20 Mayfield Road, Whalley Range, Manchester
Updated Heritage Statement

JW | Conservation

Jenny Wetton Conservation
8 Gorsey Brow
Broadbottom
Hyde
Cheshire
SK14 6EA

January 2026

20 Mayfield Road
Updated Heritage Statement

Prepared for International Society for Krishna Consciousness (ISKCON)

by

Jenny Wetton Conservation

January 2026

Ordnance Survey maps reproduced under Licence No. 100053731

Contents

1 EXECUTIVE SUMMARY 4
2 INTRODUCTION 6
2.1 Background to the Report 6
2.2 Acknowledgements 6
2.3 Purpose of the Report 6
2.4 Copyright 6
3 HISTORY and DESIGN 7
3.1 History of Site 7
3.2 Architectural Assessment of 20 Mayfield Road 9
3.3 Planning History 11
4 SIGNIFICANCE 12
4.1 Assessing significance 12
4.2 Significance of 20 Mayfield Road 13
4.3 Setting and Contribution to Conservation Area 13
4.4 Summary of Significance 15
5 HERITAGE PLANNING CONTEXT 17
5.1 National Planning Policy Framework (Dec. 2024) 17
5.2 Manchester City Council Core Strategy (2012) 20
5.1 Addendum to Manchester Core Strategy 2024 21
6 IMPACT ASSESSMENT 23
6.1 The Proposals 23
6.2 Impact of Changes on the Significance of the Conservation Area 23
6.3 Overall Impact of Changes 24
7 CONCLUSION 25
8 SOURCES 26

1 EXECUTIVE SUMMARY

This is an updated version of a report first commissioned from Jenny Wetton Conservation in 2019 by International Society for Krishna Consciousness (ISKCON). Its purpose is to update the contribution which the site makes to the Whalley Range Conservation Area and to assess the impact of new proposals to alter an existing side extension and extend at the rear. Planning permission has previously been granted for a raised side extension and infill rear extensions (Ref. Nos: 124601/FO/2019 and 138203/FO/2023).

Section 3 summarises the development of the building which dates from the second half of the 19th century as part of the development of Whalley Range and remained in residential use the late 20th century when it was converted to a place of worship.

Section 4 assesses the significance of the site. Number 20 Mayfield Road is still considered to make **a positive contribution** to the significance of the Conservation Area, although the rear extension to the adjacent number 18 dominates the rear garden and diminishes the contribution of the rear of the properties here. Number 20 also forms part of the setting of the listed St Bede's College but is considered to make a minor contribution to its significance.

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 proposed development would change the character of this part of the Conservation Area, by virtue of replacing the main entrance porch. It is recommended that the **existing porch is retained and repaired**.

Although the proposed rear extension would impact on the garden and will not preserve the spaciousness of the setting and of this part of the Conservation Area, mitigation has been suggested in Section 6.2 to offset this harm and enhance the contribution made by the building to the Conservation Area.

Minor enhancement work was proposed as part of the 2019 scheme design but did not take place as **there has been no change to the building since the COVID-19 pandemic**.

It is considered that the proposals would constitute **less than substantial harm in planning terms but, with the proposed mitigation, their impact would be neutral overall**. The related important public benefit of the proposals are the addition to and improvement of the existing facilities at the place of worship for use by the

community, through the provision of a library/dining room, the creation of a level-access prayer room and bringing currently outdated facilities up to modern standards.

2 INTRODUCTION

2.1 Background to the Report

This is an updated version of a report first commissioned from Jenny Wetton Conservation in 2019 by International Society for Krishna Consciousness (ISKCON). Its purpose is to update the contribution which the site makes to the Whalley Range Conservation Area and to assess the impact of new proposals to alter an existing side extension and extend at the rear. Planning permission has previously been granted for a raised side extension and infill rear extensions (Ref. Nos: 124601/FO/2019 and 138203/FO/2023). 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 Manchester Archives and Local History and 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 updated assessment of its contribution to the Conservation Area;
- An assessment of the impact of new proposals to alter an existing side extension and extend at the rear.

