Heritage, Townscape and Visual Statement

Octagon House, Hathersage Road, Manchester

August 2026

Turley
Heritage, Townscape and Landscape

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Client
Octagon Project

Our reference
05121_HTAL

August 2026

1. Introduction

1.1 This Heritage, Townscape and Visual Statement ('HTVS') has been prepared by Turley's specialist Heritage, Townscape and Landscape team on behalf of the Octagon Project (the 'Applicant') in connection with an application for full planning permission for the refurbishment and extension of Octagon House on Hathersage Road, Manchester (the 'Site'), alongside the delivery of three new residential buildings ranging from 4 to 11 storeys, delivering a mixed-use development comprising key worker accommodation, purpose-built student accommodation ('PBSA'), expanded NHS renal dialysis facilities, amenity space and community uses (the 'Proposed Development').

1.2 The full description of development is as follows:

"Full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 250 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping."

1.3 Full details of the planning application are set out in the accompanying Planning Statement, prepared by Turley, and the application drawings and Design and Access Statement, prepared by Hodder + Partners.

1.4 The Site is located within Chorlton-on-Medlock, c.1.7km to the south east of the City Centre, and comprises Octagon House, a five storey building on an octagonal footprint, and surrounding associated areas of surface car parking and private access roads. It does not contain any above ground heritage assets. There are however a number of designated and non-designated heritage assets in the vicinity of the Site, including Victoria Baths (grade II* listed building) to the east and Victoria Park Conservation Area to the south.

1.5 This HTVS provides appropriate and proportionate information to the local planning authority (Manchester City Council, or 'MCC') regarding the likely impacts of the Proposed Development on the significance of heritage assets, townscape character and visual receptors.

1.6 This HTVS is structured as follows:

- **Section 2** provides a summary of relevant planning legislation, policy and guidance relating to heritage, townscape and visual impact assessment.
- **Section 3** provides a description of the Site and a summary of the historic development the Site and surrounding area.

- **Section 4** identifies and describes the relevant heritage assets, the significance of which has the potential to be affected either directly or indirectly by the Proposed Development. This section also includes proportionate consideration of heritage significance, including the contribution of setting to significance and the Site as an element of setting, for the identified heritage assets.

- **Section 5** identifies and describes the value of defined local townscape character areas ('LTCAs') in the study area, informed by published characterisation studies, analysis and professional judgement. The key visual receptors within the wider townscape and associated viewpoints for representative views ('RVs') are identified.

- **Section 6** provides a description of the Proposed Development.

- **Section 7** describes and assesses the impact of the Proposed Development on the significance of the identified heritage assets taking account of their significance and the relative contribution of setting.

- **Section 8** describes and assesses the impact of the Proposed Development on townscape character with reference to visual impacts.

- **Section 9** provides a summary of the conclusions of the HTVS.

- **Appendix 1** sets out the relevant planning legislation, policy and guidance context for consideration of heritage, townscape and visual matters.

- **Appendix 2** provides supporting figures relevant to the assessment, including a Heritage Asset Plan ('HAP'), Viewpoint Plan, Zone of Theoretical Visibility ('ZTV') and Townscape Character Areas Plan.

- **Appendix 3** sets out the methodology for the townscape and visual impact assessment.

- **Appendix 4** provides existing and proposed representative views of the Proposed Development, prepared by the visualiser Ambiente.

2. Summary of Relevant Planning Legislation, Policy, and Guidance

2.1 A review of legislation, national and local policy, and guidance relevant to heritage, townscape and visual matters and the assessment of the Proposed Development is set out in **Appendix 1**.

2.2 The relevant heritage legislation, planning policy and guidance for consideration of the potential impacts of the Proposed Development can be summarised as:

- The statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest of any nearby listed building and any elements of setting which contributes positively to this special interest.[1]
- National Planning Policy Framework (2026) and Planning Practice Guidance (2024)
- National Design Guide (2021)[2]
- Relevant DCMS and Historic England guidance, including Principles of Selection for Listed Buildings (2025)[3], Advice Note 1: Conservation Area Designation, Appraisal and Management (2019) ('HEAN 1')[4], Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) ('GPA 2')[5], Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ('GPA 3')[6], and various supporting Historic England advice notes, including Advice Note 4: Tall Buildings (2022)[7].
- Guidelines for Landscape and Visual Impact Assessment (2013) ('GLVIA 3')[8]
- Townscape Character Assessment (2017)[9]
- Visual Representation of Development Proposals (2019)[10]
- Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (2024)[11]

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[1] s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
[2] MHCLG and DLUHC, 2021. *National Design Guide*
[3] DCMS, 2025. *Principles of Selection for Listed Buildings*
[4] Historic England, 2019. *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management* (Second Edition)
[5] Historic England, 2015. *Historic Environment Good Practice Advice in Planning: 2. Managing Significance in Decision-Taking in the Historic Environment*
[6] Historic England, 2017. *Historic Environment Good Practice Advice in Planning: 3. The Setting of Heritage Assets* (Second Edition)
[7] Historic England, 2022. *Historic England Advice Note 4: Tall Buildings*
[8] Landscape Institute and Institute for Environmental Management and Assessment, 2013. *Guidelines for Landscape and Visual Impact Assessment* (Third Edition)
[9] Landscape Institute, 2017. *Townscape Character Assessment (Technical Information Note 05/2017)*
[10] Landscape Institute, 2019. *Visual Representation of Development Proposals (Technical Information Note 06/2019)*
[11] Greater Manchester Combined Authority, 2024. *Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039*

