

8 ALEXANDRA ROAD SOUTH, WHALLEY RANGE, GREATER MANCHESTER



HERITAGE IMPACT
ASSESSMENT
MARCH 2026

SPENCER

HERITAGE
SERVICES

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EXECUTIVE SUMMARY

Spencer Heritage Services has been commissioned by Included Learning Ltd to prepare a Heritage Impact Assessment in support of a planning application relating to proposed works at 8 Alexandra Road South, Whalley Range, Manchester (hereafter referred to as “the Site”).

The Site is currently occupied by a specialist educational facility and lies within the Whalley Range Conservation Area, which was designated by Manchester City Council in 1991 in recognition of the area’s historic and architectural interest as one of Manchester’s earliest planned suburban developments.

The proposed works relate to the relocation of two existing modular portacabins currently located within the front portion of the site. These structures provide ancillary accommodation associated with the operation of the educational facility, including teaching space and administrative offices. In response to pre-application advice provided by Manchester City Council in April 2025, the proposal seeks to relocate these cabins to the rear of the site in order to reduce their visual prominence within the street scene and limit any impact on the character and appearance of the Conservation Area.

This Heritage Impact Assessment has been prepared to consider the potential effects of the proposed works on the significance of designated heritage assets within the vicinity of the Site, in accordance with the requirements of the National Planning Policy Framework (NPPF) and relevant national and local planning policy. The assessment reviews the historical development of the site and the surrounding area, identifies the significance of relevant heritage assets, and evaluates the potential impact of the proposed works upon their significance. The level of analysis has been proportionate to the nature and scale of the proposed development and to the importance of the heritage assets potentially affected.

A review of the Historic Environment Record and designated heritage assets within the surrounding area has been undertaken. While a number of non-designated heritage assets are present within the wider area, an initial assessment of intervisibility, historic relationships and the contribution of setting has established that the only heritage asset likely to be affected by the proposals is the Whalley Range Conservation Area, within which the Site is located. The assessment therefore focuses primarily on the potential impact of the proposed works upon the character and significance of this designated heritage asset.

The proposed works involve the relocation of existing modular portacabins to the rear of the site in order to reduce their visual prominence and limit any impact on the character and appearance of the Whalley Range Conservation Area. Overall, the proposals will result in a low magnitude of change to the Conservation Area. When considered against the medium heritage value of the asset, the proposals are assessed as resulting in a minor beneficial level of impact, as the relocation of the cabins will reduce their visual impact within the street scene and better preserve the character of the Conservation Area.

INTRODUCTION

Location

The Site is situated to the west side of Alexandra Road in Whalley Range (centred at NGR SJ 83317 95249). Whalley range is a residential suburb located approximately 3km to the south of Manchester city centre. The Site is situated within the Whalley Range Conservation Area, which was designated in 1991. The wider setting of the Site is formed by a mixture of modern, 19th and 20th century residential development. To the east of the site is Alexandra Park, a Victorian 'green-lung' of 60 acres which extends to Princess road.

Planning Background

The Site is situated within the Whalley Range Conservation Area. The structure is not a listed building or undesignated heritage asset. As the Site is situated within a heritage asset, both national and local planning policies and guidance affect the planning policy context for the Site including the following;

Manchester Unitary Development Plan 1995 (Extant Policies)

One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.' Policy DC18 on Conservation Areas and Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid.

DC18. 1: The Council will give particularly careful consideration to development proposals within Conservation Areas. It 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.

DC19.1: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character, nor permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

National Planning Policy Framework

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site (December 2024)

207. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Other National Guidance Documents

Several Historic England documents provide relevant guidance. These include Conservation Principles: Policies and Guidance for The Sustainable Management of the Historic Environment (2008) and Managing Significance in Decision-Taking in the Historic Environment (2015). Guidance relating to Conservation Areas includes Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016).

