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Shalsheles College (Formerly Roselands), 4 Middleton Road, Manchester, Greater Manchester, M8 5DS

Heritage Statement

Proposal: Outline Planning Application - Erection of 2no Two-Storey Detached Buildings Following Demolition of Existing Bungalow and Two-Storey Side Extension to Main Building. Education Use (Class F1(a)).

October 2025



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Introduction

This Heritage Statement is intended to support an outline planning application for the proposed redevelopment of the site known as Shalsheles College (formerly Roselands), 4 Middleton Road, Manchester, within the Crumpsall Lane Conservation Area.

The proposed development comprises:

- The demolition of the existing single-storey bungalow at the rear of the site and the erection of a new two-storey detached building in its place;
- The erection of a new two-storey detached building to the north side of the site, fronting Middleton and Bennett Road;
- A two-storey side/rear extension to the main Roselands building.

The works are identical in form, scale, massing, and architectural character to the development approved under application 116157/FO/2017, which granted permission for a similar scale of development in connection with the use of the site as a residential care facility. This application seeks consent for the same scope of physical works, but for the purpose of providing permanent accommodation for Shalsheles Further Education College (Use Class F1(a)), an established post-16 independent college for girls aged 16–18.

The proposal is for the removal of portacabin structures (modular units) on site, and their replacement with purpose built high-quality, permanent buildings designed to integrate with the Conservation Area's character.

In line with paragraph 207 of the National Planning Policy Framework (NPPF, 2025), this statement describes the significance of the Crumpsall Lane Conservation area and assesses the potential impact of the development proposal on the significance of the Conservation Area.

This statement should be read alongside the following documents:

- Planning, Design and Access Statement
- Architectural Drawings Package produced by JCDesign Studios Ltd
- Street View Photo Montage showing the views into the site from the surrounding streets.

Site and Surrounding Area

The application site, formerly known as Roselands, occupies a corner plot close to the junction of Leicester Road, Cheetham Hill Road, Middleton Road and Bury Old Road. The site is located on a large plot of land at the corner of Middleton Road and Bennett Road within the Crumpsall Area Conservation Area. The site sits directly adjacent to the BT Exchange Building and offices to the south, with Bennett Road along its northern boundary and Middleton Road along its Western 'front' boundary.





Google aerial view picture showing location of application site along Middleton Road.

The application site is an irregular rectangular shape approximately 1712sqm in size and comprises two buildings of differing ages. The main building on site, built circa 1890's, is a three storey town house building of a traditional Victorian style common for the period. The property is not listed nor locally listed. The second smaller bungalow building is tucked away to the rear of the site is a smaller more modern annexe building built circa 1980's. The main building is occupied as classrooms and offices. The annexe building is occupied as a school kitchen and dining room/mess room for the students.

The main building is located on the southwestern side of the site facing Middleton Road. The single storey building at the rear is located in the southeastern corner of the site and faces Bennett Road. The site is broadly level to the East with a gentle slope to the west towards Middleton Road.

The site features several mature trees, some of which have TPO status, thick foliage, greenery and planting along its northern and western site boundaries. There are a few major trees on the site but the vast amount of vegetation is mainly fruit or garden species of light growth. The existing trees, hedges and foliage almost completely shield the site from the street views along both Bennett Road and Middleton Road.

There are two access points to the site. A vehicular/pedestrian access point from Bennett Road and a pedestrian access point from Middleton Road. The vehicular access into the site opens to a concreted area designated for parking and site deliveries.

The property lies within the Crumpsall Lane Conservation Area which contains many large detached and semi-detached Victorian dwellings, reflecting the area's historical links to a once affluent domicile for business. Also noticeable are a large amount of modern residential retirement homes interspersed amongst the original properties.

Middleton Road and Bennett Road comprise a mixture of both detached and semi – detached buildings with off-road parking provided within each individual site. The existing properties along both roads are of two- or three-storey dwellings with brick or rendered walls and tiled roofs.

Planning Policy Context

The planning policy context for the site is set by National Planning Policy and guidance, Places for Everyone Plan (March 2024), the Manchester Local Development Framework comprising the (Core Strategy 2012) and saved UDP policies from the Manchester Unitary Development Plan (1995), and the statutory duty to preserve or enhance the character or appearance of Conservation Areas under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (2024)

Section 16 – Conserving and enhancing the historic environment

Key provisions relevant to this application include:

- Para. 212 – Great weight should be given to the conservation of designated heritage assets; the more important the asset, the greater the weight should be.
- Para. 213 – Any harm to the significance of a designated heritage asset should require clear and convincing justification.
- Para. 219 – Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance.
- Para. 220 – Not all elements of a Conservation Area will necessarily contribute to its significance; the loss of a building that makes a positive contribution should be assessed as either substantial harm or less than substantial harm.

Local Planning Policy Guidance in relation to Heritage

Places for Everyone Plan (March 2024)

The Places for Everyone Plan (2024) was adopted by Manchester City Council in March 2024, the policy relevant to heritage states (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.…This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; 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; 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; 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 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. 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.

Manchester Core Strategy Development Plan Document (July 2012)

Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. The plan contains various core strategic objectives which seek to encourage development. The proposed development is therefore supported in principle by these strategic development plan policies.

