

Former Trinity Church, 2 Greenhill Road, Cheetham Hill, Manchester Heritage Statement



JW | Conservation

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February 2026

**Former Trinity Church, Cheetham Hill
Heritage Statement**

Prepared for Studio Tashkeel Architecture Ltd

by

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February 2026

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1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2025 by Studio Tashkeel Architecture Ltd. Its purpose is to assess the contribution which the site makes to the setting of the Grade II listed Former Hot Shots Snooker Club on Cheetham Hill Road and of the locally listed former Trinity Church and to assess the impact of proposals to erect a canopy adjacent to the listed building and near to Trinity Church.

Section 3 summarises the development of the site, which was part of the grounds of Green Hill, a large house on the north side of Cheetham Hill Road with extensive gardens. The HER record states that this house appears on Yates's county map of 1786 but had gone by the time of the OS 2nd edition map of 1896 and the site was empty by 1893. In 1899, local architect Henry Robert Price was commissioned to design a new Presbyterian church on Cheetham Hill Road. The church and an adjacent Sunday School are shown on the 1908-09 map. The billiard hall was constructed in 1906 for the Temperance Billiard Halls Company, to a design by in-house architect Norman Evans. The 1931-33 map shows the billiard hall immediately adjacent to the Sunday School and there was also a picture theatre adjacent to the billiard hall. Historic photographs taken in 1959 show the appearance of the former church and Sunday School and the appearance of the billiard hall, picture theatre and the Co-operative store to the south.

Section 4 assesses the significance of the site. The setting is considered to make an **overall positive** contribution to the significance of both heritage assets although the poor condition of the former church has a negative effect on this contribution. The application site is considered to **form a minor part of the setting of both heritage assets**.

Section 5 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

The assessment of the impact on the heritage asset and its setting is set out in Section 6. The application site was formerly occupied by a single-storey Sunday School. It is currently used for storage and gives a cluttered and rather neglected appearance to this part of the setting. Although the proposals will introduce a change to the skyline, they **will result in tidying of the space and are considered to be neutral overall**. They are part of a proposed new use for the former church which is under consideration as part of a separate application and which includes repairs to the building (Ref. No: 144690/FO/2025).

The design has been modified following specialist advice to set the front of the canopy back in line with the second buttress on the south-east side of the church, to reduce its appearance in the important views from the west side of Cheetham Hill Road.

The proposed design is **considered to preserve the character and setting** of both the listed building and the non-designated heritage asset.

Once in the public domain, an anonymised version of the History and Significance assessment in this report will be added to the Historic Environment Record as a permanent publicly accessible record, in keeping with the requirements of Policy 206.

2 INTRODUCTION

2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2025 by Studio Tashkeel Architecture Ltd. Its purpose is to assess the contribution which the site makes to the setting of the Grade II listed Former Hot Shots Snooker Club on Cheetham Hill Road and of the locally listed former Trinity Church and to assess the impact of proposals to erect a canopy adjacent to the listed building and near to Trinity Church. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Acknowledgements

The author would like to thank the staff of the Greater Manchester Historic Environment Record for their help with the research for this report.

2.3 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the site;
- An assessment of its contribution to setting of the listed building and to the Trinity Church;
- An assessment of the impact of proposals to erect a canopy.

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant based on evidence from documentary sources and a survey of the site.

2.4 Copyright

This report is the copyright of Jenny Wetton as a self-employed person and is for the sole use of the individuals or organisations to which it is addressed. Jenny Wetton grants these individuals or organisations a licence to use the report for planning purposes or for the sale of the property covered by the report. Jenny Wetton does not accept liability for any loss or damage arising from any unauthorised use of this report.
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3 HISTORY

3.1 History of Site

By the mid-19th century, Cheetham Hill was still a largely rural area although there had been some development along Cheetham Hill Road.

The application site is shown as part of the grounds of Green Hill, a large house on the north side of Cheetham Hill Road with extensive gardens. The HER record states that this house appears on Yates's county map of 1786 but had gone by the time of the OS 2nd edition map of 1896 and the site was empty by 1893. There had been further development to the west of Cheetham Hill Road.

