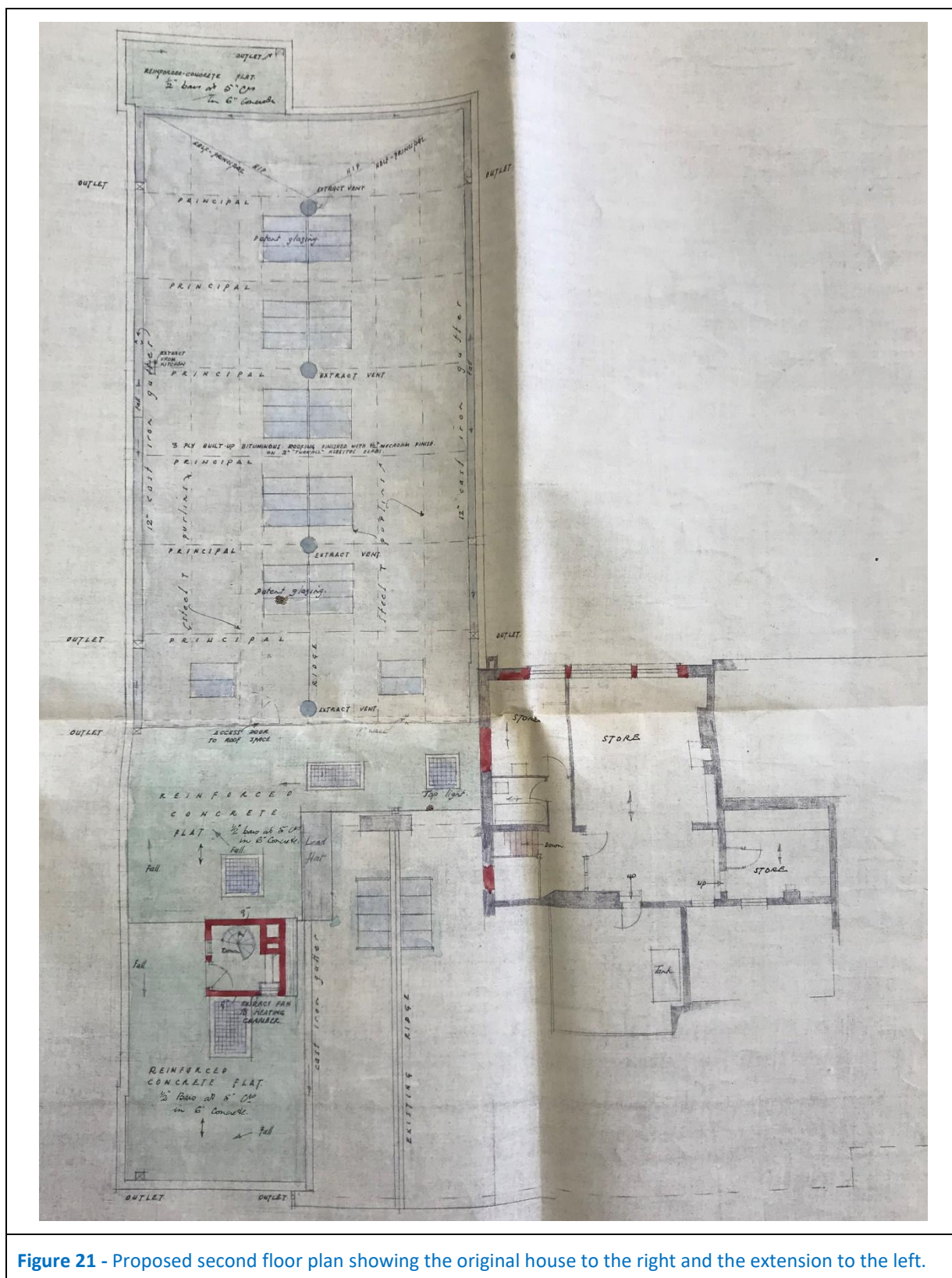


Figure 20 - Proposed 1937 first floor plan showing the original house to the right, and the extension to the left.