Site Planning History

Application Description	Decision date	Outcome
App ref: F11611/CIR Notice of intended crown development Erection of a single-storey Pharmacy as part of the Health Centre.	Thu 08 Nov 1979	Approved
App ref: F12301 Erection of a single-storey medical centre.	Wed 09 Jan 1980	Approved
App ref: 057083/FO/SOUTH1/99 Two storey extension to doctors surgery.	Mon 01 Nov 1999	Approved
App ref: 063110/FU/SOUTH1/01 Change of use from doctors' surgery to solicitors' office.	Thu 18 Oct 2001	Approved
App ref: 061914/TCA/SOUTH1/01 Notification of intent to carry out works to trees within Whalley Range Conservation Area-Topping of trees surrounding Park Surgery.	Tue 19 Jun 2001	Approved

DESCRIPTION OF THE SITE

The Site is located at 8 Alexandra Road South and comprises a developed parcel of land situated within an established urban area. The site is accessed directly from Alexandra Road South via a gated entrance positioned along the eastern boundary of the site frontage.

Immediately inside the entrance is a hard-surfaced forecourt area which provides on-site vehicle parking. The forecourt is enclosed by a combination of boundary treatments including brick walls, metal fencing, timber screening and mature planting, which define the site perimeter and provide visual separation from the adjacent public highway and neighbouring plots.

The principal building is positioned toward the centre of the plot and comprises a single-storey brick structure with a pitched tiled roof. Fenestration is provided through standard window openings fitted with security bars in places, and the building includes a principal entrance accessed directly from the forecourt.

To the rear and front of the main building are a number of modular cabins. These units provide additional accommodation for the school. Those to the front of the property are located to the northeast corner of the plot, arranged in an L shaped formation around a small, decked area. The modular buildings are single storey in scale and sit on a hard-standing surface within the site. These contain an office and a beauty salon training facility. To the west, the rear of the site comprises an enclosed outdoor amenity space surfaced with artificial grass. This area is bounded by the rear elevation of the main building on one side and one additional modular unit to the western side of the plot, with mature planting and fencing forming the remaining site boundaries. This area also contains outdoor seating and recreational features including picnic tables.

The surrounding context is characterised by a mix of residential buildings and ancillary structures of varying heights, predominantly constructed in red brick. Mature trees and vegetation are present along the site boundaries, providing partial screening and contributing to the established character of the area.



Views northwards along Alexandra Road South



Views northwards along Alexandra Road South



The west side of the plot

HISTORY OF THE SURROUNDING AREA AND THE SITE

Historic Development of Whalley Range

Although no surviving area of untouched mossland exists within modern Manchester, the city was formerly characterised by several lowland mosses that were enclosed relatively late; Hough Moss was historically one of the principal mosses and lay across the territory now occupied by Moss Side and Whalley Range. During the late eighteenth and early nineteenth centuries the landscape surrounding Manchester's urban core remained largely rural. The city's industrial expansion and population growth prompted outward extension, absorbing neighbouring townships and encouraging the creation of planned residential suburbs. Such development exploited available space for low-density housing aimed at middle- and upper-class residents; detached and semi-detached villas in substantial grounds contrasted with the denser urban centre. Whalley Range is among the earliest of Manchester's nineteenth century suburbs and was purposely separated from the industrialised city by intervening fields (Manchester City Council (n.d.) *Whalley Range Conservation Area: History*).

The suburb was initiated and principally developed by Samuel Brooks, a Manchester banker originally from Whalley in Lancashire. In 1834, Brooks purchased 39 acres at Moss Side from Robert Fielden and a further 42 acres from the Egerton estate; these purchases (locally known as Jackson's/Plant's/Woodall's Moss) formed the basis of his planned estate, which he described as "a desirable estate for gentlemen and their families". Roads were laid out between former farm tracks that became Withington Road and Upper Chorlton Road, with later additions such as Whalley Road and Chorlton Road. Brooks's covenants governed plot sales and building forms, restrictive conditions that sought to secure the high-status character of the flourishing neighbourhood. Brooks built his own grand residence at the southern end of Whalley Road, an emblem of the suburb's intended prestige. (Manchester City Council (n.d.) *Whalley Range Conservation Area: History*)

Expansion of the suburb continued through the later nineteenth century, particularly on land acquired from Lord Egerton. Notable, if short-lived, enterprises included an ambitious aquarium opened in 1874; the building subsequently had other institutional uses (it was later incorporated into educational premises). Cartographic and architectural evidence shows that by the mid nineteenth century large villas in extensive grounds dotted the area, with more intensive infill—semi-detached houses and terraces—occurring from the 1880s onward as suburban building patterns changed (Hartwell and Hyde 2004).