- Core Strategy Development Plan Document, as amended by the Addendum to Manchester Core Strategy (2012, amended 2024)[12]
- Extant policies from the Unitary Development Plan (1995)[13]
- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)[14]

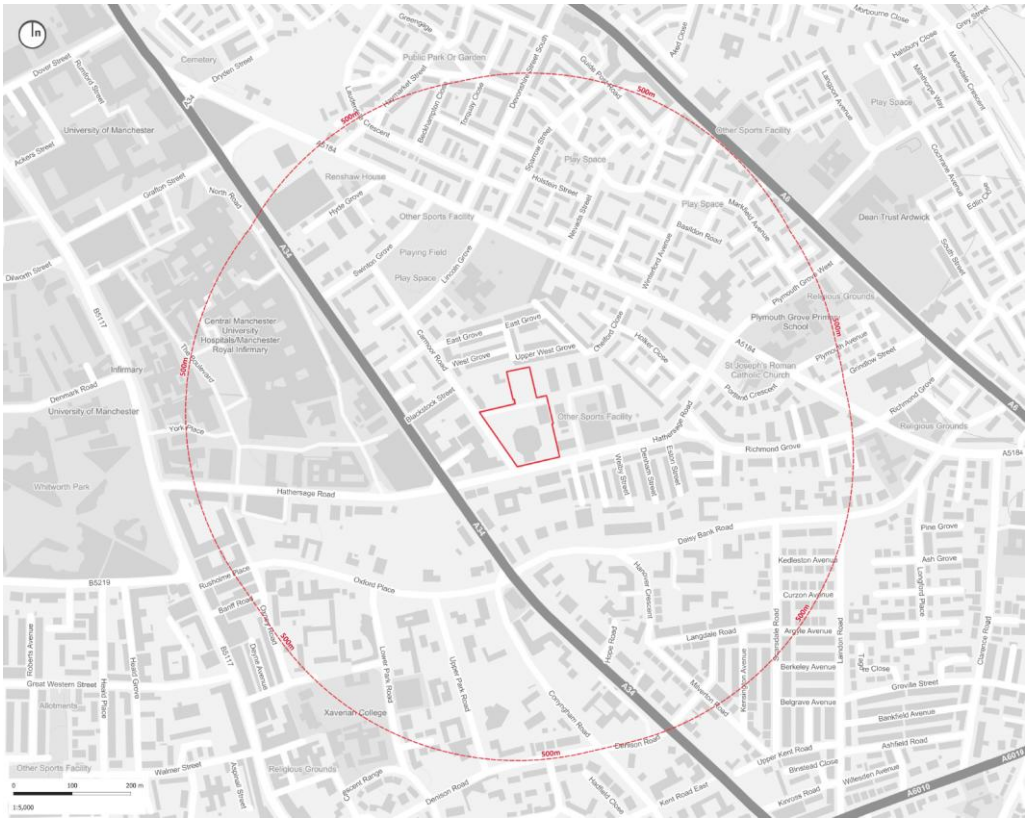
[12] Manchester City Council, 2012. *Core Strategy Development Plan Document*
[13] Manchester City Council, 1995. *Unitary Development Plan*
[14] Manchester City Council, 2007. *Guide to Development in Manchester Supplementary Planning Document and Planning Guidance*

3. Site Context and Historic Development

Site Location and Description

3.1 The Site is located within Chorlton-on-Medlock, an inner city area of Manchester located c.1.7km to the south east of the City Centre and within the western part of the Ardwick Ward (**Figure 3.1**). The Site forms an irregular, largely trapezoidal plot on the north side of Hathersage Road and to the east of Carmoor Road. Hathersage Road is a main arterial route through the area, and Carmoor Road a subsidiary a road connecting with a number of residential streets to the north and west of the Site.

Figure 3.1: Site Location Plan



3.2 The Site comprises an area of previously developed land which is occupied by Octagon House and surrounding associated areas of surface car parking and private access roads. Octagon House is a five storey building on an octagonal footprint and was previously the headquarters of Norweb and operational base of United Utilities until 2013. It is now home to the Central Manchester NHS Renal Dialysis Unit.

