Heritage Statement

EXTENSION AND REFURBISHMENT OF
LUTHER KING HOUSE



Job: 2535
For: Luther King House
Educational Trust (LKHET)

Date: 07/08/26 - Rev B
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Checked: EB

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Contents

1.0 Introduction

1.1 Background Information

1.2 Purpose

1.3 Acknowledgements

1.4 Copyright

2.0 History & Context

2.1 Brief History of Rusholme

2.2 History of Luther King College

3.0 Significance Assessment

4.0 Impact Assessment

5.0 Conclusion

6.0 Appendices

6.1 National Heritage List for England - Appleby Lodge

Introduction

1.1 Background Information

This report was commissioned by The Luther King House Educational Trust.

The site contains a non-designated heritage asset within the complex.

The report provides an overview history of the building as an update to previous documents and reports which should be read in conjunction with this.

1.2 Purpose

The report is designed to provide:

- A brief summary of the context, history, and development of Rusholme and Luther King Centre, in relation to the proposed works included in this Application.
- A statement of significance highlighting the character and importance of the assets which could be impacted upon by the proposal.

1.3 Acknowledgements

This report has been written by Jessica Barrow BSc MSc IHBC, on behalf of HPA Chartered Architects Ltd.

All photographs are by the Author, unless otherwise specified.

Extracts of historic maps are cited from their source.

1.4 Copyright

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Below: Aerial Image of Main Entrance on Site
Right: Luther King House sign





History & Context

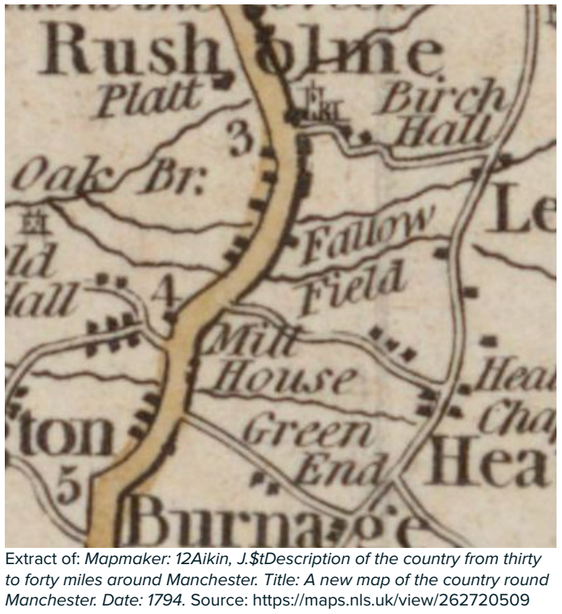
2.1 Brief History of Rusholme

Rusholme is a major suburb within Manchester.

Records demonstrate that until the early 19th century, the rural village depended on agriculture. The area began to grow as it became fashion for merchants and gentry to move out of the industrialising city, to more agreeable locations on the outskirts of the city.
This demand drove the erection of large villas, particularly along Oxford Road, at Brighton Grove and at Victoria Park. Victoria Park mansions were noted for their large gardens and grand designs by architect Richard Lane. Initially, Victoria Park could only be accessed by paying a toll.

The census details that from 1801 to 1851, the population of Rusholme increased from 726 to 3,679 which demonstrates the speed at which the new houses were built. We are also able to see this growth by studying the historic map regression.

The “old village” was retained as a commercial hub during and following the expansion of the area through the Victorian and Edwardian periods.



Extract of: *Mapmaker: 12Aikin, J.$tDescription of the country from thirty to forty miles around Manchester. Title: A new map of the country round Manchester. Date: 1794.* Source: https://maps.nls.uk/view/262720509