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. © Jenny Wetton (2026).

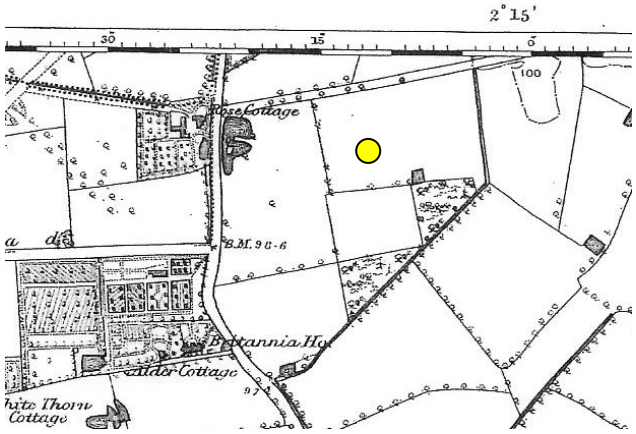
3 HISTORY and DESIGN

3.1 History of Site

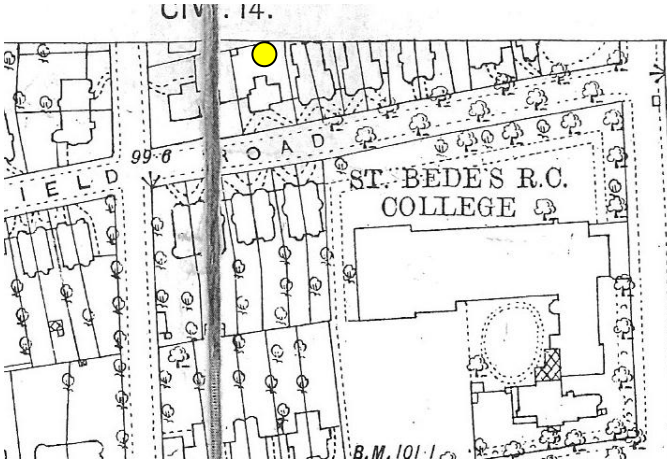
By the mid-19th century, Whalley Range was still largely a rural area with few roads and limited development of Whalley House, some cottages and a number of gardens. Information on the Conservation Area states:

> 'During the Industrial Revolution, Manchester rapidly expanded beyond the confines of what is now known as the city centre. It took in existing townships and established new residential areas some distance out, separated from the town as it was then by fields.
>
> 'Whalley Range was one of the first suburbs, creating what Samuel Brooks termed "a desirable estate for gentlemen and their families" where people could escape the increasing congestion in the growing industrial city. Roads were laid out and building plots were sold with certain conditions to ensure that development was appropriate to Samuel Brooks's vision.
>
> 'The estate was laid out between two farm tracks, now Withington Road and Upper Chorlton Road. … The eastern side of the conservation area around Alness Road was built in the latter half of the 19th century on land sold by Lord Egerton of Tatton.[1]'

The site is shown as a field on the 1848 map, to the south of a lane or track which may now be Range Road and to the east of what is now Withington Road. By 1892, what is now Alness Road had been laid out running north – south and named Albert Road, together with Mayfield Road and others running west – east. Number 20 is shown as a detached house on a roughly rectangular plan with a rear outrigger, in its own grounds, with a curved carriage entrance and a rear garden. St Bede's R. C. College lay to the south and Alexandra Park had been laid out to the east. Mark Smith, a manager, is listed in the 1895 Directory at number 20, which was then called Hazelhurst.