Improvements in transportation and residential preferences in the late nineteenth and early twentieth centuries encouraged wealthier households to relocate further from the city. Contemporary commentary recorded a shift in the social character of Whalley Range as many large houses came to be let or converted for non-domestic uses, and denser occupation by smaller-income households altered the area's social composition. This process of social and morphological change continued through the twentieth century; after the Second World War the area experienced decline—vacancy, subdivision, and deterioration of larger houses—although later regeneration efforts, including property rehabilitation and housing-

association activity, have led to the conversion of some houses into self-contained flats, care homes and other institutional uses. The surviving tree-lined streets and larger houses nevertheless retain elements of Brooks' original layout, albeit within a substantially altered urban fabric (Manchester ArchivesPlus 'Whalley Range' 2023).

Historic Development of the Site

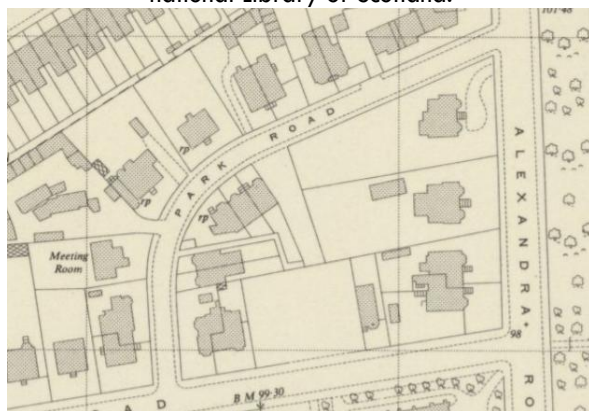
In line with the historic development of the suburb of Whalley range, the site was agricultural land until it was transformed as part of the Victorian suburban development of the area. Historic mapping shows the Site was undeveloped land in 1845, but by 1889, it was occupied by a substantial private residence named Kotree. This was flanked on either side by equally impressive houses, with mature planting along the eastern boundaries, sizable front gardens and large plots to the rear. The house was demolished circa the mid-1970s and by 1979 an application for the erection of a single storey medical centre had been submitted to the council. A further, similar application was submitted the following year and the medical centre was extant by the 1990s. No further applications for structural changes to the site were submitted, but a change of use application dating to 2001 indicates that the site ceased to function as a Medical Centre and became a solicitors office.



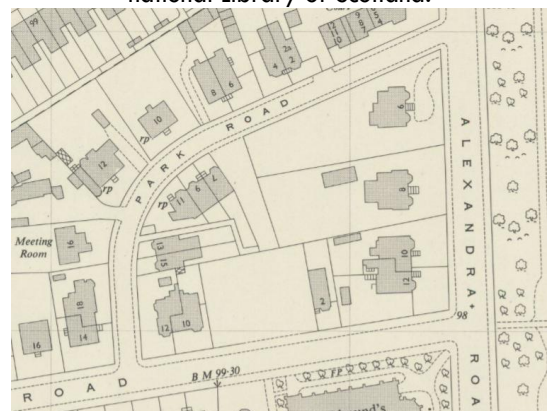
Lancashire Ordnance Survey plan. Surveyed 1845, published 1848. Reproduced with the permission of the national Library of Scotland.



Lancashire Ordnance Survey plan. Surveyed 1889, published 1891. Reproduced with the permission of the national Library of Scotland.



Lancashire Ordnance Survey plan. Revised 1949, published 1951. Reproduced with the permission of the national Library of Scotland.



Lancashire Ordnance Survey plan. Revised 1949, published 1973. Reproduced with the permission of the national Library of Scotland

ASSESSMENT OF SIGNIFICANCE METHODOLOGY

Attributing a level of importance

The National Planning Policy Framework emphasizes that decisions about the historic environment should be informed by an understanding of an asset's heritage significance, ensuring that the scale of the assessment is proportionate to the importance of the asset. Ascribing a level of heritage value or importance to heritage assets is beneficial as it offers a clear, consistent, and transparent foundation for assessing how proposed changes may impact their significance, while ensuring the assessment remains proportionate. Each asset's heritage value has been categorised as high, medium, low, or negligible. The definitions of these levels, as they relate specifically to historic buildings and landscapes, are set out below.