3.3 The Site is bounded by the Victoria Point development and Victoria Baths (grade II* listed building) to the east; the Longsight Primary Sub-station to the north, beyond which are terraced dwellings at West Grove / Upper West Grove; Carmoor Road to the west, beyond which is a mix of terraced housing, local businesses, Brook Hall (PBSA),the West Indian Community Centre and Manchester Royal Infirmary; and Hathersage Road to the south, beyond which is further terraced and semi-detached

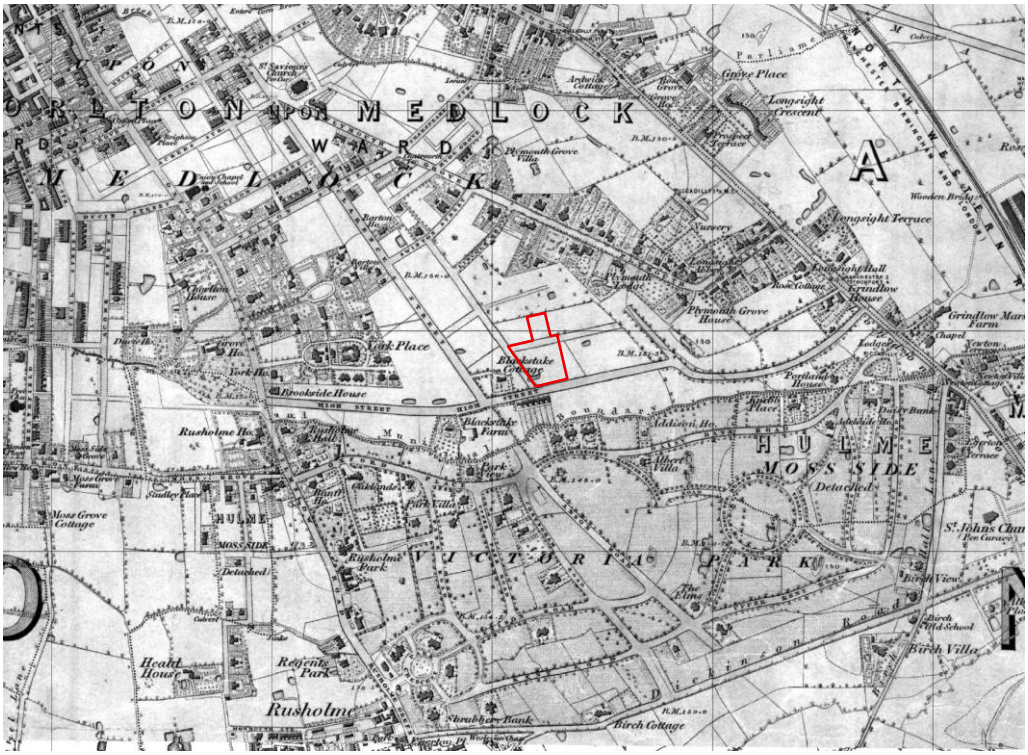
housing, Tatton House (PBSA) and Coniston Hall of Residence. The Victoria Park Conservation Area is located to the south of Hathersage Road, beyond intervening buildings, and incorporating the properties and associated gardens along the north of Daisy Bank Road.

Historic Development

3.4 The Site occupies an area of Manchester originally developed during the early to mid 19th century. The increasing industrialisation and associated growth of the city during this period made it an unhealthy and unpleasant place to live, and wealthier residents began to seek accommodation in more desirable, outlying areas. Demand amongst the emerging merchant and manufacturing classes for villa residences and larger terraced properties was high and a wave of expansion into south Manchester began.

3.5 In the mid 19th century, the area surrounding the Site was still semi-rural in character and had only recently begun to be developed for housing. The 1849 OS map (**Figure 3.3**) reflects the extent of undeveloped land at the time, including the Site, with evidence of nearby speculative development and the burgeoning residential suburb of Victoria Park visible to the south. Curzon Road, which survives partly within the northern part of the Site albeit as a private road, is shown running through the Site.

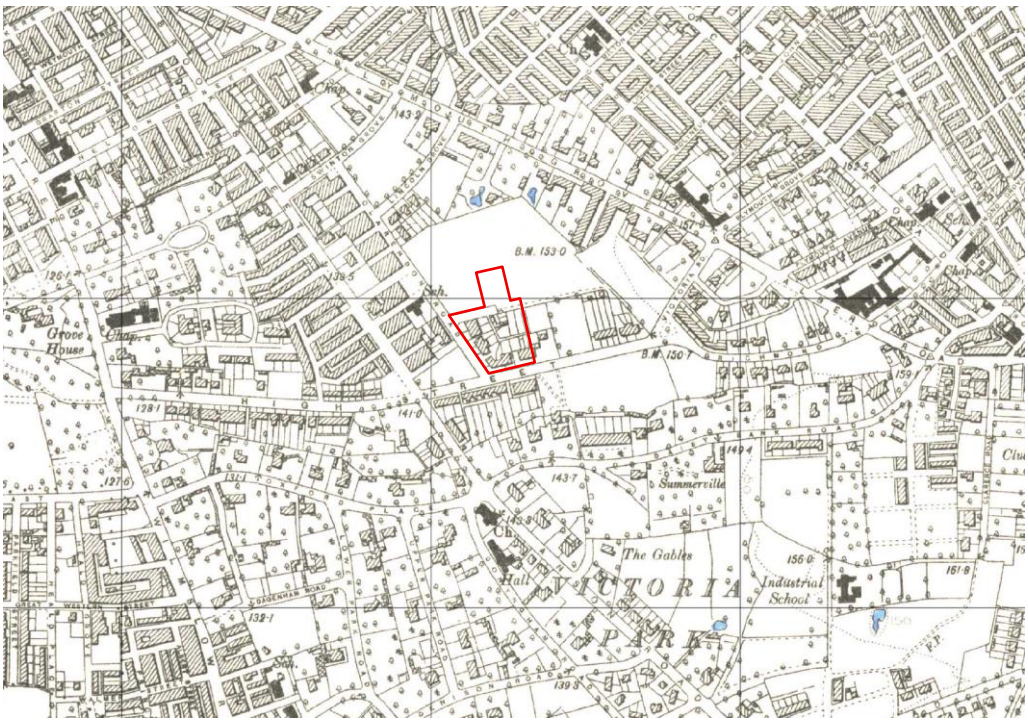
Figure 3.2: Extract from the OS County Series Map of Lancashire, 1849