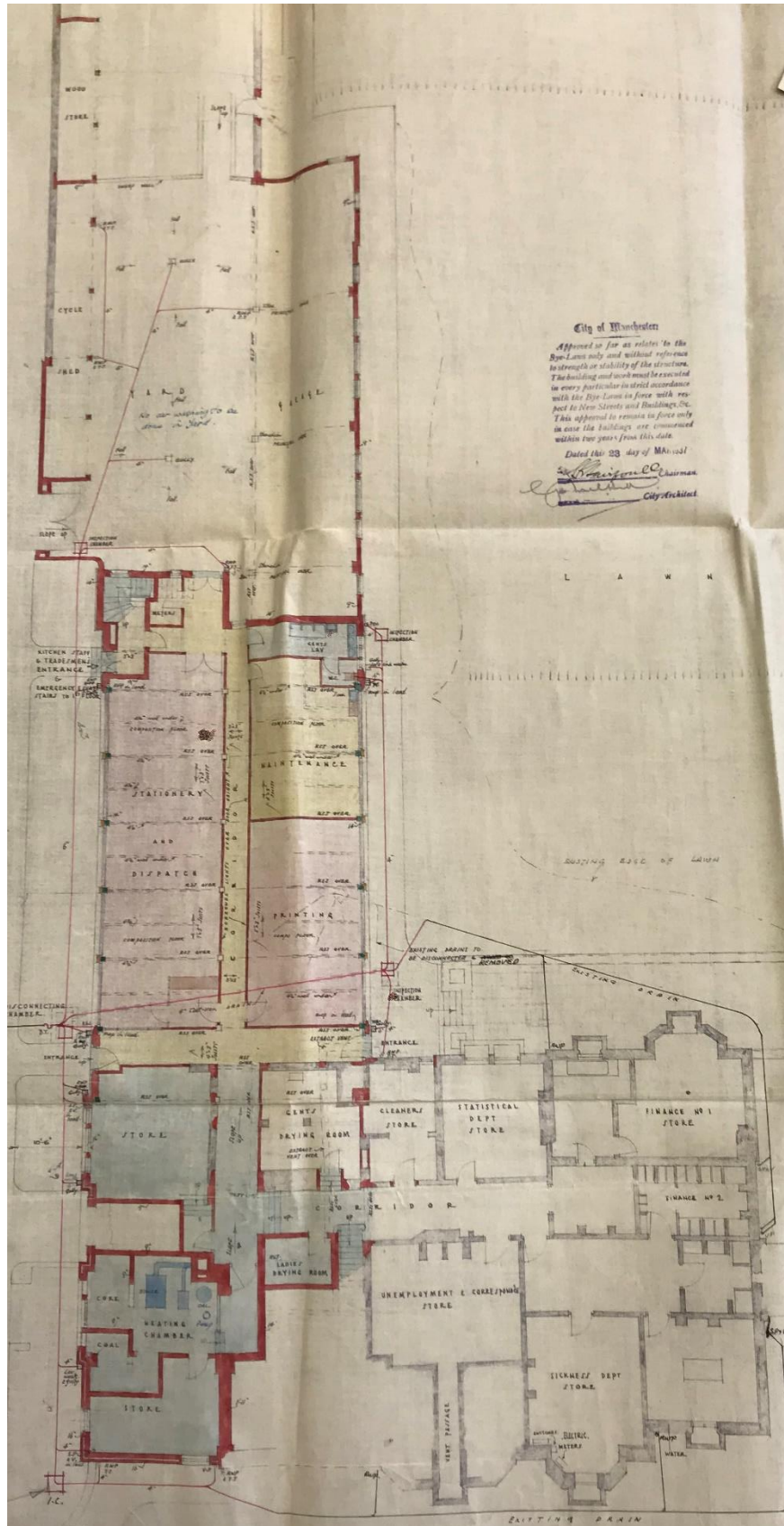


Figure 22 - Proposed 1937 basement floor plan showing the original house to the right and the extension to the left.



Figure 23 – Proposed 1937 east elevation of Oakley (right) and new extension (left), showing the proposal to insert six new windows to the left gable of the house.



Figure 24 – Proposed 1937 west elevation, showing the proposed extension to the right and its junction with the house.



Figure 25 – The proposed new extension as seen from Langley Road.



Figure 26 – A view of the principal east elevation of Oakley as seen in 1959, showing the completion of the 1937 extension to the left.



Figure 27 – A detail of the 1959 U.S.D.A.W sign on Wilmslow Road, with the east elevation of Oakley immediately behind.

Later developments to the Site comprised a further extension extending from the western elevation of the 1937 block in the c1950s (Figure 28 & 29), and a third extension from this block in the late-1970s/early-1980s, which formed a partial quadrangle arrangement (Figure 35).



PLATE X

The original building is on the left, with most of successive additions to the right.

Figure 28– An image from the c1960 U.S.D.A.W guide, showing the western aspect of the building as seen from the gardens. Oakley can be seen to the left, the 1937 extension to the centre, and the c1950s extension to the right.



Figure 29 – Looking east along Langley Road in 1973, showing the c1950s extension to the left, and 1937 extension to the right.

3.3 Map Regression

In order to understand how the Site and the area immediately surrounding it have developed, historic maps are interrogated in detail.

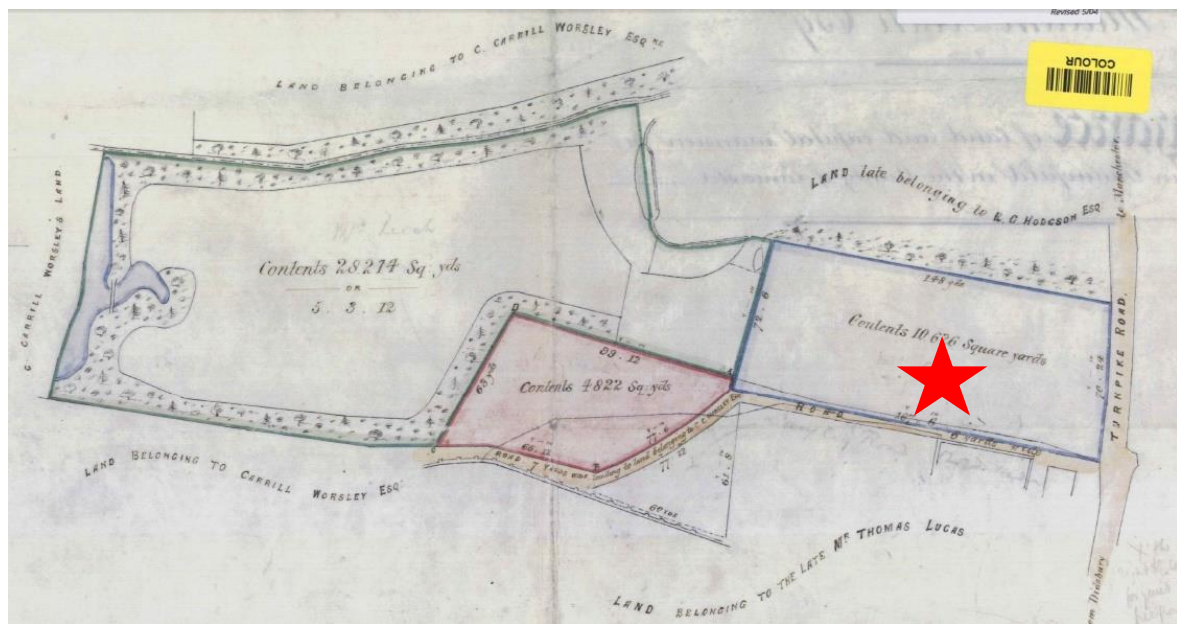
Through discursive commentary the identification of salient features, useful contextual and interpretative information can be analysed which will inform the assessment of the development of buildings and features that remain today.