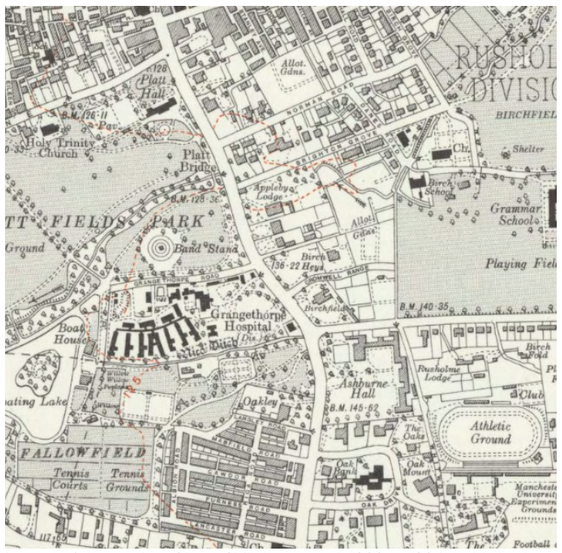
Extract of: *Lancashire Sheet 111 Surveyed: 1845, Published: 1848.* Source: https://maps.nls.uk/view/266663755



Extract of: *Manchester and Salford Sheet 49. Surveyed: 1850, Published: 1850*. Source: https://maps.nls.uk/view/231273951



Extract of: *Lancashire Sheet CXI.NE. Surveyed: 1889 to 1892, Published: 1894*. Source: https://maps.nls.uk/view/101104190



Extract of: *Lancashire Sheet CXI.NE Revised: 1933 to 1934, Published: 1940* Source: https://maps.nls.uk/view/101104181



Extract of: *SJ8494-SJ8594 - BB Revised: 1950 to 1966, Published: 1968* Source: https://maps.nls.uk/view/188910624

History & Context

2.2 History of Luther King College

The Northern Baptist Education Society, established in Yorkshire in 1804, focussed on ministerial training. They set up the Rawdon College at Bradford and the Manchester Baptist College, which operated out of Chamber Hall in Bury. The society saw an opportunity to move to central Manchester and so erected a building on the Brighton Grove site during the 1870s, with the foundation stone being laid in 1972. The contractor for the scheme is noted as James Herd of Clarence Street, Cheetham. A newspaper article in the Manchester Times, dated 28th March 1874 details that the building cost £9,000.

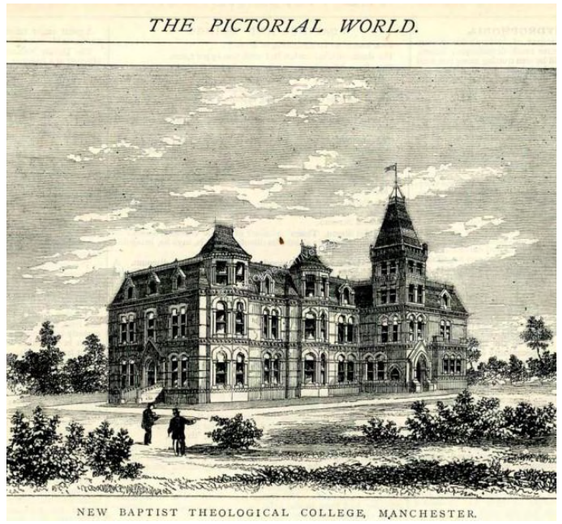
The building, constructed in the Gothic style by Henry Pinchbeck, as was fashionable during this period, with Waterhouse designing numerous buildings in this style, including Manchester Town Hall.

Rawdon and Manchester Baptist College decided to amalgamate in 1961 and redeveloped the site to form the Northern Baptist College in 1964. This saw the demolition of the college building, and its replacement with a 20th century alternative (erected by 1969).

The OS maps and historic photographs suggest that the Chapel was a later addition, perhaps dating from the early-mid 20th century. This being said, the This is reinforced by the detailing found within the building, which includes some arts and crafts influences.

The replacement building stands as a quadrangle was constructed in 1969 when the original Baptist College was demolished.
The office extension on the north elevation was constructed in the 1980s following the grant of Planning Permission in July 1980. The glazed link, extension, entrance and re-ordering of the Library on the east elevation was completed in 2007.

The College as it exists today sees the coming together of several institutions. In the 1970s, new training schemes for minority groups began within Colleges of other denominations in the city. After the creation of the Northern Federation for Training in Ministry, this College was renamed the Luther King House. It is owned and managed ecumenically under the Partnership for Theological Education.