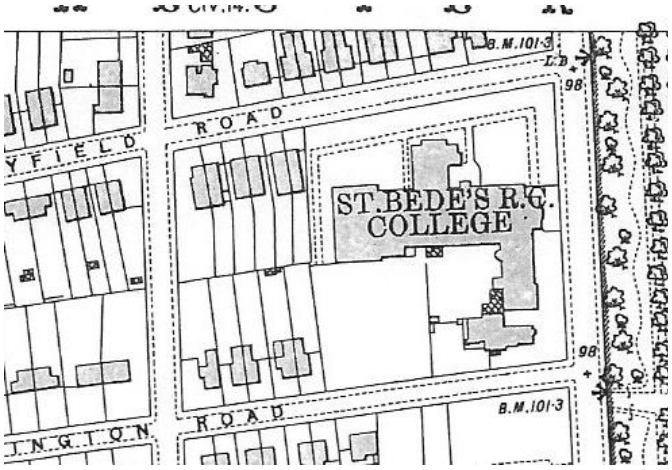


OS 1848 Showing Approximate Location of the Site

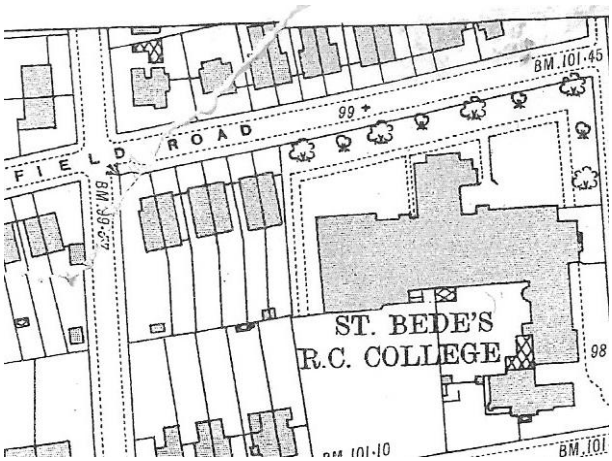


OS 1892 Showing the Site

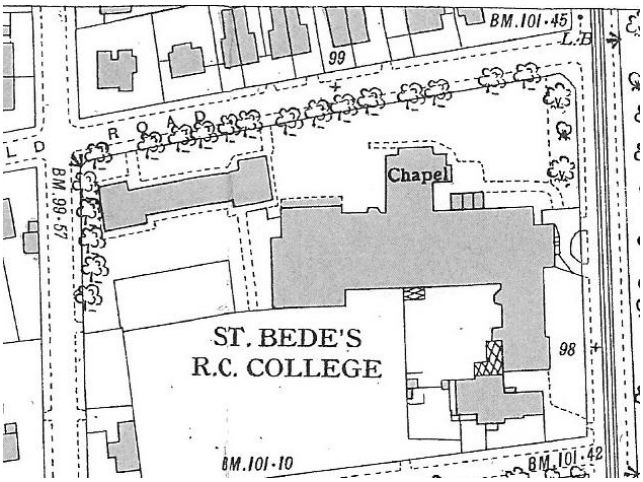
[1] Manchester City Council. *Whalley Range* [online]. Available at: https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area [accessed 9.11.19]