Table 1: Historic map regression	
	
1843 Sketch Map of Fallowfield from ‘Sketches of Fallowfield and the surround manors’, by Mrs C Wilkinson 1888 – This early map shows the relitively few large houses in and around Wilmslow Road in the early-19th century. Oakley (outlined red) can be seen to be located next to Ashfield.	

Table 1: Historic map regression



1845-1848 OS map – This map shows the original footprint of Oakley and its grounds as seen approximately 11 years after its construction.

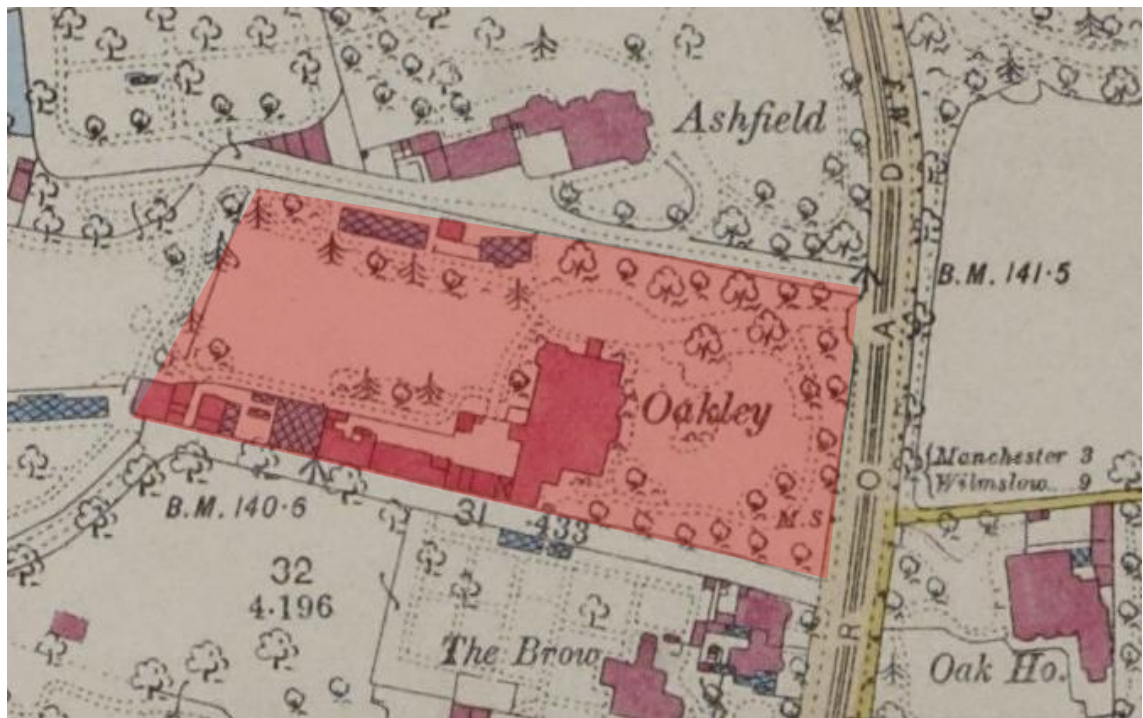


1873 estate plan – This plan, which forms part of the original deeds, shows the location of Oakley marked by the red star, and its grounds being outlined in blue.

Table 1: Historic map regression



1883 estate plan – This plan, from the deeds of the adjacent Mayfield House (now demolished), shows the site of Oakley marked by the red arrow, and marked as belonging to William Leech Esquire.

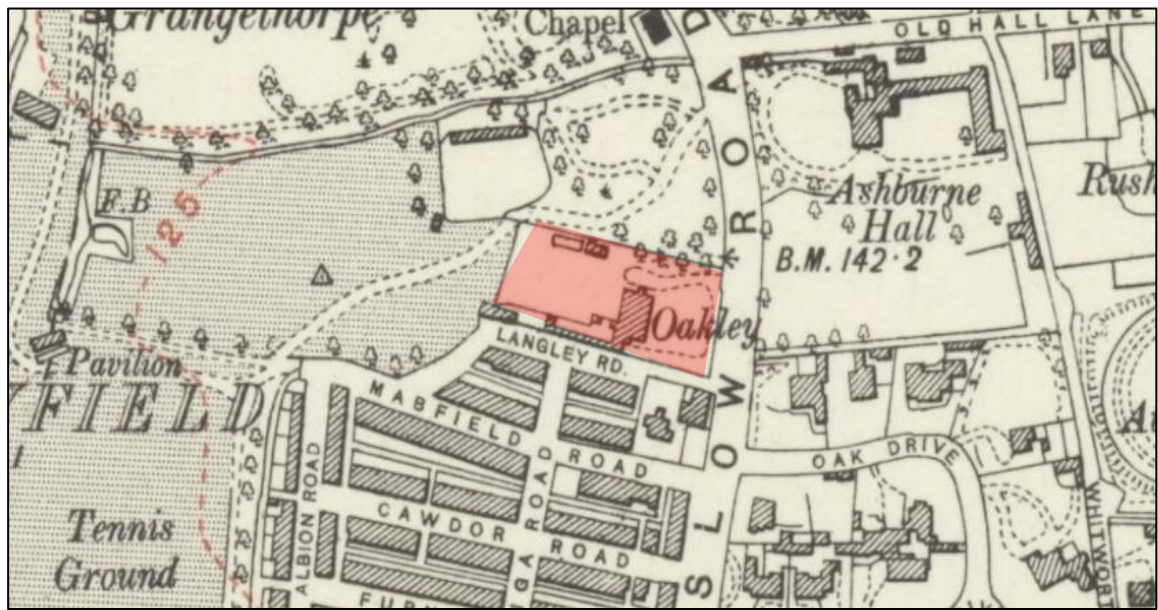


1893 OS – This map shows the Oakley estate to have remained largely as built, with the addition of various outbuildings and greenhouses.