High value assets include those with formal designation, as they meet national criteria under relevant legislation. Assets of the highest value, as described within the NPPF, include scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, landscapes of international importance inscribed as World Heritage Sites and undesignated landscapes of outstanding interest. These assets display exceptional qualities in their fabric or historical associations. This relatively elevated significance is reflected in the professional judgement applied when determining the level of effect.

Medium value assets include Grade II listed buildings, undesignated buildings that are of recognised regional importance and retain exceptional qualities and associations, either as strong examples of regional archaeology or architecture, or as assets with regionally significant historical interest. Designated special historic landscapes, or those that would justify designation, and landscapes of regional value are considered to be assets of medium value.

Low value assets are those whose interest is limited to the local area such as locally listed buildings or landscapes with importance to local interest groups. These assets are common at the regional or national level, or have reduced significance due to their condition. These structures have modest qualities in their architectural remains and historic associations.

Negligible value assets typically demonstrate poor survival or possess very limited historic, architectural, or archaeological interest.

ASSESSMENT OF HERITAGE ASSETS POTENTIALLY AFFECTED BY THE PROPOSALS

A review of the data held by Mapping Greater Manchester shows that there are no listed structures within the setting of the proposal site. As the proposal site itself is not listed, the only identified designated heritage asset that warrants further assessment is the Whalley Range Conservation Area. This assessment of significance is based upon a review of the historic development of the area and information relating to the Conservation Area provided by Manchester City Council.

The Whalley Range Conservation Area

Assessment Methodology

The Site is situated within the Whalley Range Conservation Area and the proposed alterations to the Site have the potential to affect the special character and significance of the Area. The character and special interest of the Conservation Area have been assessed with reference to information provided by Manchester City Council and the Historic England Guidance, *Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1*. Elements such as the architectural quality and built form, the layout of the area and key views have been considered.

The Character and Special Interest of the Whalley Range Conservation Area

The character and special interest of the Whalley Range Conservation Area has been assessed with reference to the Historic England Guidance, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016)*. This guidance states that the special interest and character of a conservation area can be assessed by looking at the following attributes;

- Location and setting
- Historic development
- Architectural quality and built form,
- Positive contributors
- Locally important buildings

Whalley Range Conservation Area was designated in October 1991. A full Conservation Area Appraisal is not accessible at this time, but Manchester City Council provides information relating to the area on their website. The below summary has used this information and a brief site survey to further understand the significance of the area by considering the above attributes.

Location and Setting

The Whalley Range Conservation Area is situated approximately two miles south of Manchester City Centre. The area is predominately residential and extends to 63 acres and is roughly triangular in plan, extending to Alexandra Road to the east and Upper Chorlton Road to the west. Topographically the area is flat and is not within the vicinity of any notable landscape features.

Historic Development

Whalley Range was one of the first suburbs of Manchester. The area of land covered by the Conservation Area was purchased by Samuel Brooks in 1832 for a sum £9,600.00, with the intention of creating , "a desirable estate for gentlemen and their families". The above section on the development of Whalley Range provides further information on the historic development of the area.

Architectural Quality and Built Form

Many of the original houses built when the suburb was being established remain within the Conservation Area. These vary in design and there are examples of large detached and semi-detached Victorian villas with elements of both Gothic and Classical revival design. Larger houses are set back from the street line, along tree lined avenues. A number of the houses have been sub-divided for multiple living arrangements or to support a change of use. Modern infill development has taken place on sites where houses have been demolished. Where land was not developed in the initial phase, there are examples of early 20th century development, such as the terraced housing along Railton Avenue and Whalley Avenue. There is no defined list of positive contributors or locally listed assets within the Conservation Area.

Contribution of the site to the special interest of the Conservation Area

The Site currently makes no contribution to the historic interest or architectural quality of the Conservation Area.

Summary of significance

Overall, the significance of the Conservation Area lies in its historic suburban layout, the architectural quality of its surviving Victorian housing, and the mature planting and spacious streetscape which together reflect its origins as a prestigious nineteenth-century residential suburb of Manchester. Based on these characteristics, the Whalley Range Conservation Area is considered to possess a medium level of heritage value as a designated heritage asset of local and regional importance, as outlined in the criteria above.