3.6 The Site was first developed in the second half of the 19th century and followed the prevailing pattern of residential development in the surrounding area, with large terraced and semi-detached villas being built within spacious plots. The 1892 OS map (**Figure 3.4**) reflects the increased residential development of the area, including the arrangement of dwellings lining the northern side of Hathersage Road (then called High

Street). A rectangular area of open space was also reserved along the street for lawn tennis (on the site now occupied by Victoria Baths). The density of development to the north of Hathersage Road, extending towards the City Centre, was comparatively more dense than the area to the south encompassing Victoria Park, which retained a more spacious and verdant character.

Figure 3.3: Extract from the OS County Series Map of Lancashire, 1892

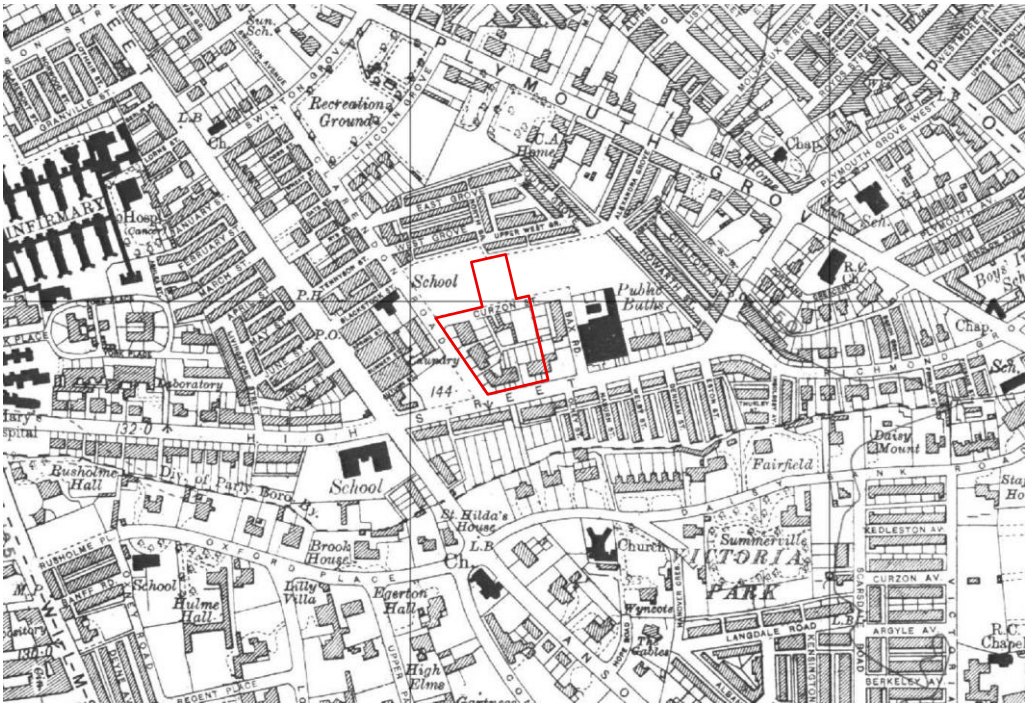


3.7 Bax Road was formed perpendicular to Hathersage Road and to the east of the Site at roughly the same time that Victoria Baths was built in 1903-6. The building was opulent in design and introduced greater scale and quality to Hathersage Road (**Figure 3.5**), as well as providing a public service for local residents. Bax Road was also developed with a row of smaller terraces in c.1905. The area surrounding the Site became increasingly densely developed over the course of the early 20th century, with residential infill mostly taking the form of terraced rows, including within parts of the Victoria Park estate. The Manchester Royal Infirmary relocated to its current location to the east of Oxford Street, and to the west of the Site, in 1909, and the infirmary buildings were gradually extended over the course of the 20th century, replacing much of the surrounding terraced housing as far as Upper Brook Street. The Site and the adjacent land to the north of Hathersage Road remained in broadly the same configuration throughout the early and mid 20th century. The land to the north, which was one of only a few remaining undeveloped plots shown in the 1923 OS map (**Figure 3.6**), was developed between 1923 and 1933 as an electricity mains depot, comprised of long linear ranges.