Table 1: Historic map regression



1907 OS – This map shows the Site following the widening of Wilmslow Road, and the relocating of Oakley’s entrance gates and walls.

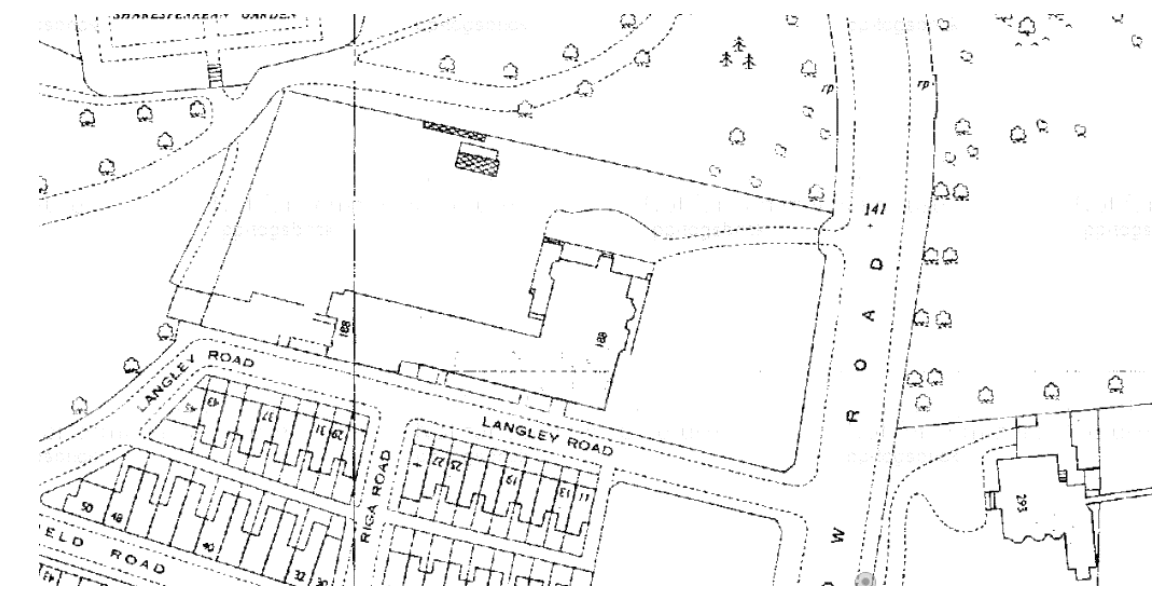


1923 OS – This map shows the increasing development of the immediate environs surrounding Oakley to form a number of new student halls of residences. This map also shows that the adjacent villa, Ashfield, has been demolished and integrated into the wider Platt Fields Park.

Table 1: Historic map regression



1934 OS – This map shows the Site immediately before the 1937 extension was constructed, and shows a number of outbuildings have been demolished.



1957-8 OS – This map shows the completion of the 1937 and 1950s extensions to Oakley, which can be seen to extend westwards along the south boundary of the Site.

4. BUILDING DESCRIPTION

4.1 Exterior (2020)



Figure 30 – The original entrance to the north elevation. Note the uPVC windows which detract from the appearance of the former house.



Figure 31 – The east elevation of Oakley (right) showing the 1937 extension to the left. Note the uPVC windows which detract from the appearance of the former house.



Figure 32 – The west elevation. Note the insertion of uPVC windows which detracts from the appearance of the house.



Figure 33 – The west elevation, showing the 1937 extension to the right.



Figure 34 – The north elevation of the 1937 extension (left) and c1950s extension (right).



Figure 35 – The 1970s/80s extension to the west of the Site.



Figure 36 – The 1937 former main entrance on Langley Road which has been blocked off.



Figure 37 – The Langley Road elevation of the 1937 extension.



Figure 38 – 1937 west elevation plan showing the original Gothic stone mullion windows to the ground floor level of Oakley (left) and fenestration pattern to the upper floors.



Figure 39 – The same view as seen in 2020, showing the subsequent removal of the stone mullions from both ground floor windows and poor quality uPVC windows that detracts from the architectural appearance of the house.



Figure 40 – A c1900 view of the east elevation of Oakley, showing the original Gothic stone mullioned windows to the first floor.



Figure 41 – The same view as detailed in the 1937 plans, showing the proposed alteration of the original first floor windows to the left, and the already altered first floor windows to the centre and right. Note the original Gothic stone mullioned windows to the centre and right of the ground floor are still present at this time.



Figure 42 – The east elevation as seen in 2020 showing the subsequent removal of the original Gothic stone mullions to both ground floor bay windows.



Figure 42A - The driveway and former gardens to the east of the house

4.2 Interior – ground floor (2020)



Figure 43 – The original c1837 Gothic entrance porch, showing similar surviving Gothic tracery windows which would have been a feature of the east elevation.



Figure 44 – Inside the entrance porch, showing the original Gothic plaster decoration.



Figure 45 – The original vaulted roof with carved boss to the entrance porch and 1930s lamp shade.