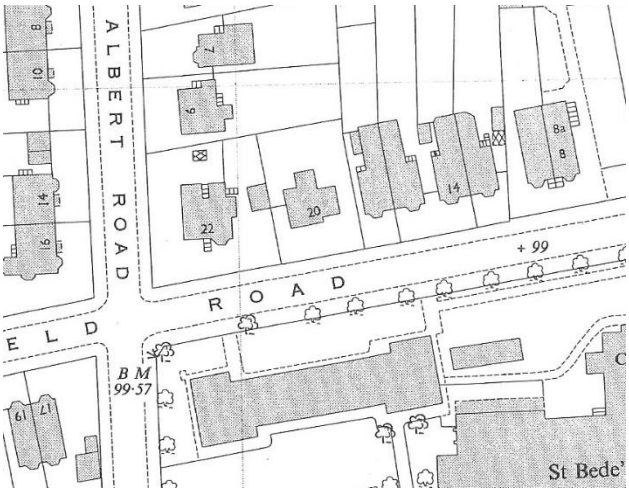
OS 1904/5



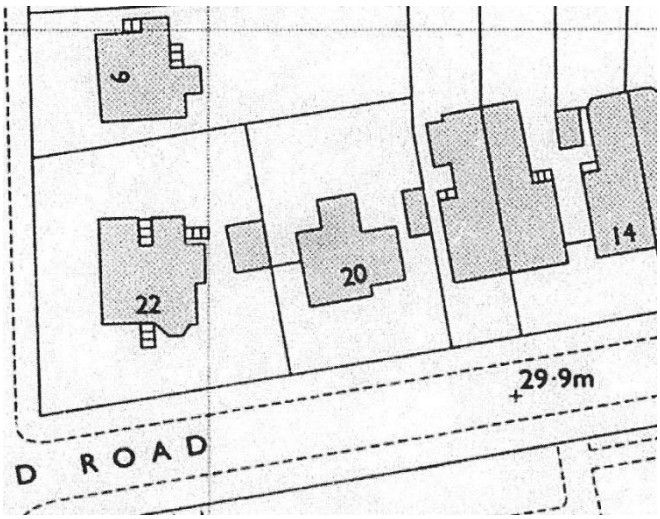
OS 1922



OS 1927



OS 1950



OS 1973

There was no change to the site by 1904/5, although it is possible an additional structure had been added to the outrigger. A chapel had certainly been added to the north side of the College. There was little change by 1922 but, by 1927, a long range with projecting ends had been added to the College, opposite number 20.

By 1929, the Rev. Henry Hutton Brayshaw was living at number 20; he had previously been a minister at the Zion Congregational Chapel in Stretford Road.

There was no change to the site by 1950 but, by 1973, a separate structure had been added to the east, probably a garage, which has now gone.

In 1987, planning permission was granted for a change of use from a dwelling house to a public place of worship and it seems likely that it was at this time that an extension was added on the east side of the building.

3.2 Architectural Assessment of 20 Mayfield Road

Number 20 Mayfield Road is a two-storey three-bay former house with an attic, built in an English vernacular revival style. Constructed of red brick, the building is covered with a pitched slate roof with two brick ridge stacks. The front elevation retains a projecting gable to the left with two 4-light mullioned and transomed windows with stone heads and sills and decorative barge boards to the gable. The central entrance is enclosed in a decorative glazed timber porch with stained glass, reached via a set of modern black brick steps, and a 4-light mullioned window above. To the right at ground floor level is a rectangular bay with a further similar window and another at first-floor level. All the first-floor windows retain stained glass in the upper casements. There has been no change to the front elevation, although the timber work to the gable is now in poor condition, as is the window below and there is vegetation growth in the porch gutter.

The east elevation is partially blind, save for a 4-pane sash window at first floor level and an inserted modern attic window; the ground floor is obscured by a late 20th century brick lean-to side extension with an element which projects beyond the main building line. The west elevation is similarly plain although a historic attic window with stone head and sill has had a modern window fitted. These elevations are also the same.

Front and East Elevations

Detail of Porch

Detail of Gable

Detail of First-floor Window

Gable of West Elevation

The rear elevation retains a two-storey projecting outrigger with modern windows on the rear, but which retains two single-pane stained glass sashes at the upper level of the left return; the right return retains one similar window with plain glass. To the right is a small modern single-storey extension and a historic 4-pane sash window above; to the left is a mullioned and transomed window similar to those at the front. The side extension projects beyond the main building line, level with the outrigger and has a modern window. The only change to the front elevation has been the replacement of the ground floor window to the outrigger.

Rear Elevation

Detail of Stained Glass Windows

3.3 Planning History

Below are records relating to the site from the Council's planning portal:

- Ref. No: 138203/FO/2023 Erection of a single storey rear extension and a single storey side and rear extension with associated basement entrance and fire escape to front and rear. 20 Mayfield Road Manchester M16 8FT | Validated: Thu 26 Oct 2023 | Status: Decided
- Ref. No: 124601/FO/2019 Erection of a single storey side and rear extension with associated access ramp and basement extension. 20 Mayfield Road Manchester M16 8FT. | Validated: Fri 15 Nov 2019 | Status: Decided
- Ref. No: 121018/FO/2018 Erection of a ground floor and basement rear extension to place of worship to form Creche/children's play area and additional dining/meeting space. 20 Mayfield Road Manchester M16 8FT | Validated: Thu 27 Sep 2018 | Status: Decided
- Ref. No: 029400 Change of use from a dwellinghouse to a public place of worship. 20, Mayfield Road, Whalley Range WHALLEY RANGE | Validated: Wed 24 Jun 1987 | 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 127 and 128 (CLG, *National Planning Policy Framework*, 2012). 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. 126). 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 Significance of 20 Mayfield Road