Figure 3.4: View west along Hathersage Road, towards Victoria Baths (centre) and the Site (left), 1965[15]



Figure 3.5: Extract from the OS County Series Map of Lancashire, 1923

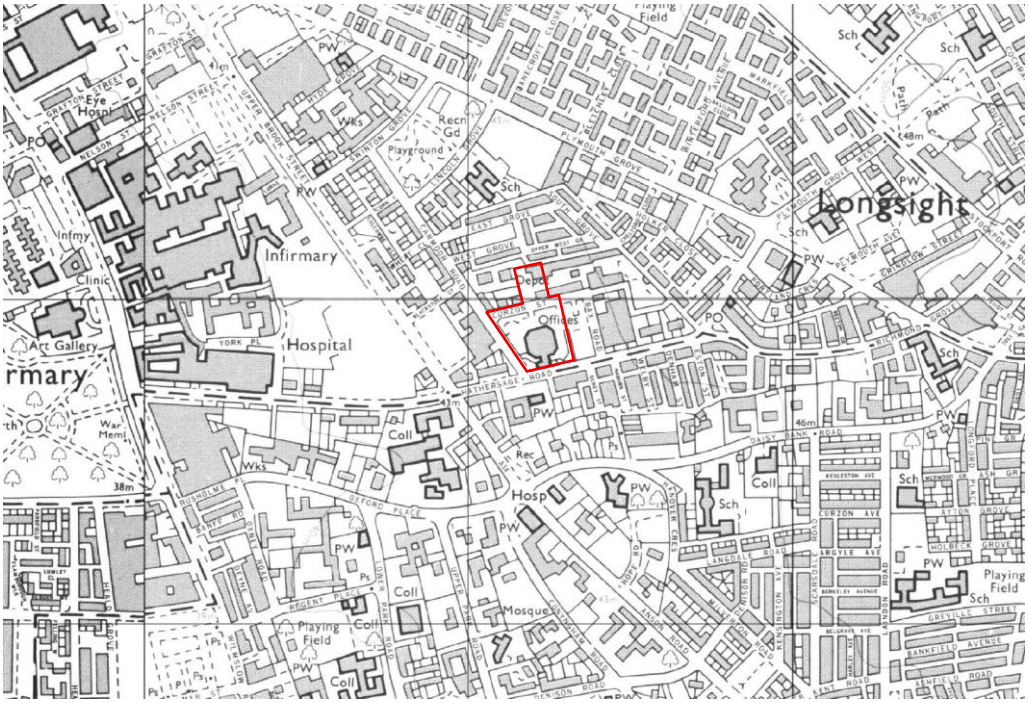


3.8 The villas and terraces within and immediately surrounding the Site were demolished in the 1970s and Octagon House, the large octagonal headquarters for United Utilities, was built around the same time (**Figure 3.7**). The former electricity depot buildings to

[15] Manchester Libraries. https://images.manchester.gov.uk/collections/ea606a79-407d-330e-82d8-c064a5ed02d7/?s%3Dvictoria%2Bbaths%26page%3D1&pos=33

the north east of the Site were also later demolished and replaced by the existing arrangement of student accommodation in c.2010, and there is extant planning permission (ref. 139987/FO/2024) for the replacement and extension of some of these buildings as part of a larger scale PBSA development of up to 12 storeys in height. The land surrounding the Site is now principally comprised of a mix of remaining late 19th and early 20th century villas and terraced housing, the Victoria Baths complex, and late 20th and early 21st century residential and student accommodation developments, most of which are in the form of linear apartment ranges of three to seven storeys in height (refer to **Figure 3.1**).

Figure 3.6: Extract from the OS National Grid, 1989



Summary of Historic Development

- The Site is located in a part of Manchester which was originally developed during the early to mid 19th century.
- Victoria Park, to the south of the Site, began to be developed from the 1830s as a desirable residential suburb.
- The Site was first developed for housing in the second half of the 19th century and the surrounding area, particularly to the north of Victoria Park, was increasingly densely developed.
- Victoria Baths was built on a plot to the east of the Site in c.1903-6, and the Manchester Royal Infirmary relocated to its current location to the west of the Site in 1909.
- The land to the north and north east of the Site was one of few remaining undeveloped plots by the 1920s, when an electricity mains depot was built.

- The Site was redeveloped in the 1970s and Octagon House, headquarters for United Utilities, was built.

- Several of the electricity mains depot buildings to the north east of the Site were demolished and replaced by student housing in c.2010.

- The land surrounding the Site is now principally comprised of a mix of remaining late 19th and early 20th century villas and terraced housing, the Victoria Baths complex, and late 20th and early 21st century residential and student accommodation developments.

4. Heritage Assets and their Significance

Introduction

4.1 This section sets out the heritage baseline condition relevant to the Proposed Development. This includes identification of the relevant heritage assets, the significance of which has the potential to be affected by the Proposed Development. This encompasses consideration of the nature and extent of setting and its relative contribution to heritage significance. This assessment is informed by desktop appraisal, site visits in June and July 2026 and consideration in conjunction with the related townscape and visual analysis of the Site and its context in the wider study area (**Section 5**).

4.2 The NPPF defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing)."[16]

4.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions which involve them. These include listed buildings and conservation areas.