THE PROPOSED ALTERATIONS TO THE SITE

The proposed works are outlined in detail in the plans that accompany this application, which should be viewed in conjunction with this report.

Following the pre-application advice provided by Manchester City Council in April 2025, the proposed works involve the relocation of existing modular portacabins to the rear of the site in order to reduce their visual prominence and limit any impact on the character and appearance of the Whalley Range Conservation Area. The advice indicated that it would be more appropriate for the outbuildings to be located to the side and rear of the existing building rather than to the front of the site frontage along Alexandra Road South.

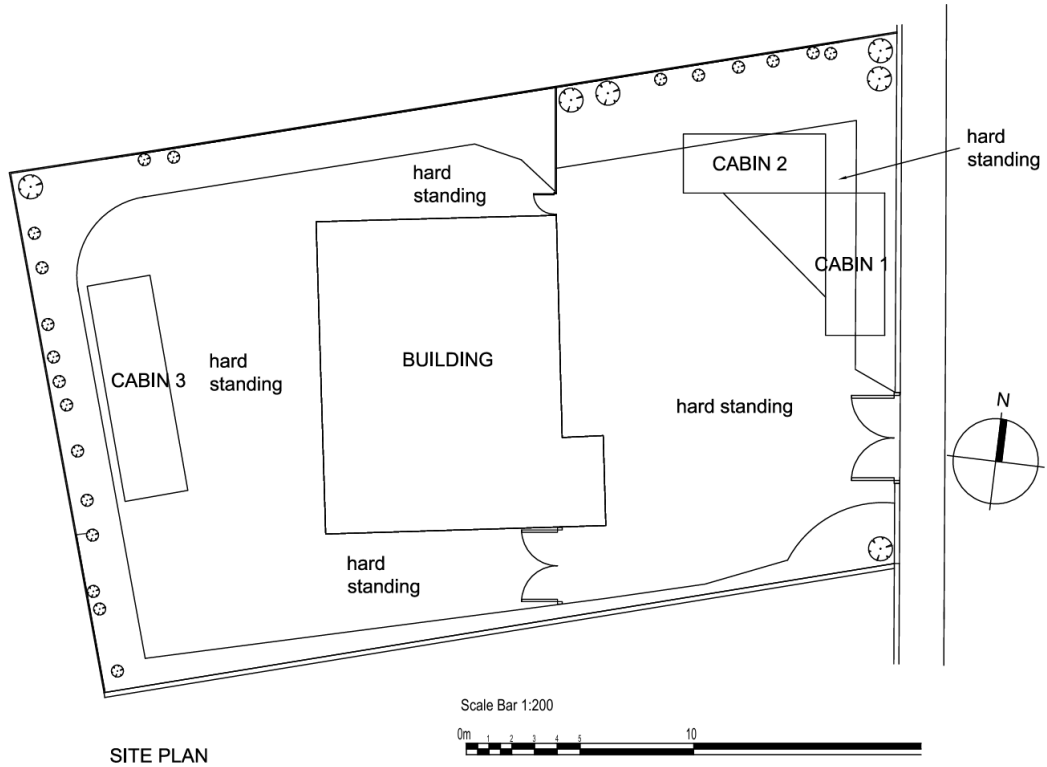
The proposed works therefore relate to the repositioning of the existing modular portacabins within the site at 8 Alexandra Road South, Whalley Range, Manchester. The portacabins provide ancillary accommodation associated with the operation of the site, including educational facilities and office space.

As shown on the existing and proposed site plans, the cabins will be relocated from their current position within the front section of the site to a new location to the rear of the school building. This arrangement consolidates the modular structures toward the back of the site, reducing their visibility from Alexandra Road South and improving the overall organisation of the site layout.

