

Heritage Statement JC224

Project Number: JC224
Site: King David High School
Eaton Rd, Crumpsall, Manchester M8 5DY

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1. Introduction

This Heritage Statement has been prepared to assess the impact of the proposed managed community use of the existing Multi-Use Games Area (MUGA), associated rebound fencing and lighting, on the adjacent designated heritage asset: the Crumpsall Lane Conservation Area.

The application site lies immediately outside, but adjacent to, the northern boundary of the Conservation Area.

The proposals comprise:

- Resurfacing of an existing hardstanding playground area
- Installation of internal rebound fencing
- Installation of lighting columns comparable in scale to existing lighting
- Formalisation of parking on existing hardstanding

In accordance with Paragraph 200 of the National Planning Policy Framework (NPPF), the level of detail provided is proportionate to the significance of the heritage asset and sufficient to understand the potential impact of the proposal on its significance.

2. Site Location and Context

King David High School is located on Eaton Road, Crumpsall. The site forms part of an established educational campus.

The area to the north and east comprises residential streets that fall within the Crumpsall Lane Conservation Area characterised by early 20th-century red brick dwellings, slate roofs, bay windows and gabled forms

The school site itself is outside the designated boundary and reads as institutional land distinct from the residential grain of the Conservation Area.

3. Crumpsall Lane Conservation Area

The Crumpsall Lane Conservation Area comprises a predominantly residential area of varied early 20th-century development.

The character includes:

- Two-storey semi-detached dwellings;
- Red brick construction;
- Slate roofs;
- Bay windows and gabled roof forms;
- Mature street trees and boundary treatments

The significance of the Conservation Area derives from:

- Its consistent suburban architectural character;
- The spatial relationship between buildings and streets;
- The presence of mature landscaping;

- The cohesion of its residential form.

The application site does not form part of this residential townscape and is physically and visually separate from it.

4. Description of the Proposals

The proposals comprise:

- Resurfacing of the existing MUGA on the same footprint;
- Installation of internal rebound fencing;
- Installation of lighting columns comparable in scale to existing school lighting;
- Marking of parking bays on existing hardstanding.

There is:

- No extension of built footprint;
 - No new buildings;
 - No change to site levels;
 - No removal of mature trees (as confirmed in the Tree Appraisal)
- No alteration to site access arrangements (as confirmed in the Transport and Parking Statement)

The works occur entirely within an established hardstanding area of the school.

5. Policy Context

5.1. National Policy

Section 16 of the NPPF (Conserving and Enhancing the Historic Environment) requires:

- A proportionate assessment of significance (Paragraph 200);
- Great weight to the conservation of designated heritage assets (Paragraph 205);
- Harm to be clearly identified and weighed where it arises (Paragraph 208).

5.2. Local Policy

Relevant local policy includes:

- Core Strategy Policy EN3 (Heritage) – requiring development to enhance the historic environment and its setting
- Saved UDP Policy DC18 (Conservation Areas) – requiring preservation or enhancement of character and appearance
- Guide to Development in Manchester SPD – requiring development to respect character and context

The statutory test under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to preserving or enhancing the character or appearance of the Conservation Area.

6. Heritage Assessment

6.1. Relationship to the Conservation Area

The boundary interface comprises:

- Residential properties to the north;
- Mature tree screening along the edge of the school site
- Established boundary fencing.

Views into the site from within the Conservation Area are limited and filtered. The MUGA area reads as school infrastructure rather than as part of the residential Conservation Area townscape.

6.2. Impact on Character and Appearance

6.2.1. Built Form

- No new buildings are proposed.
- There is no alteration to rooflines, massing, or skyline when viewed from the Conservation Area.
- Impact: None.

6.2.2. Rebound Fencing

- The fencing is internal to the playground area and does not alter site boundaries. It is functional school infrastructure and visually recessive within the wider institutional context.
- Impact: Neutral.

6.2.3. Lighting Columns

- Lighting columns are comparable in scale to existing infrastructure and are screened in part by mature boundary trees
- They do not introduce new built mass into the Conservation Area nor alter its spatial form.
- Impact: Neutral.

6.2.4. Trees and Landscape

- No mature trees are removed. Protective fencing and arboricultural supervision are proposed
- The tree-lined character at the Conservation Area edge is preserved.
- Impact: Preserved.

6.3. Assessment of Harm

For the reasons set out above, the proposals result in no harm to the character or appearance of the Conservation Area.

7. Public Benefits

The proposals enable:

- Managed community use of sports facilities;
- Improved local access to recreation;
- More efficient use of existing infrastructure;
- Enhancement of educational and community facilities.

Even if any minor visual change were identified, these public benefits would clearly outweigh such impact under Paragraph 208 of the NPPF.

8. Conclusion

This statement has assessed the impact of the proposed works at King David High School on the adjacent Crumpsall Lane Conservation Area.

The proposals:

- Occur entirely outside the designated boundary;
- Do not introduce new buildings;
- Do not alter the Conservation Area's architectural grain;
- Retain all mature trees;
- Maintain the established edge condition between institutional land and residential streets.

The development preserves the character and appearance of the Conservation Area and complies with:

- Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- NPPF Chapter 16;
- Core Strategy Policy EN3
- Saved UDP Policy DC18
- Guide to Development in Manchester SPD

The application is therefore acceptable in heritage terms.