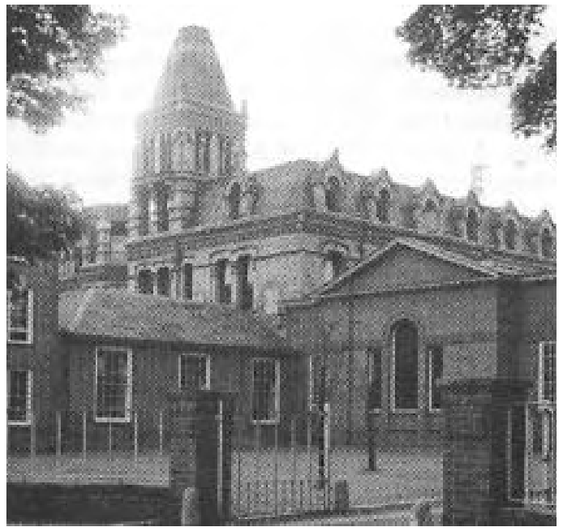
Copy of: *Etching from The Pictorial World. New Baptist Theological College Manchester (undated).* Source: *https://manchestervictorianarchitects.org.uk/buildings/baptist-college-brighton-grove-rusholme*



Copy of: *Rusholme Archive photo of the Original Baptist College (undated)* Source: https://rusholmearchive.org/brighton-grove



Extract of: *Manchester - Lancashire CXI.3.3. Surveyed: 1889, Published: 1891.* Source: https://maps.nls.uk/view/231274695



Copy of: *Photograph of Northern Baptist College,* dated: 1961. Source: https://northernbc.wordpress.com/wp-content/uploads/2008/09/northern-baptist-college.jpg



Extract of: *Historic England 1969 Aerial Photograph showing Luther King House and Chapel.* Source: https://historicengland.org.uk/imagesbooks/archive/collections/aerialphotos/record/raf_543_4782_v2_0036



Extract of: *SJ8594NE - B Revised: 1966, Published: 1967.* Source: https://maps.nls.uk/view/210708833

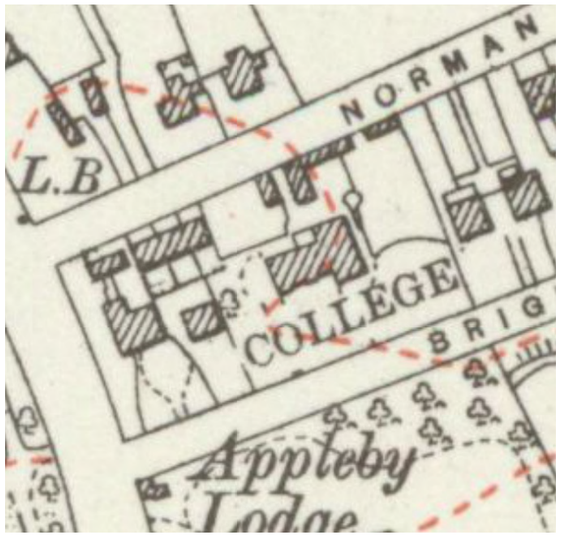
History & Context

By studying historic maps, we are able to denote that the Chapel was erected between 1923 and 1935. This building presents itself as an Arts and Crafts building.

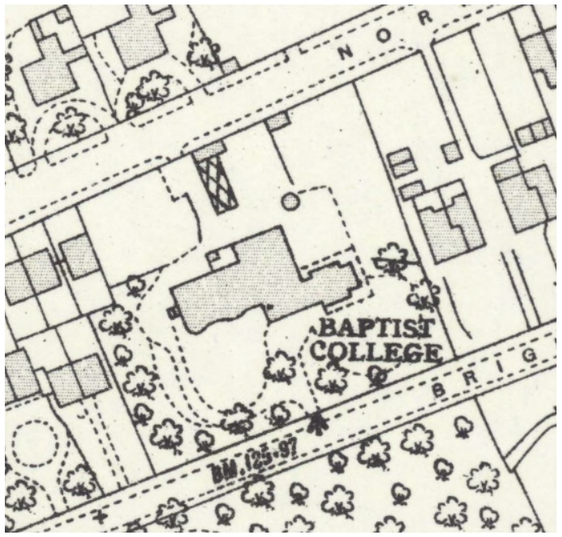
The chapel appears to have been constructed as an extension to the south east corner of the original building. Its original relationship with the college can be appreciated in the 1946 aerial image.