Conservation Areas

4.4 Conservation areas are designated on the basis of their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Historic England has published guidance[17] with respect to conservation areas which provides a framework for their appraisal and assessment of special interest.

Listed Buildings

4.5 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest and are included on the National Heritage List for England ('NHLE'). The Principles of Selection for Listed Buildings (revised 2025) was published by the Department for Digital, Culture, Media and Sport ('DCMS') and is supported by Historic England's Listing Selection Guides for each building type.

Non-designated Heritage Assets

4.6 Assets identified by the local planning authority during the plan making and/or application process (including through the process of local listing) are referred to as 'non-designated heritage assets' and are also a material planning consideration. MCC does not maintain a local list of non-designated heritage assets, but the Greater Manchester Historic Environment Record ('HER') was reviewed in July 2026 and above ground built heritage assets within the 500m study area identified.

[16] MHCLG, 2026. *National Planning Policy Framework*. Annex B: Glossary

[17] Historic England, 2019. *Historic Environment Good Practice Advice in Planning Note 1. Conservation Area Appraisal, Designation and Management* (Second Edition)

Setting

4.7 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."[18]

4.8 Historic England has published guidance[19] in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that:

"Setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself."

4.9 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance ('PPG') relating to the historic environment, which states:

"The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places."[20]

4.10 The Catesby Estates Ltd v Steer (2018) EWCA Civ 1967 judgement confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets.

Heritage Assets – Scoping and Study Area

4.11 The study area has been established through best practice guidance, professional experience and judgement, and an assessment of potential effects. An initial study area was established at a 500m radius from the Site boundary to aid both desktop analysis and subsequent site visits, proportionate to the nature and extent of the Proposed Development and sufficient to understand the potential impacts on the significance of the identified heritage assets. The Proposed Development is not likely to have an impact on the significance of heritage assets located beyond 500m due to the nature of the separating distances and interposing built form, topography and landscaping (see also the ZTV at **Appendix 2** which informed the extent of the study area).

4.12 The study area includes all designated heritage assets and non-designated heritage assets (identified by consideration of above ground entries on the Historic Environment Record), illustrated in graphic format in the Heritage Asset Plan ('HAP') (**Appendix 2**).

[18] MHCLG, 2026. *National Planning Policy Framework*. Annex B: Glossary

[19] Historic England, 2017. *Historic Environment Good Practice Advice in Planning Note 3. The Setting of Heritage Assets* (Second Edition)

[20] MHCLG and DLUHC, 2024. *Planning Practice Guidance. Historic Environment.* https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

The study area includes 1 conservation area, 24 grade II listed buildings, 2 grade II* listed buildings, 1 grade I listed building and 1 non-designated heritage asset.

4.13 In accordance with Policy HE5 (1) of the NPPF, only those assets where the Proposed Development is likely to have a material impact on their significance are included for assessment. The relevant heritage assets requiring assessment were identified using best practice guidance/advice, professional experience and judgement, and an assessment of the potential heritage impacts of the emerging proposals on the heritage assets within the study area, forming part of a robust, proportionate and structured process of assessment.

4.14 The approach has been based on a review of existing published information and desktop archival research, including historic map regression. Ordnance Survey ('OS') maps were utilised to identify the key features, supplemented by study of aerial photography. The study included identification of the relevant designated and non-designated heritage assets, first using Historic England's National Heritage List for England and MCC's website. This work facilitated a high-level baseline assessment of significance (including the contribution made by setting to significance) of all the heritage assets within a 500m study area, allowing a value judgement as to whether the Proposed Development would be likely to impact on their significance to be made, followed by a decision as to whether each asset should be scoped in or out of the full assessment.

4.15 These initial conclusions were further tested through site visits undertaken in June and July 2025 and with reference to the ZTV (**Appendix 2**):

- The Site and local context were visited to determine the proximity, relationship, visual and experiential connection, and orientation of the heritage assets within and relative to the Site. This site visit was undertaken to validate the findings of the preliminary desktop survey and assess the particular significance of the relevant built heritage assets, the nature and extent of their setting, and their relative sensitivity to change on the Site.

- A ZTV (**Appendix 2**) was prepared to provide an indication of the potential extent of visibility of the Proposed Development in the local townscape. In those terms, the ZTV can also be used to understand the potential heritage assets that may require assessment due to change in part of their townscape settings, having regard to desktop research , as well as the site visit and our knowledge of the area. A degree of rigour is needed when interpreting the ZTV, as it is based on available LiDAR data and, as a result, some areas of data are missing. Notwithstanding, it is an effective desk-based tool in determining the relative visibility of the Proposed Development and a proportionate scope for assessment.

4.16 The findings of this work confirmed that most heritage assets located within the 500m study area would have limited intervisibility with the Proposed Development and the potential for impacts on their significance are limited. The relevant built heritage assets scoped into the assessment are summarised in **Table 4.1**.