Figure 46 – Looking into the entrance hall from the porch.



Figure 47 – Looking into the entrance hall from the porch.



Figure 48 – Looking north towards the entrance porch from the stairs. Note the fireplace to the right and original joinery (skirtings, doorframes, ceiling etc)



Figure 49 – The main staircase, which appears on stylistic grounds to have formed part of the c1880s alterations.

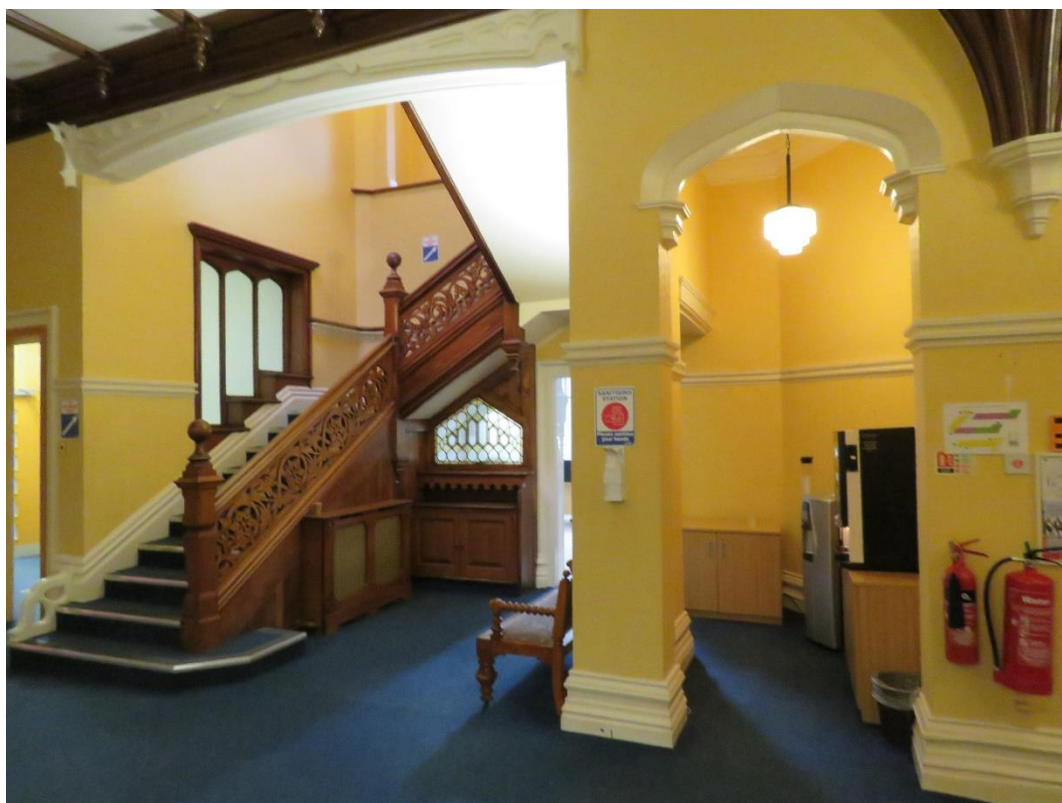


Figure 50 – The main staircase and hallway.

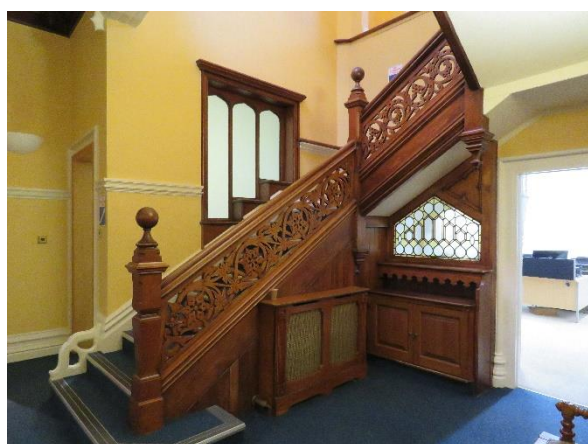


Figure 51 – The main staircase and stained-glass internal window/cupboard.



Figure 52 – The inside face of the internal window, which appears to have been inserted in the c1880s.



Figure 53 – The current board room, showing the inserted 1937 bookcases and panelling around the original c1837 fire surround.



Figure 54 – An original carved stone fireplace dating to the 1830s.



Figure 55 – The north-west reception room, showing the inglenook fire surround and cupboards installed in 1887 – note the decorative frieze to the upper part of the walls and ceiling (see Figure 58). The panelling appears to have been altered/ extended in the 1930s. The inset tiles and fire are modern reproductions.



Figure 56 – The bay window to the north-west reception room. The panelling to the left and right of the window dates to the 1930s.



Figure 57 – The 1887 inglenook fire surround, featuring the year “1887” carved into the left and right corner spandrels. The panelling above the cupboards either side of the fire surround dates to the 1930s. The inset tiles are modern reproductions.



Figure 58 – The decorative ceiling and frieze plasterwork.



Figure 59 – An original polished slate fire surround and over-mantle mirror to the east elevation of the ground floor, showing original c1837 Gothic ceiling plasterwork, and c1887 plaster frieze.



Figure 60 – A detail of the fire surround. The inset glazed tiles are modern reproductions.



Figure 61 – The original Gothic ceiling.

4.3 Interior – first floor (2020)



Figure 62 – The first floor landing, showing the c 1880s carved timber balustrade.



Figure 63 – A detailed view of the balustrade.