The *Architects of Greater Manchester* website records that, in 1899, local architect Henry Robert Price was commissioned to design a new Presbyterian church on Cheetham Hill Road. The laying of the memorial stone was recorded in *Building News*, which described the design as:

'...Early English in style, faced on the exterior with Ruabon red terra-cotta brick.¹' The church was expected to accommodate 407 worshippers and the choir 26 persons, with a small gallery to be placed over the entrance vestibule which would hold 86 persons.

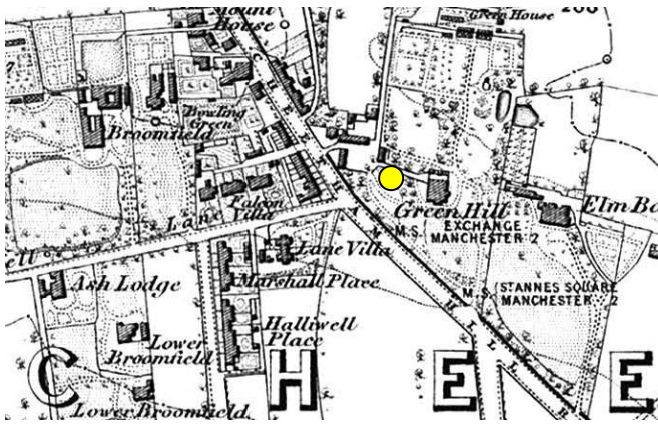
The church and an adjacent Sunday School are shown on the 1908-09 map, together with Green Hill Road and terraced housing to the north. The 1923 map is of a smaller scale and is confusing, appearing to show that the Sunday School had been replaced by another building extending to the south-east. The listing description states that the billiard hall dates from 1906 and the layout of the buildings is more clearly shown on the 1931-33 map, which shows the billiard hall immediately adjacent to the Sunday School. There was also a picture theatre adjacent to the billiard hall. The Historic England images website states that the billiard hall was built for the Temperance Billiard Halls Company and was designed by in-house architect Norman Evans².

The Imperial War Museum war memorials website records that there is a First World War memorial plaque within Trinity Church³.

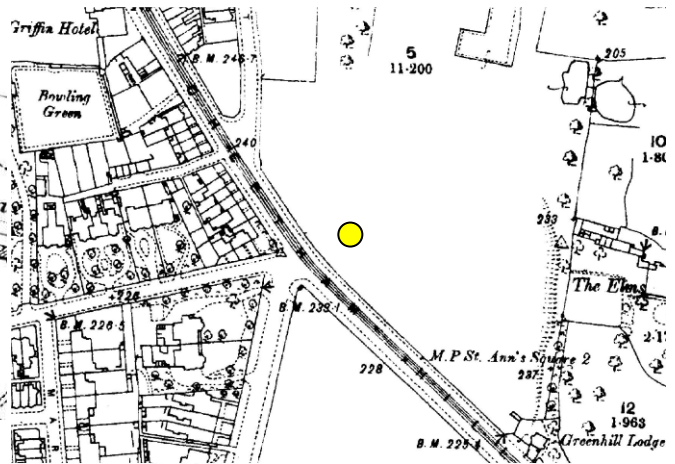
¹ *Trinity Presbyterian Church Cheetham Hill Road* [online]. Available at: <https://manchestervictorianarchitects.org.uk/buildings/trinity-presbyterian-church-cheetham-hill-road#:~:text=Date,is%20stated%20to%20be%20unique>. [Accessed 15.01.26]

² *The front elevation of the former Temperance Billiard Hall on Cheetham Hill Road, Cheetham* [online]. Available at: <https://historicengland.org.uk/images-books/photos/item/PLA01/04/0046> [Accessed 15.01.26]

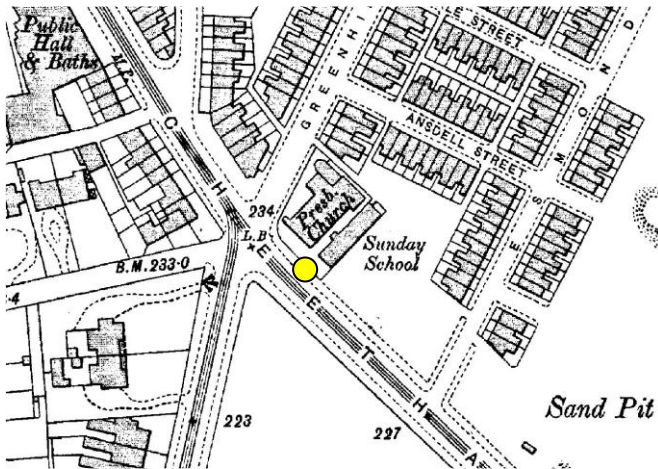
³ *Trinity United Church WW1 Memorial Plaque* [online]. Available at: <https://www.iwm.org.uk/memorials/item/memorial/18462> [Accessed 15.01.26]