Specific heritage policies of the core strategy of relevance to the proposed scheme include:

- Policy EN 1 'Design Principles and Strategic Character Areas' which states that developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.
- Policy EN 3 'Heritage' which states that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Manchester Core Strategy (2012)

- Policy EN3 – Encourages development that complements and takes advantage of the city's distinct historic features, preserving or enhancing the character, setting, and accessibility of heritage assets, including Conservation Areas.
- Policy CC9 – Development should preserve or enhance identified heritage assets and contribute positively to local character and distinctiveness.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

Saved UDP Policies of relevance to the development proposal:

- DC18 'Conservation Areas' states the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council 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).
- DC19 'Listed Buildings' states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced. Paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

History of Crumpsall and the Application Site

History of Crumpsall

- First documented in 1291; remained rural until 19th century.
- Industrial growth in late 18th and 19th centuries brought expansion, including Turkey Red dyeing works (1788) and biscuit works (1873).
- Late Victorian period saw development of large villas along Middleton Road for middle-class families.
- Conservation Area designated in 2004 to protect this architectural and landscape character.

History of the Site

- Roselands appears on OS maps between 1850–1893 (placeholder for OS map references).
- Originally a single residential plot; extended to incorporate northern garden area in early 20th century.
- Historic outbuildings demolished mid-to-late 20th century; replaced by current bungalow.
- The Roselands premises and building was used as a care home until early 21st century; the site was converted to educational use in 2021.

Assessment of the Special Interest of the Conservation Area

The special interest of the Crumpsall Lane Conservation Area includes:

- Predominantly residential character;
- Two/three-storey Victorian and Edwardian houses;
- Red brick with stone or terracotta detailing;
- Pitched slate roofs, decorative gables, and bays;
- Mature trees and traditional boundary walls;
- Coherent building lines and plot layouts.

The original Roselands building contributes positively to this special interest. The bungalow does not.

Contribution of the Site Elements to the Conservation Area

Element	Contribution	Reason
Main Roselands Building	Medium Positive	Good-quality late-Victorian architecture; historic character intact.
Bungalow	Neutral	Modern, undistinguished, no heritage value.
Brick boundary wall (Middleton Rd)	Low Positive	Traditional material; complements streetscape.
Mature trees	Positive	Reinforce green character and screen development.
Concrete panel fence (north)	Negative	Non-traditional, poor-quality boundary treatment.

Proposed Works

The proposal mirrors the approved 2017 scheme and includes the following development:

- Erection of new two-storey detached building to north (fronting Middleton and Bennett Road).
- Demolition of bungalow and the Erection of new two-storey detached building in its place at the rear of the site (south-east corner).
- Two-storey side extension to Roselands.

All new buildings will be:

- Two storeys in height, pitched roofs, traditional detailing;
- Red brick with slate roofs to match local palette;
- Sited to respect established building lines.

Impact Assessment

Impact on Conservation Area

- Removal of bungalow is expected to have a neutral-to-positive effect.

- New buildings will integrate into historic streetscape and will complement the existing character of the buildings on site and the buildings in the surrounding area.
- No harm to key views along Middleton Road or Bennett Road.

Impact on Main Roselands Building

- Extensions will be subservient, utilising matching materials and detailing.
- Historic form will be retained and remain legible.

Views and Setting

- Extensions to the main building will be located at the rear of the building and will not impact on how the building appears and is viewed within the street scene and the wider conservation area.
- Development of the new building in the northeastern corner will reinforce established character of the area and the coherent streetscape/established building lines.
- Landscaping will improve boundary quality and will mostly conceal any proposed development from the surrounding street scenes. This will ensure that the existing views and setting of the site is unaffected by the proposal.

Conclusion

The proposed development at Shalsheles College (formerly Roselands), 4 Middleton Road, has been assessed against the identified significance of the Crumpsall Lane Conservation Area, the contribution of the site and its component elements to that significance, and the relevant national and local policy framework. The assessment confirms that the physical form, scale, massing, siting and architectural language of the scheme are identical to those previously accepted by the Local Planning Authority under permission 116157/FO/2017. The difference lies only in end use, with the proposal now seeking to provide permanent educational accommodation to replace temporary modular units.

Roselands itself makes a positive contribution to the Crumpsall Lane Conservation Area, while the existing bungalow is of neutral value. Its removal, together with the introduction of two well-designed, two-storey buildings and a modest side/rear extension, will preserve and in parts enhance the character and appearance of the Conservation Area. The design respects established building lines, employs appropriate traditional materials, and benefits from mature tree screening and proposed landscaping.

The scheme therefore accords with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2024/25) and relevant local policies, ensuring that the special interest of the Conservation Area is preserved and enhanced. It will also secure a viable long-term educational use of the site with clear community benefits.

Accordingly, this Heritage Statement concludes that the outline proposals will preserve and enhance the significance of the Crumpsall Lane Conservation Area and the contribution made by Roselands to that significance. Any residual effects are neutral to beneficial and are outweighed by the clear townscape, functional and community gains. We trust that you will find the information submitted herewith is sufficient to demonstrate that the proposal is appropriate for this location and grant approval accordingly. Should you require any information, please do not hesitate to contact us at zalman@eatownplanning.co.uk or 0330 221 0449.

EA Town Planning Ltd