Table 4.1: Heritage Assets Scoped into the Assessment

Designation	Name of Asset	HAP no.
Conservation Area	Victoria Park	n/a
Grade II* Listed Building	Victoria Baths with attached Forecourt Walls	2
Grade I Listed Building	Former First Church of Christ, Scientist	1
Grade II Listed Building	Arched Gateway to Former First Church of Christ, Scientist	25
Grade II Listed Building	Buckingham Crescent (Nos. 108-112)	5
Grade II Listed Building	Buckingham Crescent (Nos. 114-116)	12
Grade II Listed Building	Buckingham Crescent (Nos. 118-120)	22
Grade II Listed Building	Brook House (former Park View) and associated Entrance Walls and Piers	27
Grade II Listed Building	Church of St Chrysostom	4
Non-designated Heritage Asset	Shepherd's House (formerly Auldgirth)	28

4.17 There are other heritage assets within the surrounding area that have been excluded from the assessment as no impact on their significance is anticipated to result from the Proposed Development due to the following considerations:

- The location, nature and extent of the Proposed Development;
- The nature and extent of their significance (including functional or historic connections);
- Lack of visual relationship between the heritage asset and the Proposed Development due to intervening buildings, structures and vegetation;
- The orientation of views and the way in which the heritage asset is experienced and the contribution made by setting; and/or
- The existing varied urban context that characterises the setting of the heritage asset in which the Proposed Development would also be experienced.

4.18 These are as follows (including corresponding reference numbers from the HAP):

- Holy Trinity Armenian Apostolic Church and Vicarage (grade II listed building, HAP no. 26)
- Court Nursing Home (grade II listed building, HAP no. 18)
- Mrs Gaskells House (grade II* listed building, HAP no. 3)

- Roman Catholic Church of St Joseph (grade II listed building, HAP no. 16)
- Summerville (grade II listed building, HAP no. 23)
- Newbury (grade II listed building, HAP no. 10)
- Addison Terrace (grade II listed building, HAP no. 11)
- The Rampant Lion Public House and attached Screen Wall (grade II listed building, HAP no. 6)
- Eaglesfield (grade II listed building, HAP no. 7)
- Dalton Hall with attached Forecourt Walls (grade II listed building, HAP no. 9)
- 2, Conyngham Road (grade II listed building, HAP no. 8)
- High Elms (grade II listed building, HAP no. 19)
- Greygarth Hall (grade II listed building, HAP no. 24)
- Ward Hall (grade II listed building, HAP no. 13)
- Park House (grade II listed building, HAP no. 21)
- Hume Hall, Hall of Residence, University of Manchester (Original Portion) (grade II listed building, HAP no. 15)
- Marylands (grade II listed building, HAP no. 14)
- Langdale Hall and attached Former Coach House (grade II listed building, HAP no. 17)
- Plymouth Grove Hotel (grade II listed building, HAP no. 20)

Assessments of Heritage Significance

Victoria Park Conservation Area

General Character, Location and Uses

Figure 4.1: Victoria Park Conservation Area



4.19 The Victoria Park Conservation Area is located to the south of the Site and encompasses a large expanse of urban townscape from Daisy Bank Road in the north to Oxford Place, Kent Road East and Rusholme Grove in the south. To the west it extends to Oxney Road and to the east to Anson Road, Laindon Road and Langdale Road (**Figure 4.1**).

4.20 Principal roads bisect the area north to south including Anson Road in the east of the designated area and Lower and Upper Park Road to the west.

4.21 The conservation area was originally predominantly residential in character but today contains a mix of uses, including housing and institutional uses, many of which are associated with the University of Manchester.

Historic Interest

4.22 In 1836, the architect Richard Lane was commissioned to design Victoria Park in the then independent township of Rusholme to the south of Manchester, with eight prominent individuals founding a company (later known as the Victoria Park Company) to purchase the land required. Victoria Park was the first planned gated residential estates in Manchester and one of the earliest in the country.

4.23 The 70-acre estate was planned to incorporate formal crescents and circular parklands and to integrate detached and semi-detached villas set in large plots. By 1837,

entrance lodges, boundary walls, roads and planting had been completed and, by 1848, much of the estate was completed. By the late 19th century, the growth of the area had slowed and some of the remaining plots to the east had been developed as traditional suburban streets. During the 20th century, the area changed and the original layout and consistency of the scheme was partially eroded by the redevelopment and infill of plots.

Architectural Interest and Built Form

4.24 Despite a number of former dwellings being sub-divided, converted and extended for institutional use, the strong residential character of the conservation area prevails and is influenced by a mix of detached, semi-detached and terraced houses. These are generally 2 to 2.5 storeys in height and set back from the street frontage in generous gardens.

4.25 The early villas of Victoria Park are predominantly designed in a traditional Victorian style, incorporating elements of Italianate and Gothic architecture and principally in yellow or red stock brick or stucco with dressings, sash windows and pitched Welsh slate roofs. They often have pronounced and ornate entrances, projecting timber eaves with brackets and prominent gables and chimneys.

4.26 Summerville (grade II listed building) is an Italianate Victorian villa dating to 1850. It is one of the earlier buildings within the conservation area and reflects the general intended building style, type and size of the original dwellings. It is of white-painted stuccoed brick with a slate roof. It is set back from the road frontage and unusually faces west, designed with aspect over its former expansive gardens. Newbury (grade II listed building) to the north west is also a mid 19th century villa with prominent bracketed eaves and ridge chimneys.