Figure 64 – internal stained glass windows to the main stairs c.1890s

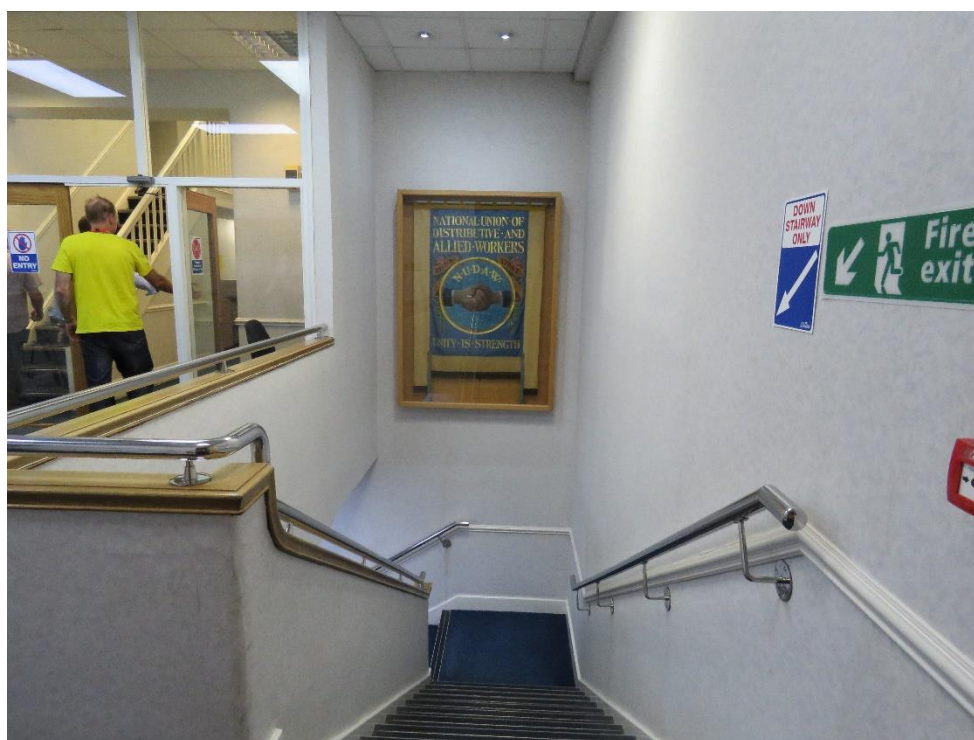
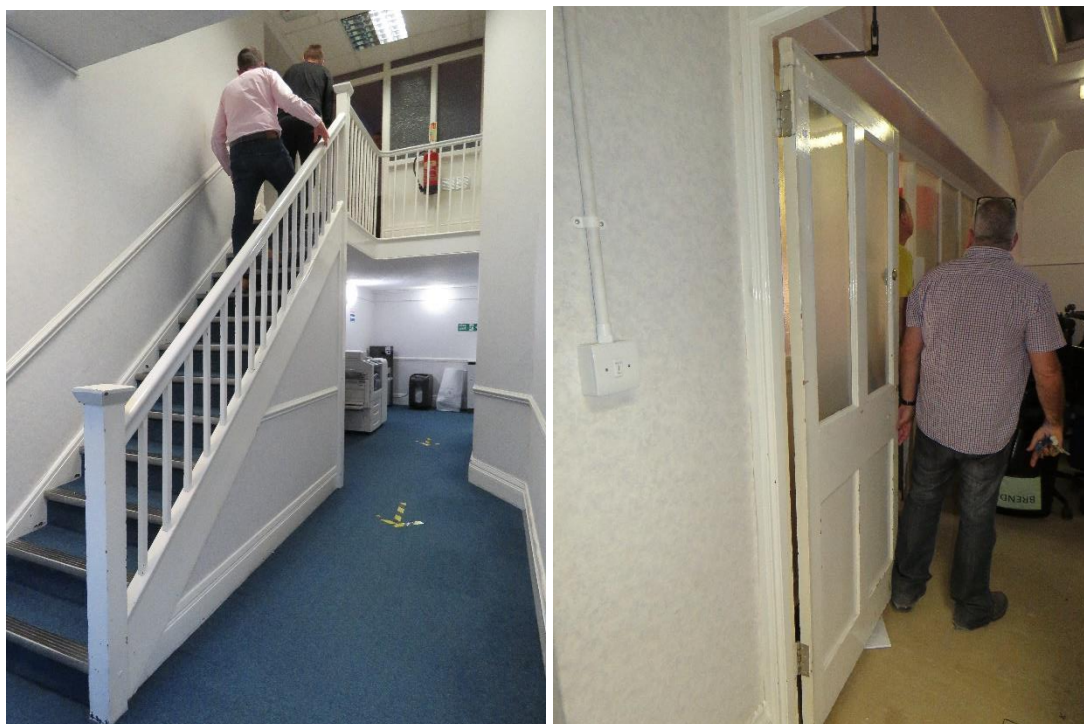


Figure 65 – The stairs within the 1937 extension where it joins the c.1837 villa. Note the original attic stairs to the left of the photo (see Figure 67).