OS 1848 Showing Approx. Locn. of Site



OS 1888-89 Showing Site



OS 1904 Showing Site



OS 1923



OS 1931



1949-50



***Trinity Church, 1959, Looking East
(Manchester Libraries)***



***Trinity Church, 1959, Looking West
(Manchester Libraries)***



OS 1990

Historic photographs taken in 1959 show the appearance of the former church and Sunday School, the latter being single storey with a steeply pitched roof and of a similar design to the church. They also show the appearance of the billiard hall, picture theatre and the Co-operative store to the south, all of which were two storeys in height. The billiard hall had wide centre and narrow side bays topped by a deep cornice and flanked by square turrets with swept pyramidal roofs. There was a wide bow window to the centre of the ground floor and a Venetian style window above.

There was no change on the application site by 1990. The former Sunday School appears to have been demolished after planning permission was granted in 2002 and the site left vacant.

3.2 Planning History

Listed below are related records from the Council's online planning portal:

Ref. No: 144690/FO/2025 Conversion of existing vacant church to Furniture Showroom (sui generis) and installation of a mezzanine floor Open for comment icon
Trinity United Church Cheetham Hill Road Manchester M8 9LS. | Validated: Tue 13 Jan 2026 | Status: Awaiting decision

Ref. No: 066061/LO/NORTH1/02 LISTED BUILDING CONSENT Demolition of church hall adjoining Grade II listed building Trinity United Church, Cheetham Hill Road, Cheetham | Validated: Wed 04 Sep 2002 | Status: Unknown

Ref. No: 066062/FO/NORTH1/02 Erection of disabled access ramp and elevational alterations. Trinity United Church, Cheetham Hill Road, Cheetham | Validated: Wed 04 Sep 2002 | Status: Decided

4 SIGNIFICANCE

4.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 207 and 208 (CLG, *National Planning Policy Framework*, 2024). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 210). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

4.2 Contribution to Significance of Listed Building

This section assesses the contribution which the site makes to the setting of the nearby Grade II-listed Former Hot Shots Snooker Club and Trinity Church as a non-designated heritage asset. The analysis will use the non-exhaustive checklist given in Step 2 of the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

4.2.1 Significance of Former Hot Shots Snooker Club and Trinity Church

Former Hot Shots Snooker Club

The former billiard hall is listed at Grade II and was built in 1906 for the Temperance Billiard Halls Company, to a design by in-house architect Norman Evans. He designed a number of similar buildings of which those in Chorlton cum Hardy (1907, now listed at Grade II) and Bury (Bolton Street, c1910) are mentioned by Hartwell, Hyde and Pevsner as being in good condition. The hall in Chorlton retains a tilted semicircular front wall with a wide Venetian window above an advanced single-storey entrance bay to the street frontage and four side dormers with curved roofs. The temperance movement swept through Victorian England and encouraged people to reduce their alcohol intake. Purpose-built billiard halls, meeting rooms and music halls were built in the 19th century and a search of the national list reveals ten buildings identified as temperance billiard halls, with just two listed in the Northwest.

The former billiard hall is designed in an Eclectic style with Edwardian Baroque and Art Nouveau elements and retains a two-storey entrance front to the single-storey hall. It retains a wide centre and narrow side bays, with a segmental arched modillioned cornice to the centre flanked by square turrets which have pilasters with Art Nouveau ornament and swept pyramidal roofs. The wide segmental bowed window to centre of ground floor is now blanked off but the front elevation also retains a round-headed doorway to the left with pilasters which have Art Nouveau ornament - although some is missing - and a keyed semi-circular hood and a prominent bracketed cornice over the whole. There is also a blocked Venetian style window in the centre of the first floor and ornamental lancets in the turrets with keystones and swept pediments. The north-west elevation retains four dormers with flat roofs although the ground floor has been rendered in a cement-based render.

