Heritage Statement

Proposed Outbuilding at 117 College Road, M16 0AB

Application type: Householder planning application

Application reference: PLA-2026-001039

Proposal: Construction of a detached outbuilding within the rear garden

Heritage designation: The property lies within the Whalley Range Conservation Area

Nearby listed buildings:

Entrance gateway and gates to G.M.B. National College, College Road — Grade II listed, approximately 175 metres from the application site.

G.M.B. National College, formerly Lancashire Independent College, College Road — Grade II* listed, approximately 250 metres from the application site.

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1. Introduction

This Heritage Statement has been prepared in support of a householder planning application for the erection of a single-storey detached garden room within the rear garden of 117 College Road, Manchester, M16 0AB.

The statement has been prepared because the application site lies within the Whalley Range Conservation Area, which is a designated heritage asset. The purpose of this statement is to identify the heritage assets potentially affected by the proposal, describe their significance in a proportionate manner, and assess the impact of the proposed development on that significance.

The proposal is for a modest, detached, single-storey garden room to be used for purposes incidental to the enjoyment of the dwellinghouse.

The proposed building would be located within the rear garden of the property. It would not affect the principal elevation of the dwelling, would not involve demolition of any historic fabric, and would not affect any listed building.

2. Identification of Heritage Assets

The relevant heritage assets are as follows:

2.1 Whalley Range Conservation Area

The application site is located within the Whalley Range Conservation Area, which was designated in October 1991. The Conservation Area is therefore a designated heritage asset for the purposes of the National Planning Policy Framework.

The Whalley Range Conservation Area is located approximately two miles south of Manchester city centre. Its special interest derives from its historic suburban development, including large houses set within spacious plots, mature tree-lined avenues, boundary treatments, garden settings and a generally green and spacious residential character.

The Conservation Area document identifies that the character and quality of both the buildings and the spaces between them are important. It also notes the contribution made by trees, gardens, boundary walls, hedges and the relationship between houses and their plots.

2.2 Nearby Listed Buildings

The nearest listed buildings identified in the Whalley Range Conservation Area information are located on College Road and comprise:

- Entrance gateway and gates to G.M.B. National College, Grade II listed, approximately 175 metres from the application property; and

- G.M.B. National College, formerly Lancashire Independent College, Grade II* listed, approximately 250 metres from the application property.

The G.M.B. National College, formerly Lancashire Independent College, is described in the Conservation Area information as the most prominent building in the Whalley Range Conservation Area. It is a Gothic-style stone building with an octagonal tower and pinnacles, completed in 1843. Its associated entrance gateway and octagonal gate piers are also listed.

The application proposal is not within the curtilage of these listed buildings. The proposed garden room would be located to the rear of 117 College Road, separated from the listed buildings by distance, intervening residential development, boundaries and vegetation. There is not considered to be any meaningful visual, functional or historic relationship between the proposed rear garden building and the setting of the listed buildings.

3. Description of the Site and Surroundings

117 College Road is a residential property located on the fringes of the Whalley Range Conservation Area. The area is predominantly residential in character, with dwellings set within established plots containing gardens, boundary treatments, trees and planting.

The contribution of the application property to the Conservation Area is principally experienced from the public realm, particularly through views of the main dwelling, its front setting, boundary treatment and the general established residential character of College Road.

The rear garden of the property is private domestic space. Although rear gardens form part of the wider green and spacious character of the Conservation Area, the rear garden at the application site is not a prominent public-facing element of the Conservation Area.

4. Description of the Proposed Development

The proposal is for the erection of a detached garden room within the rear garden of the property.

The submitted drawing, PL_06 – Garden Room Proposed Plans and Elevations, shows a modest, single-storey, contemporary garden structure. The proposed building would have:

- a rectangular plan form;
- a width of approximately 3.5 metres;
- a depth of approximately 6 metres;
- an overall height of approximately 2.7 metres;
- a flat or very shallow roof form;
- dark external cladding to the side and rear elevations;
- timber-toned cladding to the front-facing elevation;
- glazed doors/openings facing into the garden;
- small window openings to one elevation;
- a domestic, lightweight and ancillary appearance.
- The proposed garden room would be clearly subordinate to the main dwelling. It would remain within the domestic garden and would be used only for purposes incidental to the residential use of the host property.