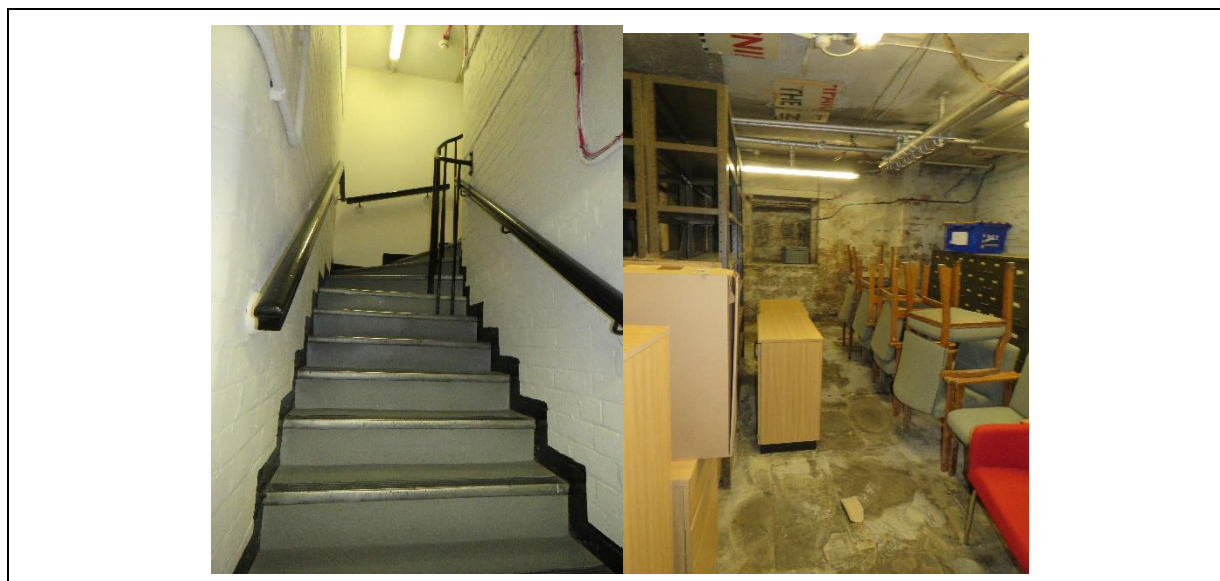
Figure 66 – typical office room to the first floor

4.4 Interior – second floor (2020)



Figures 67 A and B – plain timber stair to the second floor attic level and original timber panelled door.

4.5 Interior – basement (2020)



Figures 68 A and B – modified stairs to the basement (left) – note original 1830s railing top right, and typical room with Yorkshire flag stone floors.



Figure 69 – possible access tunnel/ ventilation passage (see Figure 22) possibly modified for Air Raid Protection measures in the 1940s.

5. SIGNIFICANCE ASSESSMENT

5.1 Introduction

The analysis of the significance allows for an assessment of the current integrity and authenticity of the identified heritage asset. This has been used to inform and justify its capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify the proposed alterations, based on the perceived level of heritage significance.

The assessment of significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merits appropriate consideration in the Planning process.

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance"*. Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment.

Consequently, significance is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The following heritage spectrum in Table 2 has also been used to categorise the perceived heritage status of the Site.

Table 2: Definition of significance terms used in this Heritage Statement
Very High / Exceptional heritage significance Buildings or fabric components of international architectural and historic interest and importance. These play a major role in reflecting their archaeological, architectural, artistic or historic interest.
High heritage significance Buildings or fabric components of national architectural and historic importance and interest. These play a fundamental role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance Regional architectural and historic importance and interest. These play an important role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance Local architectural and historic heritage importance and interest. These play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Negligible heritage significance Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest
Unknown heritage potential Buildings/sites where the potential importance interest requires determination

5.2 Potential listing of the Site as a designated or non-designated heritage asset

The statutory listing principles (and HE's Listing Selection Guide -Domestic 3) record that houses surviving **before-1850**, which "*retain a **significant proportion** of their original fabric*" will probably warrant listing, although some selection is necessary. The key criteria for assessment is: the degree of survival of fabric, the quality of the original design, the materials, surviving examples of craftsmanship and the strength of the historic associations. It will be clear that the former villa meets most of these selection criteria.

It would appear that the extensions/alterations undertaken by USDAW (from its acquisition of the site in the 1920s) has retained most of the villa's historic fabric. The Union undertook some alterations to the Langley Road gable in the 1930s and extensions appear to have been effectively butted up against the original building. Further to this, the later extensions to the building resulted in the loss of the outbuildings and garden features but this has not diminished the character of the original villa, not least as it is orientated to the north and east.

However, while the extent of alteration to the original fabric of Oakley has partially eroded its architectural interest to the extent that **it would not merit statutory listing**, it would evidently meet the usual standards for '**local listing**'. This would not necessarily protect the building from

redevelopment but would mean that its conservation becomes a matter of *material interest* to the local planning authority, in this Manchester City Council (MCC), and would be a significant Planning issue.

Non-designated heritage assets (NDHA) are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Whilst identification of NDHAs provides no additional planning controls, the fact that a building or site has been identified (e.g. through compiling a local list) means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application (NPPF, paragraph 17).

National Planning Policy Guidance highlights that: *“Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.”* Further to this, Historic England’s Advice Note 7 on Local Heritage Listing (May 2016) emphasises, in Paragraph 24, that local lists are only really effective as a Planning policy tool, *“if supported by objective criteria and both criteria and content have been tested through public consultation.”* However, it is also noted in the PPG that, *“In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications.”*

It will be clear from the above appraisal of the building it **should be considered as non designated heritage asset.**

5.3 Statement of Significance

This statement of significance provides further details and a summary of the Site’s special interest.

- The villa element was originally constructed in 1837 as a large, high quality villa in the Gothic style, set within its own landscaped grounds.
- The 1930s, 1950s and 1970s extensions are not considered to yield any heritage interest.
- The historic, domestic setting of the villa still survives, including gate piers, garden/ boundary walls, driveway, paths and gardens although the extensive original grounds of the house have been consumed within the adjacent Platt Fields recreational park.
- Platt Fields provides an extended setting to the Site in which short-range views of the 1970s extension and the brick boundary wall can be experienced. However, the wider park setting does not contribute to the significance of the villa; it is the immediate ‘domestic’ setting of the villa that contributes to its significance.
- Internally the original house retains a high number of original Gothic revival features, fixtures and fittings, located primarily to the ground floor level. Later, c1880s decorations in the Aesthetic Movement style can be found within two ground floor reception rooms and the

main staircase, and based on stylistic grounds could be the work of local architect George Faulkner Armitage.