Although the application site only affects the exterior of the building, it also retains the arched roof structure, although no other internal features were visible during the site visit for this report.

The former billiard hall is considered to be of both architectural and social significance and is considered in the listing description to be an 'Unusual survival of its type and date'.



Former Billiard Hall, Front Elevation



Doorway



North-west Elevation



Interior

Former Trinity Church

The former Trinity Church is locally listed and constitutes a non-designated heritage asset in planning terms.

The church was designed as a Presbyterian church by Manchester architect Henry Robert Price in 1899. Constructed in red brick and red terracotta, the church is of a Gothic revival design and retains a pointed arched front entrance in a moulded surround within a porch. There is a further pointed arched side entrance under the buttressed square tower which also retains lancets and a vent and a slate-clad spirelet. The geometric traceried west window lies above the front entrance, with a small oval window under the gable. Three string courses run across the front elevation and form hoodmoulds for the three arched ground floor windows and a sill to the west window. The right side retains a further buttress topped with a pinnacle.

The north-west elevation retains a pentagonal stair tower against the main tower, four pointed arched traceried windows lighting the main body of the church and a projecting buttressed element. Adjoining the north-east end of the church is the vicarage which retains a projecting single-storey entrance with a pentagonal roof topped with a finial.

The former church is in a poor condition, with damage to the west window, vegetation growth to the tower, porch and at the joints with buttresses. Maintenance work is needed as a matter of urgency to retain the historic interest of the building.

According to the *Architects of Greater Manchester* website, Henry Robert Price came to Manchester from Ireland and formed a partnership with Mortimer Henry Linklater in 1869 which lasted until 1875⁴. He designed several churches, including another Presbyterian church in Whalley Range (1877 – 1878) which, although built in stone and missing its roof, is broadly similar in design. He also designed the later Church of St Edmund in Whalley Range (1881-2), again using geometrical tracery.

This assessment considers that the building is of medium significance and supports the local listing.



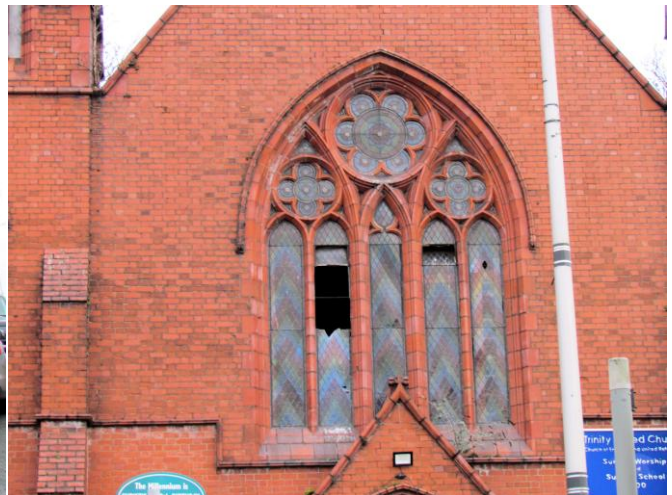
Trinity Church, Front Elevation



Front and North-west Elevations



North-west Elevation



Damaged West Window

⁴ Henry Robert Price [online]. Available at: <https://manchestervictorianarchitects.org.uk/architects/henry-robert-price> [Accessed 17.01.26]