5. Relevant Planning Legislation and Policy

5.1 Planning — Listed Buildings and Conservation Areas Act 1990

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions in relation to buildings or land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The statutory test is therefore whether the proposed development would preserve or enhance the character or appearance of the Whalley Range Conservation Area.

Section 66 of the same Act requires special regard to be had to the desirability of preserving the setting of listed buildings. Although there are listed buildings on College Road, the proposed works are physically separate from them and located in a private rear garden approximately 175 metres and 250 metres away respectively. For the reasons set out in this statement, the proposal would not affect their setting or significance.

5.2 National Planning Policy Framework

The National Planning Policy Framework, particularly Section 16: Conserving and enhancing the historic environment, is relevant.

The NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal.

The NPPF also requires great weight to be given to the conservation of designated heritage assets. Where development would lead to harm to the significance of a designated heritage asset, that harm must be clearly justified and weighed against any public benefits.

In this case, the relevant designated heritage asset is the Whalley Range Conservation Area. The nearby listed buildings have also been considered. The assessment concludes that the proposed rear garden room would not cause harm to the character, appearance or significance of the Conservation Area, nor would it affect the setting or significance of the nearby listed buildings.

5.3 Planning Practice Guidance

The Government's Planning Practice Guidance on the historic environment advises that heritage significance may be harmed by development within the setting of a heritage asset, but that the extent of any impact depends on the relationship between the asset and the proposal.

In this case, the proposed garden room would be a small-scale domestic structure located within a private rear garden. It would be screened by the existing dwelling, boundary treatments, garden vegetation and surrounding development. It would not alter any key views, historic relationships or important elements of the Conservation Area.

5.4 Manchester Core Strategy

The relevant local development plan includes the Manchester Core Strategy.

Policy EN3: Heritage seeks to ensure that the historic environment is protected, conserved and enhanced. It requires the impact of development on heritage assets to be assessed and expects development to have regard to the significance, character and setting of heritage assets.

The proposal is consistent with Policy EN3 because it would preserve the character and appearance of the Whalley Range Conservation Area. It would not result in the loss of historic fabric, would not affect the street-facing elevation of the dwelling and would not harm the setting of any listed building.

Policy SP1: Spatial Principles seeks to ensure that development makes a positive contribution to neighbourhoods and supports the creation of sustainable, well-designed places. The proposed garden room is small-scale, domestic and appropriate to its residential context.

Policy DM1: Development Management requires development to be of an appropriate design and to have regard to its context, including the character of the surrounding area, residential amenity and environmental considerations. The proposed development is modest in scale, located within a rear garden and designed as an ancillary domestic structure. It would not detract from the character or appearance of the surrounding area.

5.5 Whalley Range Conservation Area Guidance

The Whalley Range Conservation Area document identifies the special interest of the area as including:

- large houses on tree-lined avenues;
- mature gardens and planting;
- spacious residential plots;
- traditional materials, including brick, stone and slate;
- boundary walls, hedges and gateposts;
- the relationship between buildings and the spaces around them.

It also states that small-scale development and refurbishment may take place, provided that the character and quality of both buildings and the spaces between them are retained.

The proposed garden room is a small-scale domestic structure located within a private rear garden. It would not affect the main house, the front boundary, the street scene, important trees, gateposts or any traditional architectural detailing. The proposal would therefore retain the character and quality of the Conservation Area. The construction of the building will be demountable allowing for the plot to be returned to it's original state without significant reconstruction or disturbance.

6. Assessment of Significance

The significance of the Whalley Range Conservation Area lies principally in its historic planned suburban character, its architectural quality, mature landscaping, tree-lined roads, garden settings, boundary treatments and the spacious relationship between buildings and plots.

The application property contributes to that significance primarily through its role as part of the wider residential townscape of College Road. The most important elements of this contribution are the main dwelling, its relationship with the street, its frontage, boundary treatment and the general landscaped character of the plot.

The rear garden is less visible from the public realm and makes a more limited contribution to the Conservation Area's significance. Nevertheless, it forms part of the private garden setting of the dwelling and contributes in a general way to the green and domestic character of the area.