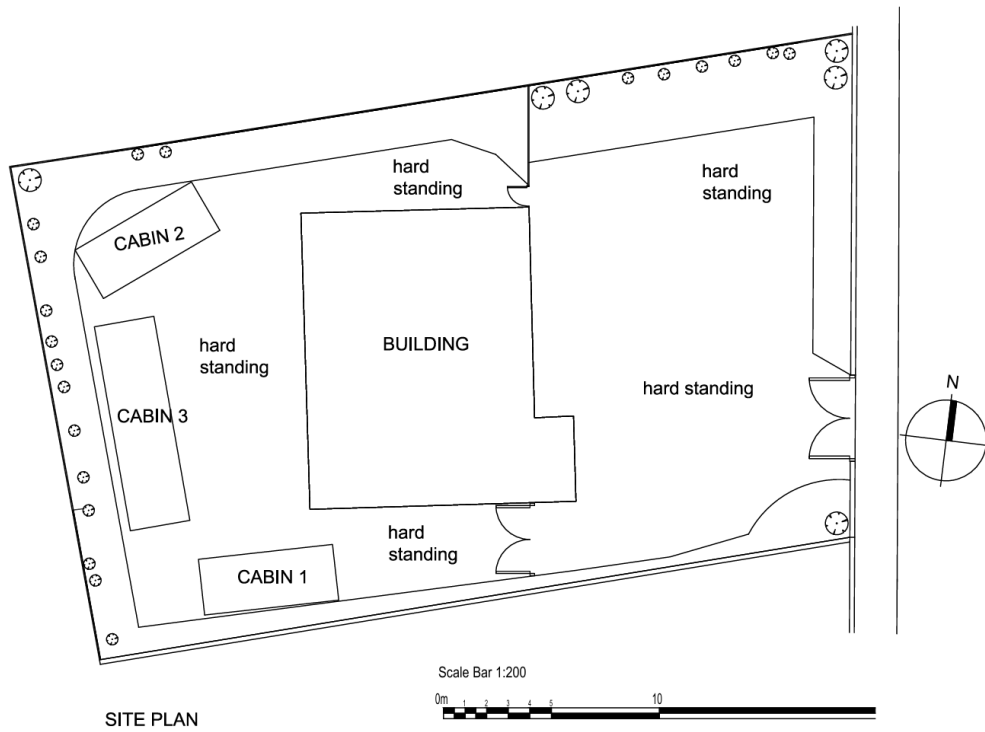
The works do not involve the erection of additional buildings or an increase in the number of cabins currently on site. The proposal is limited to the relocation of the existing portacabins within the site boundary. The cabins will remain single storey in scale and will continue to be used for educational and administrative purposes associated with the existing use of the premises.

No alterations are proposed to the main building, the established site access, or the surrounding boundary treatments. The relocated cabins will be positioned on existing hardstanding areas within the site and the proposal will not materially increase the overall footprint of development.

The proposed relocation responds directly to the council's pre-application advice and is intended to reduce the visual impact of the modular structures on the street frontage and the wider conservation area, while maintaining the accommodation necessary to support the operation of the educational facility.



Existing site plan



Proposed site plan

IMPACT OF THE ALTERATIONS ON THE HERITAGE ASSETS

Impact Assessment Methodology

The following assessment considers the potential level of impact that the proposed alterations may have on the significance of the surrounding heritage asset by examining how they affect the elements that contribute to its special interest, as outlined in Historic England guidance. This analysis also incorporates a matrix-based approach to ensure consistency and transparency.

The methodology applies a matrix that compares the heritage value of each asset with the predicted magnitude of change to determine the overall significance of impact, which may be either adverse or beneficial. Proposals resulting in a high magnitude of change that generates a major adverse impact would equate to substantial harm, as defined in the relevant NPPF paragraphs, while all other adverse impacts would be considered less than substantial harm.

Defining the Magnitude of Change

The magnitude of change has been assessed as negligible, low, medium or high

A **negligible or low magnitude** change would lead to only slight loss of value through minimal physical impact or a barely perceptible change in setting, such that understanding and appreciation of the asset remain largely unaffected.

A **medium magnitude** change would cause harm to the asset's value through partial physical loss or a change in setting that diminishes understanding and appreciation.

A **high (major) magnitude** change would result in a significant or complete loss of heritage value, either through the physical removal of the asset or a substantial alteration to its setting that severely affects the ability to understand and appreciate its significance.