Evidential Value:

The building dates from the second half of the 19th century and remained in residential use until the late 20th century when it was converted to a place of worship. There has been very little alteration to the front of the building, apart from the addition of the side extension. The rear has been much more altered, with the introduction of modern windows and a further small lean-to.

There is still no Historic Environment Record relating to the site.

Architectural Value:

The house is a detached villa constructed in an English vernacular revival style in red brick and covered in a slate roof, which reflects design and materials elsewhere in the Conservation Area. It retains a vertical emphasis defined by a decorative projecting gable and mullioned and transomed windows and retains a decorative timber porch. Detailing is simpler at the sides and rear, although there are two stained glass windows in the outrigger.

The building appears to be in generally good condition, although the survey for this report has identified a neglected appearance to parts of the front elevation and maintenance work is necessary to retain the historic appearance of the building and its contribution to the Conservation Area.

4.3 Setting and Contribution to Conservation Area

The NPPF defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

The information online about the Conservation Area says about the character of the buildings:

> 'Walls are generally red or orange-red brick with stone dressings, but some houses are buff brick with yellow stone. Decorative brick patterning is used particularly at eaves or gables, either polychromatic or in the form of corbelled brackets. Stone brackets support projecting balconies with ornate wrought-iron balustrades.
>
> Roofs on Whalley Range houses were originally predominantly blue slate, and this as opposed to other materials, should be used as a replacement. Ridge tiles often have decorative fins, and finials at every gable may be terracotta, timber

or wrought iron. Barge boards and eaves boards are moulded and fretted with decoration.

In existing buildings, windows should follow the pattern of the originals they replace, almost invariably vertically proportioned with little or no subdivision of the sashes into small panes.'[2]

20 Mayfield Road is still set behind a painted stone front boundary wall with a hedge above and with stone gate posts and a modern metal gate; there is a timber fence to the east. The small planted front garden is crossed by a concrete and asphalt path but retains bushes and shrubs on the boundary, contributing to the 'treed' character of the street. The rear garden is larger with grass and contributes to the spaciousness of the Conservation Area.

Rear Garden

View Towards Rear Elevation

View East Along Mayfield Road

View West Along Mayfield Road

Mayfield Road is still a quiet residential street, with detached but mainly semi-detached brick villas set back from the road in spacious gardens. Villas to the east are

[2] Manchester City Council. *Whalley Range* [online]. Available at: https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area [accessed 9.11.19]

constructed in red and yellow brick with decorative banding and brickwork patterns. They are generally of two storeys in height with small attic dormers and basements. Many retain two-storey bays and decorative doorways. However, there has been some significant change here in a manner detrimental to the character of the Conservation Area, in the form of large inserted dormers fitted with uPVC windows, especially to number 18, adjacent to the application site. There has been further detrimental change to the villa on the other side, at number 22, with the addition of a modern porch and replacement windows in inappropriate materials.

There have been a number of alterations to the rear of properties, some of which are small extensions in sympathetic materials. However, a four-storey extension has been added at the rear of number 18, in modern brick and with modern windows. This extension still dominates the rear garden of number 20 and diminishes the contribution of the rear of the properties to the significance of the Conservation Area.

St Bede's College (1877-80), listed at Grade II, is identified in the listing description to be significant for the architectural value of its east front designed by Dunn & Hansom but is also of interest for its association with the short-lived Manchester Aquarium and surviving elements of the interior designed by Joseph Sherwin and M. Seanor[3]. The chapel on the north side dates from around 1900 and further accommodation has been added with a large block to the west in the 1920s and another modern block in red and yellow brick banding, in common with other historic buildings in the area. Number 20 forms part of its setting but the sections along the north side of the College are considered to be less important than the east front.