Further extensions were erected during the 1960s following the demolition of the gothic building, creating a quadrangle arrangement.

The Chapel is the only building predating this 1960s development which is retained within the site.



Extract of: *Lancashire Sheet CXI.NE evised: 1916, Published: 1923*
Source: https://maps.nls.uk/view/101104184



Extract of: *Lancashire CXI.3 Revised: 1934, Published: 1935* Source: https://maps.nls.uk/view/126523745



Extract of: *Historic England 1946 Aerial Photograph showing the Chapel.*
Source: https://historicengland.org.uk/imagesbooks/archive/collections/aerialphotos/record/raf_3g_tud_uk_184_vp2_5117



Photograph showing retained pillar which could mark original extent of Chapel.



Extract of: *SJ8594NE - B Revised: 1966, Published: 1967.* Source: https://maps.nls.uk/view/210708833



Extract of: *Historic England 1969 Aerial Photograph showing Luther King House and Chapel.* Source: https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_543_4782_v2_0036



Copy of: *Rusholme Archive photo of the Northern Baptist College ?(undated)*
Source: https://rusholmearchive.org/brighton-grove

Significance Assessment

The concept of significance is defined by the National Planning Policy Framework 2024, as the: 'Value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from the heritage asset's physical presence but also from its setting.'

Understanding significance is a key principle for managing change to heritage assets, and this is embedded within National Policy. A key objective of such government policy is: 'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.' (NPPF, paragraph 203)

To establish the level of significance afforded to a heritage asset, firstly the interests must be determined. Historic England classify interests under four main values: evidential, historical, aesthetic, and communal.

Frameworks for understanding significance and managing change to heritage assets has been published by Historic England and relevant publications include Conservation Principles, published in 2008.

Whilst historic England have not published specific guidance on the hierarchy of significance levels, there is some guidance available through ICOMOS. This specifically references the James Kerr's Conservation Plan which helps us understand the need to identify significance as cultural value to ensure the safeguarding of heritage assets.



We therefore use this general scale to define the level of significance and value:

- Exceptional / Highest – An asset important at the highest national or international levels, includes Grade I Listed Buildings and landscapes, our most important scheduled monuments and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.

- High – A designated asset important at national level, including Grade II and II* Listed buildings and some Conservation Areas. May also include non-designated archaeology of national importance. The NPPF advises that substantial harm to such assets should be exceptional.

- Medium – A non-designated asset important at a local to regional level, including local list (non-statutory) buildings and unlisted buildings that make positive contributions to a Conservation Area. Includes some Conservation Areas, and less significant parts of Listed buildings. Buildings, landscapes, and structures in this category should be retained where possible, although there is usually scope for adaptation.

- Low – Structure or feature of very limited heritage / cultural value. May include insignificant interventions to Listed buildings, and modest buildings that don't contribute positively to Conservation Areas. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

- Negligible – Structures or features of no heritage value and structures or features that may harm the value of a heritage asset. Removal of such features can be considered, taking into account setting and opportunities for enhancement.

To dig down into an assets significance we must understand the components which contribute to a site. Historic England's Conservation Principles, 2008, set out how interest may be categorised. These are:

1. Evidential Value (Archaeological Value) – Evidential value derives from the potential of a place to yield evidence about past human activity

2. Historical Value – Historical value derives from ways in which past people, events, and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
   - Illustrative historical value is the idea of illustrating aspects of history or prehistory.
   - Associative historical value is the association with a notable family, person, event, or movement which gives historical value a particular resonance

3. Aesthetic Value – Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

4. Communal Value – Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Significance Assessment

The historic significance of the site relates to the Chapel. This is determined to have medium significance owing to the following values:

Evidential Value

The site was undeveloped agricultural land ahead of the erection of the Northern Baptist College and finds in the immediate vicinity of the site have been limited to date. Subsequently, the evidential value of the site is considered to be low.