- The villa has undergone substantial alterations throughout the 20th century, which has removed and altered a number of original elements internally and externally diminishing the special interest of the building.
- Due to the level of alteration, not being by a named architect, and the building being a relatively atypical example of an early-to-mid 19th Century residential villa, it is considered that the building would not meet the criteria for statutory listing and is of local architectural and historic interest.
- The Site yields medium architectural and artistic interest through its surviving high quality internal decorative schemes, primarily to the ground floor level. The exterior of the building is considered to be of low architectural interest.
- The Site yields medium historic interest through its relatively early date of construction and Gothic revival design. Medium historic interest is also yielded by the number of prominent previous owners and tenants throughout the 19th century, and the Site's long links with USDAW as its headquarters.
- **The villa is considered to be of low heritage significance and a non-designated heritage asset.**

6. PROPOSALS & IMPACT

6.1 Scope of Potential Impact

- i) In the interests of proportionality, and recognising the low heritage status of the Site, this impact assessment provides a narrative description of the proposed works and the direct and indirect impacts of these works on the heritage interest of the Site.
- ii) The aim of this assessment is to demonstrate the cumulative impact of the proposed alterations to the building and its setting as a whole. Thus, the key purpose of the impact assessment is to consider changes and the cumulative impact that the proposals will have on the building's significance. In accordance with planning policy, the proposals aim to balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.
- iii) The proposals are necessary to ensure the viable use of the heritage asset, including regular maintenance and upkeep. A summary of the potential impact of the proposals on the building is provided below (Section 6.3).
- iv) There is no recognised standard methodology for the appraisal of impact on heritage assets. Therefore, the method used below is a synthesis of the Historic England's guidance, the policy requirements of the NPPF (which requires that new development should be demonstrably 'sustainable'), and the ICOMOS methodology for evaluating impact.
- v) The current proposals aim to minimise the loss or compromise of the building's significance. However, it is evident that (in accordance with Historic England guidance) the sustainable re-use of the building requires a degree of intervention and change. Consequently, in evaluating the overall impact of the works, careful consideration has been given to the balance of benefits in order to reach a proportionate and justifiable conclusion.

6.2 Assessment methodology

- i) The impact of the proposals on the overall integrity and significance of building's components may be measured as: adverse; negligible; or beneficial. The key objective has been to minimise any adverse impact, and, where necessary, to ensure that it is outweighed by the overall beneficial impact on the building.
- ii) The scale of the overall impact of the proposed works on the significance of the fabric of the building and its grounds are evaluated as:

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact.

Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interests of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interests of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage interest which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic

<i>impact on the understanding or appreciation of the heritage asset.</i>	detracts from the character and its special architectural or historic interest.	values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interests.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interests. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interests of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interests.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interests.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interests. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interests of the heritage assets in the view, or the ability to appreciate its significance.

7.3 Heritage impact (direct and indirect)

It is proposed to retain the existing historic villa for amenity/ management use thereby retaining its plan form and all internal fixtures and fittings. Consequently, the heritage interest of the interior of the building will be preserved and **the proposals will have a neutral direct impact internally.**

Removing the 1930s extension from the south-west corner of the building will better reveal the original architectural form of the building to a minor extent, enhancing the ability to understand and appreciate the heritage interest of the building, whilst retention and enhancement of the building's domestic garden setting to the east will further this. **The proposed development will result in a minor beneficial direct impact on the architectural interest of the non-designated heritage asset.**

The villa will become part of a collegiate style building group, and this new use is signalled by the tower element of the scheme which echoes the height and form of the student accommodation tower to the Fallowfield Campus site across the road (refer to visuals and detailed information within the Design and Access Statement by Tim Groom Architects).

The tower element will be seen from localised views on Wilmslow Road, Langley Road, and from within Platt Fields, however it will be read as a new contemporary addition to the area, signalling the location of additional student facilities. Visual conjunction between the villa and tower element of the scheme will not compromise the heritage interest of the non-designated heritage asset as views of the building will not be affected (i.e. the heritage interest of the villa is not best understood or appreciated within the wider Platt Fields setting). **The proposed development will have a negligible beneficial indirect impact on the non-designated heritage asset.**

As a non-designated heritage asset, the villa is of low heritage value, overall. As detailed in this report, **the key heritage interest of this local heritage asset is its historic interest and the artistic interest of the interiors. The external architectural expression of building is not of quality, and its setting only contributes to the significance of the heritage asset to a minor extent.** Although the proposals will result in more of the site being developed, the development is focused on the former garden area which has been redeveloped previously. The most important part of the building's setting is the former domestic garden setting, to the east, and the proposed development will enhance this.

Overall, the proposed development will have a beneficial impact on the non-designated heritage asset.

7. CONCLUSION

1. The objective of the proposed development has been to minimise the impact on the heritage interest of the non-designated heritage asset whilst facilitating the safe and sustainable use of the building and wider site.
2. As demonstrated above, the special interest of the former villa will be retained and enhanced by the proposals through the removal of later extensions from the south-west corner of the building and restoring its garden setting to the east.
3. The tower element will be seen from localised views on Wilmslow Road, Langley Road, and from within Platt Fields, however it will be read as a new contemporary addition to the local area, signalling the location of additional student facilities.
4. Visual conjunction between the villa and tower element of the proposed scheme will not compromise the heritage interest of the non-designated heritage asset due to the minor contribution the setting makes to the significance of the local heritage asset.
5. The cumulative impact is thus considered to be beneficial and to meet the requirements of national and local planning policy.