4.2.2 Contribution made by Setting to Significance of Listed and Unlisted Buildings

The asset's physical surroundings

- Aspect: Both the former billiard hall and church face south-west onto Cheetham Hill Road and have a relationship with the historic road layout.
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains): The unlisted former picture theatre and Co-operative store survive to the south-east of the former billiard hall and are both shown on the 1923 map. The *Architects of Greater Manchester* website records that 'the Premier Picture Hall opened in 1913 following alterations and additions to an existing cinema to a design by John Knight'⁵. Both buildings retain their distinctive street frontages and may constitute non-designated heritage assets.
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces: The church is the largest building in the area, the buildings mentioned above form a row of medium-scale development along Cheetham Hill Road and other development largely consists of terraced shops and houses following the historic road layout.
- Historic materials and surfaces: Road and pavement surfaces are generally asphalt, although historic stone paving has survived to the north and front of the church with some concrete setts providing definition. The application site is surfaced in concrete.
- Green space, trees and vegetation: Green space in the area is provided by Goldstone Gardens, to the south-west of the church. There were three small trees to the south-east of the church at the time of survey for this report, although they have since been removed.
- Openness, enclosure and boundaries: The church's boundaries are defined by a red brick wall with stone copings which follows the road layout and a gateway with Gothic revival stone gate posts and metal gates is retained. There is open space on the site of the Sunday School, currently used for storage, and a ramp has been fitted on the south-east side of the former church. The former billiard hall has a canopy which extends to the pavement.
- Functional relationships and communications: There is a historic functional relationship between both buildings and the historic road layout and the surrounding community.
- History and degree of change over time: Since the construction of the church, the former billiard hall was constructed in 1906, the picture theatre followed several years later. Otherwise, Goldstone Gardens has been laid out on the site of two semidetached houses and a public hall and baths to the north has gone and been replaced by suburban development.

⁵ Premier Picture Hall, 382 Cheetham Hill Road, Cheetham Manchester [online]. Available at: <https://manchestervictorianarchitects.org.uk/buildings/premier-cinema-cheetham-hill-road-cheetham-manchester> [Accessed 18.02.26]



***View Towards Church and Listed Building
from West Corner of Junction with Halliwell
Lane***



Stone Gateway to Church Entrance



Ramp by South-east Side of Church



Frontage of Former Billiard Hall

Experience of the asset

- Surrounding landscape or townscape character: The area is urban in character, with buildings up to the pavement on all roads in the area and small yards behind.
- Views from, towards, through, across and including the asset: Views south-east from the west side of Cheetham Hill Road at the junction with Halliwell Lane provide information about the design of the north-west and front of the church and the frontage of the former billiard hall. Views from the junction with Waterloo Road also include the dormers on the north-west side of the former billiard hall. These views also illustrate the historical context of the buildings.
- Intentional intervisibility with other historic and natural features: N/A
- Visual dominance, prominence or role as focal point: The former church is sited on a junction and forms a landmark because of its size and the tower.
- Noise, vibration and other nuisances: Cheetham Hill Road is a busy road with frequent traffic.
- Tranquillity, remoteness, 'wildness': N/A
- Busyness, bustle, movement and activity: There are shops and services and parking spaces on both sides of the road and there is much bustle and activity.

- Diurnal changes: At night, light comes from streetlamps and from occupied buildings.
- Sense of enclosure, seclusion, intimacy or privacy: There is a sense of enclosure around the former church.
- Land use: Much space is devoted to shops and services on the main roads with terraced houses beyond although Goldstone Gardens provide some open green space. The application site is on the site of the Sunday School and is now enclosed behind a fence and used for storage.
- Accessibility, permeability and patterns of movement: Movement is along roads and street frontages.
- Degree of interpretation or promotion to the public: None.
- Rarity of comparable survivals of setting: N/A
- Cultural associations: N/A
- Celebrated artistic representations: N/A

Summary of Contribution to Significance

The setting is considered to make an **overall positive** contribution to the significance of both heritage assets although the poor condition of the former church has a negative effect on this contribution. The application site is considered to **form a minor part of the setting of both heritage assets.**

5 HERITAGE PLANNING CONTEXT

5.1 National Planning Policy Framework (Dec. 2024)

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority '*shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses*' (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in December 2024 replacing all former planning policy statements (previous editions NPPF etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**. Chapter 16 is related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 206 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 207 and 208 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the

assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 209 states: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

The *Planning Practice Guide* gives further guidance:

'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset (National Planning Policy Framework paragraph 202). Local planning authorities may need to consider exercising their repair and compulsory purchase powers to remedy deliberate neglect or damage⁶.'

Policy 210 states: 'In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 212 states: '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.'

Policy 213 states: '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.

Policy 214 states: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities

⁶ Paragraph: 014 Reference ID: 18a-014-20190723

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.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm⁷.'

Policy 215 states; '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.'

Policy 216 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The *Planning Practice Guide* defines a non-designated heritage asset:

'Non-designated heritage assets 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.

⁷ Paragraph: 018 Reference ID: 18a-018-20190723

'A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets⁸.'

Policy 218 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

Policy 219 states: '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.'