The evidential value is therefore considered to be low.

Historical Value

The illustrative historical value of the chapel is embodied within its Architectural design which can be identified as a place of worship.

The associative historical value of the chapel is low as there are no notable individuals associated directly with this specific building.

The site is named owing to the practice which is rooted in the legacy of Martin Luther King Jr, being inclusive and justice-seeking.

The historical value is medium.

Aesthetic Value

The Chapel includes neo-classical detailing to the exterior along with some Arts and Crafts details to both the exterior and interior of the building.

The aesthetic value is medium.

Communal Value

Given the use of the site as an educational facility, and that the building is partially open to the public, the communal value of the Chapel is seen to be high.

The communal value is high.









Significance Assessment

Luther King College sits directly to the north of Appleby Lodge, an early 20th century housing development.

Appleby Lodge is designated as a Grade II listed building owing to its unusual and unaltered design along with its association with Gunton and Gunton in collaboration with Peter Cummings.

The moderne, art deco complex of buildings largely turn inwards, focussing around the central forecourt and garden area. The site is thought to be the first moderne apartment block to have been erected in Manchester. The U-Shaped complex comprises of 3 storey blocks of luxury apartments, ranging from studios through to 2 bedroom complexes. Early advertisements for the property detail the availability of tennis courts, solariums, sun decks and roof garden within the site (although the latter items were never constructed). Also promoted, was the proximity to the city centre combined with the views stretching across Platt Fields Park and the wider landscape were seen to be key attractions for buyers at Appleby Lodge.

The building is constructed of red brick with impressive curved cornices and includes steel windows. It is detailed that a number of original features and finishes are retained within the buildings, helping retain its high quality.

Sir John Barbirollil, conductor of the Halle Orchestra (1943-63), was a resident within the complex. He is commemorated by a blue plaque erected on the building.

Owing to the proximity between the two sites, Luther King College is considered to form part of the setting of the listed complex at Appleby Lodge.

Appleby Lodge is separated from Luther King College by mature trees which line either side of Brighton Grove, which largely removes visual inter-connectivity between the sites. This being said, formal boundary walls lining the boundary of each property can be found.

There is consistency across the sites owing to the use of red brick, which is prevalent within this locale.

Former alterations within the Luther King College complex, including the demolition of the original Northern Baptist College building have downgraded the quality of the setting of the listed building. This being said, the inclusion of the central courtyard at Luther King College somewhat echoes the design intention at Appleby Lodge.





Bottom Right: Copy of 1958 Photograph showing Appleby Lodge. Taken by: J.F. Harris. Source: https://www.thelifeofbuildings.org.uk/explore-the-history/the-history/

Impact Assessment

The proposal looks to make changes to the internal configuration of the existing buildings, and to erect an extension on the East Wing of the building, which will partially replace some existing structures.

The works have the potential to impact the setting of the Chapel. This being said, it is recognised that the existing building in this location is not of a quality or design which is particularly complementary to the existing Chapel.

The replacement building and extension include high quality designs (taking influence in form and scale from the adjoining and existing buildings) and material choices which will enable easy identification of the building as a new addition and will uplift the architectural quality of the site.

Subsequently, the scheme will have a neutral impact on the non-designated heritage asset.

The scheme also has the potential to impact upon the setting of the adjacent listed building, Appleby Lodge. Given the alterations which have been completed to date within the Luther King College site, including the downgrading of its architectural quality through its redevelopment, it is seen that there is an opportunity to improve and uplift the setting of the designated heritage asset. The proposed development area is to the north east of the site, away from Brighton Grove.

The proposed development will see the installation of an honestly modern, high quality addition within the site. It is considered that the delivery of such a development will have a neutral impact on the setting of the designated heritage asset, helping preserve its significance.