Level of Impact Matrix

Heritage Value	Magnitude of change			
	Negligible	Low	Medium	High
High	Negligible	Minor	Major or medium	Major
Medium	Minor or neutral	Minor or neutral	Medium or minor	Major or medium
Low	Neutral	Minor or neutral	Minor or neutral	Medium or minor
Negligible	Neutral	Neutral	Negligible or Neutral	Negligible

Impact Upon the Whalley Range Conservation Area

The Site lies within the Whalley Range Conservation Area, which has been assessed as a heritage asset of medium value due to its historic significance as one of Manchester's earliest planned Victorian suburbs and its surviving examples of large detached and semi-detached villas set within spacious plots along tree-lined streets. The character and appearance of the Conservation Area are primarily defined by the layout of broad residential plots, the architectural quality of Victorian housing, mature planting, and the historic suburban grain established during the nineteenth century. The application site itself does not contain any buildings of historic or architectural significance. The existing single-storey building is a late twentieth-century structure that replaced an earlier Victorian residence demolished in the mid-twentieth century. As such, the existing built form on the site makes no positive contribution to the historic or architectural significance of the Conservation Area.

The proposed works comprise the relocation of the existing modular portacabins from the front of the site to a position at the rear of the plot, as shown on the proposed plan. The cabins provide ancillary accommodation associated with the operation of the specialist educational facility, including classrooms and administrative space. No additional buildings are proposed and the overall scale, height and footprint of development within the site will remain largely unchanged. At present, the cabins located within the front portion of the site are visible from Alexandra Road South and therefore form part of the street scene and views within the Conservation Area. Their utilitarian appearance and temporary character are not consistent with the historic suburban qualities that define the Conservation Area. Positioning the cabins to the rear of the site will ensure that they are largely screened from public view by the existing building and boundary treatments, thereby reducing their visual prominence within the Conservation Area. The proposed arrangement will also result in a more organised site layout that better reflects the established development pattern of buildings set back from the street with ancillary structures located behind the principal building.

The proposals follow pre-application advice provided by Manchester City Council in April 2025, which indicated that locating the outbuildings to the side and/or rear of the existing building would be more appropriate to limit the degree of harm to the character and appearance of the Conservation Area. Given the modest scale of the works and the relocation of the cabins away from the site frontage, the proposals will not affect the defining characteristics of the Conservation Area, including its historic layout, architectural quality, mature planting, or key views along Alexandra Road South.

Summary of Impact

Overall, the proposals will result in a low magnitude of change to the Conservation Area. When considered against the medium heritage value of the asset, the proposals are assessed as resulting in a neutral to minor beneficial level of impact, as the relocation of the cabins will reduce their visual impact within the street scene and better preserve the character of the Conservation Area.

CONCLUSION

The assessment has established that the Site itself does not contain buildings of historic or architectural significance and currently makes no positive contribution to the character of the Conservation Area. The modular cabins currently positioned toward the front of the site have a limited visual presence within the street scene and their temporary appearance does not reflect the historic suburban character of the area.

The proposed relocation of these structures to the rear of the site will reduce their visibility from Alexandra Road South and therefore limit their impact upon the wider Conservation Area. The works do not involve the construction of new buildings, do not alter the principal building on the site, and do not affect the historic layout, architectural character or key views that contribute to the significance of the Conservation Area.

The magnitude of change resulting from the proposals is assessed as low, resulting in an overall neutral to minor beneficial impact on the significance of the Whalley Range Conservation Area. The relocation of the cabins will reduce their visual prominence within the public realm and therefore better preserve the character and appearance of the designated heritage asset. The retention of the cabins represents a public benefit, as they provide necessary educational accommodation that supports the continued operation of a specialist facility serving the local community.

The proposals are therefore consistent with the requirements of the National Planning Policy Framework (Section 16: Conserving and Enhancing the Historic Environment) and the relevant conservation policies of Manchester City Council, which seek to ensure that development within conservation areas preserves or enhances their character and appearance.

This assessment finds that the proposed works are considered to be acceptable and are unlikely to give rise to harm to the significance of the Whalley Range Conservation Area.

AUTHORSHIP AND ACKNOWLEDMENTS

This document was written by Spencer Heritage Services Ltd, if you need to contact somebody about this document please email Kate Spencer at kate@spencerheritage.com or call 07947384935. Spencer Heritage Services would like to thank the Included Learning, Kenyon Planning and the Conservation Officer at Manchester City Council for their time and advice regarding this project.

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