5.2 Manchester City Council Core Strategy (2012)

Policy CC 9

Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 1

Design Principles and Strategic Character Areas

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

Policy EN 3

⁸ Paragraph: 039 Reference ID: 18a-039-20190723

Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

5.3 Addendum to Manchester Core Strategy 2024

The 'Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024.

The following Core Strategy (CS) policies have been partially replaced by Places for Everyone (PfE) policies. Any part of the policy that is not replaced remains part of Manchester's Core Strategy.

CS Policy EN3 Heritage

Section to be replaced:

- 2nd paragraph

Replaced by PfE Policy JP-P2

Policy JP-P2: Heritage

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

6 IMPACT ASSESSMENT

6.1 Summary of the Proposals

Studio Tashkeel Architecture has designed a scheme for a canopy adjacent to the listed building.

There are further details in the Design and Access Statement and the drawings which accompany the application, and which should be read with this report.

6.2 Impact of Changes on the Significance of the Listed and Unlisted Buildings

This analysis will use the non-exhaustive checklist given in Step 3 of the Historic England guidance, *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*.

Impact of New Development

Location and siting of development

- Proximity to assets: The eastern side of the proposed canopy lies 300mm from the north-west wall of the former billiard hall.
- Position in relation to relevant topography and watercourses: N/A
- Position in relation to key views to, from and across: The application site is largely obscured in key views towards the north-west side of the former billiard hall by a covered fence.
- Orientation: The proposed canopy is aligned south-west – north-east.
- Degree to which location will physically or visually isolate asset: The proposed canopy will be open on the front and sides, keeping views through towards the former billiard hall open.

Form and appearance of development

- Prominence, dominance, or conspicuousness: The proposed canopy will be single storey in a grey fibreglass to reduce its prominence.
- Competition with or distraction from the asset: The proposed canopy has been located between the two buildings and has a simple design in a muted colour.
- Dimensions, scale and massing: The proposed canopy will extend much of the length of the church but will be shorter than the listed building.
- Visual permeability (extent to which it can be seen through), reflectivity: As before, the proposed canopy will be open on the front and sides, keeping views through towards the former billiard hall open.
- Materials (texture, colour, reflectiveness, etc): The proposed building material is grey fibreglass.
- Architectural and landscape style and/or design: The proposed canopy has been designed in a simple contemporary style.
- Introduction of movement or activity: The site has been vacant since the early 21st century although used for storage. The level of activity is likely to remain much the same.
- Diurnal or seasonal change: N/A



View North-east Towards Site



View South Towards Site

Wider effects of the development

- Change to built surroundings and spaces: There would be more of a feeling of enclosure between the two buildings with the canopy.
- Change to skyline, silhouette: There will be a minor change to the skyline with the addition of the canopy.
- Noise, odour, vibration, dust, etc: There will be some increase in noise during the development.
- Lighting effects and 'light spill': N/A.
- Change to general character (eg urbanising or industrialising): The proposals would not change the character.
- Changes to public access, use or amenity: The proposed canopy would be used for the proposed furniture showroom so there would be no change to public access.
- Changes to land use, land cover, tree cover: It is proposed to plant a hedge behind the fence by the street frontage.
- Changes to communications/accessibility/ permeability, including traffic, road junctions and car-parking, etc: N/A
- Changes to ownership arrangements (fragmentation/permitted development/etc): There will be no change to ownership.
- Economic viability: The development is considered to be economically viable.

Permanence of the development

- Anticipated lifetime/temporariness: The development is expected to be permanent.
- Recurrence: N/A
- Reversibility: The proposed canopy could be removed and the site made good.

6.3 Overall Impact on Significance

The application site was formerly occupied by a single-storey Sunday School. It is currently used for storage and gives a cluttered and rather neglected appearance to this part of the setting. Although the proposals will introduce a change to the skyline, they **will result in tidying of the space and are considered to be neutral overall.**

They are part of a proposed new use for the former church which is under consideration as part of a separate application and which includes repairs to the building (Ref. No: 144690/FO/2025).

The design has been modified following specialist advice to set the front of the canopy back in line with the second buttress on the south-east side of the church, to reduce its appearance in the important views from the west side of Cheetham Hill Road.

The proposed design is **considered to preserve the character and setting** of both the listed building and the non-designated heritage asset.