Conclusion

In alignment with national and local planning policy, it is determined that the proposal will have a neutral impact on both the non-designated and designated heritage assets identified within and adjacent to the site.



Appendices

6.1 National Heritage List for England - Appleby Lodge

https://historicengland.org.uk/listing/the-list/list-entry/1096151?section=official-list-entry

Official list entry

Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1096151**
Date first listed:	**04-Mar-2003**
List Entry Name:	**Appleby Lodge**
Statutory Address 1:	**APPLEBY LODGE, WILMSLOW ROAD**

Location

Statutory Address:	**APPLEBY LODGE, WILMSLOW ROAD**

The building or site itself may lie within the boundary of more than one authority.

District:	**Manchester (Metropolitan Authority)**
Parish:	**Non Civil Parish**
National Grid Reference:	**SJ 85550 94692**



698-1/0/11179 WILMSLOW ROAD 04-MAR-03 Appleby Lodge

II Flats. 1936-1939 with minor alterations. Gunton and Gunton in association with Peter Cummings F.R.I.B.A. Red brick in English bond with textured finish. Steel-framed windows and balcony doors. Flat roof behind brick parapet. 3-storey flats complex in a 'moderne' style with 3 ranges arranged in a 'U' with perambulatory driveway and courtyard. EXTERIORS: NORTH RANGE (Flats 1-6, 7-21) rounded end to Wilmslow Road with steel-framed windows in groups of 4, top and side hung lights, with doors onto the 2 curved cantilevered concrete balconies that have steel railings at sides. Facing courtyard, 2 entrances flanked by similar windows in groups of 1, 2 and 3. Advanced enclosed entrance porches under projecting flat roof with glass paired doors flanked by rounded tall lights with over-lights and mosaic tiled plinth. Behind entrance porch, recessed stair towers behind curved brick returns with multi-pane full-height windows to tower. At first and second floors, 2 long cantilevered concrete balconies, 2 similar balconies in recessed bay, and 2 short cantilevered balconies to end bay. Flat, stepped cornice with shallow flat roof over balconies at second floor. Rear elevations are plainer, with similar windows in groups of 2, 3 and 4, some cantilevered balconies, slightly advanced chimneybreasts with wide stacks, and painted flat cornice below parapet. SOUTH RANGE (Flats 28-42, 22-27) Same as NORTH RANGE above, in reverse. EAST RANGE (Flats 43-57, 58-72, 73-84, 85-99) in U-shaped configuration. Each side wing with centrally placed entrance detailed as above, flanked by windows in groups of 4, and 2 sets of cantilevered balconies at first and second floors. Corner entrances to both corners with entrance porch detailed as above and on angle, with blank wall above. Return elevations of side wings with 2 single lights to each floor flanked by advanced chimneybreasts with wide stacks. End range (base of 'U') has central section of 5 windows bays, slightly advanced, with continuous cantilevered balconies to first and second floors and shallow flat roof at cornice level. All windows in groups of 4, detailed as above, with doors at balconies. 2 window bays to each side of balcony section. Continuous flat stepped cornice. Rear elevations are plainer, with windows as above, some cantilevered balconies and painted flat cornice below parapet. INTERIORS: Entrance halls and stairwells finished in Terrazzo marble with built-in Terrazzo planters, steel balusters and brass handrails to stairs. Hardwood doors to flats with original furniture and adjacent cupboards for delivery and waste collection. Many flats retain original plan and fittings such as cast iron radiators, wood fireplaces with marble insets, doors with brass furniture, and fitted cupboards to kitchen and utility areas. Penthouse flats include folding partitions between living and dining room. SUBSIDIARY: Entrance with pair of low circular-plan brick piers and integral planters attached to low brick boundary wall with concrete coping. HISTORY: Flats complex completed in 1939 with 100 apartments of 4 kinds: Studio, 1 bedroom, 2 bedroom, and 2 bedroom with 2 bathrooms. Built for well-heeled Mancunians, well-known residents have included John Barbarelli, who is honoured in a Manchester Civic Society plaque from 2002. Sunken tennis courts to rear of internal courtyard now garden.