

Heritage Statement

Proposed change of use into furniture showroom and Internal Mezzanine Floor Trinity United Church, 2 Greenhill Road, Cheetham Hill, Manchester M8 9LG

1. Introduction

This Heritage Statement accompanies a planning application for internal alterations at Trinity United Church, located at 2 Greenhill Road, Cheetham Hill, Manchester M8 9LG. The proposal seeks consent for the insertion of an internal mezzanine floor only. No external alterations are proposed, and the external appearance, fabric, footprint, and setting of the building will remain entirely unchanged.

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and relevant local planning policies and considers the impact of the proposal on the subject building and nearby heritage assets, including the Grade II listed building adjacent to the site.

2. Site Description and Heritage Context

Trinity United Church is a historic ecclesiastical building located within a dense urban area of Cheetham Hill. The building makes a positive contribution to the character of Greenhill Road through its scale, form, and long-standing communal use.

Immediately adjacent to the site is a **Grade II listed building**, the significance of which is derived from its architectural interest, historic fabric, and contribution to the local historic environment. The setting of this listed building is defined by the established street pattern and the existing built form along Greenhill Road.

3. Description of the Proposed Works

The proposed development comprises the insertion of a **new internal mezzanine floor** within the existing church hall, as shown on the submitted drawings. The works are limited strictly to the interior of the building and include:

- No changes to external elevations
- No alterations to the roof, windows, doors, or external materials
- No increase in height, massing, or footprint
- No changes to boundary treatments or site layout

The mezzanine is designed to sit comfortably within the existing internal volume, allowing the continued appreciation of the primary internal space while improving functionality.

4. Assessment of Impact on Heritage Assets

4.1 Impact on the Host Building

The significance of Trinity United Church is largely expressed through its external architectural form and its contribution to the streetscape. As no external changes are proposed, these elements will remain wholly unaffected.

Internally, the mezzanine floor is introduced in a manner that minimises intervention into historic fabric and retains the overall spatial hierarchy of the building. The proposal is therefore considered to preserve the significance of the building in heritage terms.

4.2 Impact on the Adjacent Grade II Listed Building

The proposed development will have **no impact on the adjacent Grade II listed building**, for the following reasons:

- All works are internal to Trinity United Church
- There are **no external alterations**, extensions, or changes to massing
- The visual relationship between the buildings will remain entirely unchanged
- There is no impact on the setting, views, or appreciation of the listed building

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the listed building and its setting. Given the absence of any external works, the proposal results in **no harm** to the significance or setting of the Grade II listed building.

4.3 Level of Harm

The proposal gives rise to **no harm** to the significance of Trinity United Church or to any nearby heritage assets. In heritage planning terms, the development fully preserves significance as defined by the NPPF and does not engage the tests associated with less than substantial or substantial harm.

5. Public Benefits

The proposed internal alterations provide clear public benefits by enabling:

- Improved and more efficient use of the existing building
- Greater flexibility for community and commercial activities
- The continued viable use and long-term maintenance of the building

These benefits support the sustainable conservation of the building without compromising heritage significance.

6. Policy Compliance

The proposal accords with:

- The National Planning Policy Framework (NPPF), particularly Sections 199–202
- Local planning policies relating to heritage assets and design
- Statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990

7. Conclusion

The proposed internal mezzanine floor at Trinity United Church represents a sensitive and appropriate form of development. The absence of any external alterations ensures that the character, appearance, and setting of the building — as well as the setting of the adjacent Grade II listed building — are fully preserved.

The proposal causes **no harm to heritage assets**, complies with national and local policy, and supports the long-term sustainable use of the building. The development is therefore acceptable in heritage and planning terms.