7 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of the application site and the contribution made to the setting of the listed and unlisted buildings. The setting is considered to make an **overall positive** contribution to the significance of both heritage assets although the poor condition of the former church has a negative effect on this contribution. The application site is considered to **form a minor part of the setting of both heritage assets**.

Section 5 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 210 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The assessment of the impact on the heritage asset and its setting is set out in Section 6. The application site was formerly occupied by a single-storey Sunday School. It is currently used for storage and gives a cluttered and rather neglected appearance to this part of the setting. Although the proposals will introduce a change to the skyline, they **will result in tidying of the space and are considered to be neutral overall**. They are part of a proposed new use for the former church which is under consideration as part of a separate application and which includes repairs to the building (Ref. No: 144690/FO/2025).

The design has been modified following specialist advice to set the front of the canopy back in line with the second buttress on the south-east side of the church, to reduce its appearance in the important views from the west side of Cheetham Hill Road.

The proposed design is **considered to preserve the character and setting** of both the listed building and the non-designated heritage asset.

Once in the public domain, an anonymised version of the History and Significance assessment in this report will be added to the Historic Environment Record as a permanent publicly accessible record, in keeping with the requirements of Policy 206.

8 SOURCES

Published

- Brock, D. *Illustrated Glossary of Architectural Terms* (London: English Heritage, 1984, unpubl. report).
- Cooper, G. *The Illustrated History of Manchester Suburbs* (Derby: Breedon, 2002)
- Department for Communities & local Government, *National Planning Policy Framework*, 2024
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- Hartwell, C., Hyde, M. and Pevsner, N., *Buildings of England: Lancashire: Manchester and the South-East* (Yale, 2004)
- Historic England. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition)
- Historic England. *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England, 2019)
- Kidd, A. and Wyke, T. (eds) *Manchester: Making the Modern City* (Liverpool: LUP, 2016)
- Manchester City Council. *Heritage Asset Strategy* (February 2015)
- Planning History

Maps and Plans (online)

- | | |
|----------------|-----------------------------------|
| 1845 1:10560 | Ordnance Survey Lancs Sheet 104 |
| 1888-89 1:2500 | Ordnance Survey Lancs Sheet CIV.2 |
| 1904 1:2500 | Ordnance Survey Lancs Sheet CIV.2 |
| 1923 1:10560 | Ordnance Survey |
| 1931 1:2500 | Ordnance Survey Lancs Sheet CIV.2 |
| 1949-50 1:2500 | Ordnance Survey Sheet SD8401 - A |
| 1990 1:1250 | Ordnance Survey |

Appendix 1: Listed Building Description

MANCHESTER, CHEETHAM HILL ROAD (East side), Cheetham,

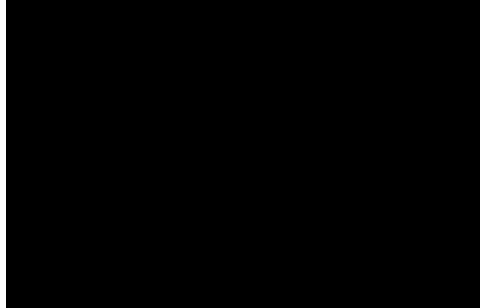
Former Hot Shots Snooker Club

(Formerly listed as: Hot Shots Snooker Club)

11/02/93

GV II

Billiard hall. 1906, altered. Painted roughcast on brick, with internal timber frame, tiled roofs. Rectangular plan at right-angles to street. Eclectic style with Edwardian Baroque and Art Nouveau elements. Two-storey entrance front to single-storey hall; wide centre and narrow side bays, with segmental modillioned cornice to centre flanked by square turrets which have pilasters with Art Nouveau ornament and swept pyramidal roofs. Wide segmental bowed window to centre of ground floor (now blanked off), round-headed doorway to left with pilasters which have Art Nouveau ornament and keyed semi-circular hood, slightly bowed window to right (now blanked off), and a prominent bracketed cornice over the whole; blocked or blind Venetian style window in centre of 1st floor, and ornamental lancets in the turrets with keystones and swept pediments. INTERIOR: laminated timber elliptical-arched frames; original side benches, radiators, cue-racks, etc in Art Nouveau style. Unusual survival of its type and date.



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