4.4 Summary of Significance

The current Historic England guidance *Conservation Area Designation, Appraisal and Management* contains a check list to identify elements in a conservation area which may contribute to the special interest. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.[4]:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?

[3] Hartwell, C., Hyde, M. and Pevsner, N., *Buildings of England: Lancashire: Manchester and the South-East* (Yale, 2004), 482

[4] Historic England. *Conservation Area Designation, Appraisal and Management Historic England Advice Note 1* (English Heritage, 2016), 16

- Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

In response to the above questions, it is still considered that the property at number 20:

- reflects a substantial number of other elements in the conservation area in age, style, materials and form;
- contributes positively to the setting of the designated heritage asset opposite;
- illustrates the development of the settlement in which it stands;
- has an association with the historic road layout;
- reflects the traditional functional character or former uses in the area and
- its use contributes positively to the character or appearance of the area.

Number 20 Mayfield Road is therefore still considered to make **a positive contribution** to the significance of the Conservation Area, although it is not identified as a key unlisted building.

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 damage[5].'

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 should refuse consent, unless it can be demonstrated that the substantial harm or total

[5] Paragraph: 014 Reference ID: 18a-014-20190723

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 harm[6].'

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.

[6] 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 assets[7].'

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.

8. Southern Character Area

[7] Paragraph: 039 Reference ID: 18a-039-20190723

There is a notable presence of older development (1750-early 1900) at key junctions and along historic radial routes such as Oxford Road/Wilmslow Road, often but not exclusively associated with District Centres. The largely flat terrain has enabled the subsequent infilling of land between these routes with a more regular layout of predominantly residential development up to the 1960s. Much of this subsequent development was associated with the purpose built radial parkways, serving the City Centre. Princess Parkway now forms the principal road link between the City Centre and the Airport. The area contains pockets of formal open space including some significant historic parks.

- New development needs to retain the identity and focus of activity associated with the historic District Centres.
- Where appropriate development along the radial routes such as Princess Parkway should be commensurate in scale with the prominence of its location.

Policy EN 3
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.

5.1 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 The Proposals

Neel Civil Engineering Services Limited has drawn up new proposals to raise the existing side extension and extend at the rear. This statement should be read in conjunction with the associated drawings.

Taking account of the assessment of significance and Policies 207 and 208 of the NPPF, the impact of the proposal on the aspects of significance of the designated asset is considered below.

6.2 Impact of Changes on the Significance of the Conservation Area

This analysis is based on the guidance given within the Historic England *Advice Note 2: Making Changes to Heritage Assets*. In Chapter 3 *Addition and Alteration*, and under *General Points*, the guidance states:

> 'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.[8]'

Magnitude of Impact on Conservation Area

The plans and elevations which show the proposed development show a number of changes, as follows:

- Firstly, the front elevation will be altered with a replaced porch;
- Secondly, the existing side extension will be raised in height;
- Thirdly, there will be a rear extension to the ground floor and basement beyond the outrigger and side extension.

Overall Impact on Significance

20 Mayfield Road lies within the Whalley Range Conservation Area and the NPPF advises that substantial harm should be exceptional. 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. The question to be addressed is how far the proposed change impacts on the designated asset, and in that respect what effect it would have on its significance.

It is the degree to which the change of environment would impact on the values identified in the sections above.

[8] Historic England. *Making Changes to Heritage Assets: Historic England Advice Note 2* (Historic England, February 2016), parag. 41

The porch will be replaced with a new and larger porch in a classical revival design, with pillars and a pyramidal roof and new part-glazed doors. This would result in the loss of the historic porch which is considered to be in keeping with the English vernacular revival style of the rest of the building and with that of other houses in the area. The new porch is considered to be out of keeping with other elements in the conservation area and **its impact is considered to be harmful**.