The proposed garden room would be located within this private rear garden context and would not affect any of the principal elements of significance identified above.

7. Impact on the Whalley Range Conservation Area

The proposed development would preserve the character and appearance of the Whalley Range Conservation Area for the following reasons.

7.1 Rear garden location

The garden room would be positioned within the rear garden of the property. It would not be located to the front of the dwelling and would not affect the principle public-facing elevation of the house or the established character of the street scene.

7.2 Modest scale and subordinate form

The building would be single-storey, with an approximate height of 2.7 metres. Its footprint and massing would be modest in relation to the host dwelling and the wider plot. It would read as a secondary domestic garden structure and would not compete visually with the main house or other nearby structures.

7.3 Limited visibility

The outbuilding would be largely screened from public views by the existing dwelling, surrounding boundary treatments, intervening development and garden vegetation. Any visibility would be limited and incidental. The building would not be a prominent feature within the Conservation Area.

7.4 Appropriate domestic design

The proposed design is simple and contemporary. The use of darker cladding would help the building recede visually within the garden, while the timber-toned cladding would provide a softer domestic appearance. The flat/shallow roof form would keep the overall height and bulk low.

7.5 Retention of garden character

The proposal would occupy only part of the rear garden and would not remove the overall garden setting of the dwelling. The domestic use and appearance of the rear garden would remain. No important boundary treatment, frontage feature or known historic feature would be removed.

7.6 No loss of historic fabric

The proposal does not involve the demolition of any historic building or alteration to any original architectural features of the main dwelling. The principal building would remain unaffected.

For these reasons, the proposed garden room would preserve the character and appearance of the Whalley Range Conservation Area.

8. Impact on Nearby Listed Buildings

The nearest listed heritage assets are the Grade II listed entrance gateway and gates to the G.M.B. National College, approximately 175 metres away, and the Grade II* listed former Lancashire Independent College / G.M.B. National College, approximately 250 metres away.

The significance of those listed buildings derives from their architectural, historic and townscape value, including their Gothic architectural character, their relationship with College Road and their role as prominent institutional buildings within the Whalley Range Conservation Area.

The proposed garden room would not affect these listed buildings for the following reasons:

- it would be located within a private rear garden at 117 College Road;
- it would be physically and visually separate from the listed buildings;
- it would be separated by distance, existing buildings, boundary treatments and vegetation;
- it would not affect any key view of the listed buildings;
- it would not affect the ability to understand or appreciate their architectural or historic significance;
- it would not alter the institutional setting or street-facing presence of the listed buildings on College Road.

The proposal would therefore preserve the setting and significance of the nearby listed buildings.

9. Heritage Balance

The proposal has been assessed against the statutory duties contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, national planning policy and relevant Manchester planning policy.

The development would be small in scale, located to the rear of the dwelling and clearly ancillary to the residential use of the property. It would not affect the principal elevation of the house, the public street scene, important boundary treatments, trees, listed buildings or any historic fabric.

The proposal would preserve the character and appearance of the Whalley Range Conservation Area. No harm to the significance of the Conservation Area has been identified.

Similarly, no harm has been identified to the setting or significance of the nearby listed buildings on College Road.

10. Conclusion

The proposed detached garden room at 117 College Road is a modest, single-storey domestic structure located within the rear garden of the property.

The application site lies within the Whalley Range Conservation Area, which is a designated heritage asset. The nearest listed buildings are the Grade II listed entrance gateway and gates to the G.M.B. National College, approximately 175 metres away, and the Grade II* listed former Lancashire Independent College / G.M.B. National College, approximately 250 metres away.

The proposed development would:

- preserve the character and appearance of the Whalley Range Conservation Area;
- have no adverse impact on the setting or significance of nearby listed buildings;
- not affect the principal elevation of the dwelling;
- not result in the loss of historic fabric;
- not affect important boundary treatments, trees or streetscape features;
- remain clearly subordinate to the host dwelling;
- retain the domestic garden character of the site.

The proposal is therefore considered to comply with Section 72 and, where relevant, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework, Manchester Core Strategy Policies EN3, SP1 and DM1, and the objectives of the Whalley Range Conservation Area guidance.

Accordingly, the proposed development is acceptable in heritage terms.