The side extension will be retained largely as existing but the roof will be raised with walls in brick to match the existing. Existing slates should be reused where possible and, otherwise, new slate to match.
The **impact is considered to be neutral.**

At the rear, the extension will extend beyond the existing side extension and outrigger and will take up around one third of the rear garden, although less than that proposed in the refused scheme of 2018. It will be constructed with brick to match the existing and roofed in slate, also to match the existing, and windows will be of uPVC, as per the previous design granted planning permission in 2023 (Ref. No: 138203/FO/2023).
The increased size of the rear extension will impact on the rear garden and **its impact is considered to be harmful**. This harm could be **mitigated** by carrying out much needed maintenance on the front elevation, in terms of removing vegetation growth from the porch gutters and repainting the gable and windows. The neglected rear garden could also be planted with an appropriate landscaping scheme.

6.3 Overall Impact of Changes

The proposed development would change the character of this part of the Conservation Area, by virtue of replacing the main entrance porch. It is recommended that the **existing porch is retained and repaired**.

Although the proposed rear extension would impact on the garden and will not preserve the spaciousness of the setting and of this part of the Conservation Area, mitigation has been suggested above to offset this harm and enhance the contribution made by the building to the Conservation Area.

Minor enhancement work was proposed as part of the 2019 scheme design but did not take place as there has been no change to the building since the COVID-19 pandemic.

It is considered that the proposals would constitute less than substantial harm in planning terms but, with the proposed mitigation, their impact would be neutral overall.

7 CONCLUSION

The information in Sections 3 and 4 of this report provides an assessment of the significance of the application site. Number 20 Mayfield Road is still considered to make a positive contribution to the significance of the Conservation Area, although the rear extension at the adjacent number 18 dominates the rear garden of number 20 and diminishes the contribution of the rear of the properties here to the significance of the Conservation Area. Number 20 also forms part of the setting of the listed St Bede's College but the sections along the north side of the College are considered to be less important than the east front and number 20 is considered to make a minor contribution to its significance.

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 proposed development would change the character of this part of the Conservation Area, by virtue of replacing the main entrance porch. It is recommended that the **existing porch is retained and repaired**.

Although the proposed rear extension would impact on the garden and will not preserve the spaciousness of the setting and of this part of the Conservation Area, mitigation has been suggested in Section 6.2 to offset this harm and enhance the contribution made by the building to the Conservation Area.

Minor enhancement work was proposed as part of the 2019 scheme design but did not take place as **there has been no change to the building since the COVID-19 pandemic**.

It is considered that the proposals would constitute **less than substantial harm in planning terms but, with the proposed mitigation, their impact would be neutral overall**. The related important public benefit of the proposals are the addition to and improvement of the existing facilities at the place of worship for use by the community, through the provision of a library/dining room, the creation of a level-access prayer room and bringing currently outdated facilities up to modern standards.

8 SOURCES

Published

Brock, D. *Illustrated Glossary of Architectural Terms* (London: English Heritage, 1984, unpubl. report).
CLG, National Planning Policy Framework, 2012
Department for Communities & local Government, National Planning Policy Framework, 2012
Directories 1895, 1929
English Heritage, *Conservation Principles,* (English Heritage, 2008)
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. *Conservation Area Appraisal, Designation and Management:* Historic England Advice Note 1 (Second Edition, 2019)
Kidd, A. and Wyke, T. (eds) *Manchester: Making the Modern City* (Liverpool: LUP, 2016)
Manchester City Council. *Whalley Range* [online]. Available at: https://secure.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area [accessed 9.11.19]
Manchester City Council. *Heritage Asset Strategy* (February 2015)
Planning History

Maps and Plans (Manchester Archives and Local History)

1845 1:10560 Ordnance Survey Lancs Sheet 111
1892 1:2500 Ordnance Survey Lancs Sheet CXI.2
1904-5 1:2500 Ordnance Survey Lancs Sheet CXI.2
1922 1:2500 Ordnance Survey Lancs Sheet CVI.2
1927 1:2500 Ordnance Survey Lancs Sheet CXI.2
1950 1:1250 Ordnance Survey Plan 33/SJ8395SW
1973 1:1250 Ordnance Survey Plan 33/SJ8395SW