4.27 To the north side of Daisy Bank Road is Addison Terrace (grade II listed building) and Buckingham Crescent (three individually grade II listed buildings). Although a terrace of townhouses, a pair of semi-detached properties and an individual villa, they are each designed in the Gothic style with rendered facades, prominent gables, sash windows, pitched tiled roofs, tall brick chimney stacks and other details.

4.28 To Anson Road is Eaglesfield (grade II listed building), a three storey square plan former Victorian villa, built in the mid 19th century and now in use as a hall of residence. The dwelling has a symmetrical three bay façade with large, rusticated stone quoins, bracketed eaves and a central porch with a round-arched doorway. Opposite Eaglesfield is the Rampant Lion Public House (grade II listed building), of architectural interest as a mid to late 19th century elaborate Gothic villa. It is of red brick construction in a mix of bonds with sandstone dressings. The central doorway and all windows have segmental pointed heads.

4.29 The 1903 former First Church of Christ, Scientist (grade I listed building) on Daisy Bank Road and the 1874 Church of St Chrysostom (grade II listed building) are landmark buildings within the conservation area. Whilst they post-date the original Victoria Park layout, they contribute to a varied and high quality townscape with legible phases of development. The First Church of Christ, Scientist and associated Lychgate are particularly distinctive and were designed by Edgar Wood in an Expressionist style with Arts and Crafts and Art Nouveau influences. In common with many of the traditional

villas of the conservation area, the church is set within a spacious plot with trees to the boundaries.

Streets and open space, parks and gardens, trees

4.30 The original layout of Victoria Park remains legible particularly to Oxford Place, Daisy Bank Road and Lower Park Road, as well as in Conyngham Road. Generally, the routes within the conservation area are spacious and verdant in character, with broad carriageways combined with generous verges and street trees.

4.31 There is evidence of gardens being eroded by areas of hardstanding and car parking, however buildings in the eastern part of the conservation area are generally separated from the street frontage by broad front gardens, occupy spacious plots and can be partially screened from view by trees. Traditional brick and stone boundary walls line the road frontages with occasional gate piers.

4.32 The setting of the identified listed buildings varies but many have group value with each other and are appreciated in their spacious plots with mature trees and grassed lawns. They are often enclosed by low walls and approached by formal driveways. These aspects of setting reinforce their former status and historic character.

Summary of Special Interest

4.33 The special interest and significance of the conservation area can be summarised as follows:

- The historic interest and remaining legibility of the conservation area as one of the earliest planned gated residential estates in the country and the first of its kind in Manchester.

- The low density arrangement of dwellings set back from the street frontage in spacious plots and the residential character created by a combination of detached, semi-detached and terraced dwellings.

- The verdant character and spaciousness created by broad streets, verges, trees and gardens.

- The quality and richness of townscape and architecture created by the combination of Victorian villas and distinctive landmark buildings.

Contribution of Setting to Significance (Physical Surroundings and Experience of the Asset)

4.34 Beyond the boundary of the conservation area, the lower density and spaciousness of the designated area is generally contrasted with the comparably densely developed late 19th and 20th century semi-detached and terraced houses. These are interspersed with larger blocks of apartments, commercial and institutional buildings and areas of open space.

Victoria Baths with attached Forecourt Walls (grade II* listed building)

Figure 4.2: View of Victoria Baths from the south on Hathersage Road



4.35 Victoria Baths is an eclectic building in striped red Ruabon brick and pale terracotta (**Figure 4.2**). It is symmetrical in massing and outline to Hathersage Road, with steep shaped gables with swan-neck pediments and tourelles, a lower central gable with a projecting canted bay at ground floor, and two lower flanking wings. Stained glass windows exist throughout, in arched openings at ground floor and in square headed openings at first floor – all are in deep reveals. A tall central clock tower rises from the roof in the form of a cupola. It is a well-preserved example of public baths from this period, retaining its plan form (with each class of user having a dedicated entrance from Hathersage Road), ancillary buildings and forecourt with walls, gates and a tall chimney on an industrial scale. It has a surviving interior decorative scheme of ornate stained glass, decorative tiling, mosaic floors, conserved pool halls and suites of Turkish and Russian baths. It now operates as a visitor attraction and commercial venue.

4.36 Plans to provide baths for this part of Manchester were first considered by the Baths and Wash Houses Committee of Manchester Corporation in 1897 and the land for Victoria Baths was acquired in 1899. It was built between 1903 and 1906 and was designed by Henry Price, then the city architect, based on earlier designs by the city surveyor. It was described by Pevsner as *"the most opulent Edwardian municipal baths to survive anywhere in England."*[21]

[21] Pevsner, N. 2004. *Pevsner Architectural Guide for Lancashire: Manchester and the South-east*

Contribution of Setting (Physical Surroundings and Experience of the Asset)

4.37 The setting and physical surroundings of Victoria Baths has evolved over time. Although still occupying a predominantly residential area, the setting of the listed building now has greater variety through the introduction of institutional uses and buildings of varied height. The terraces of stuccoed villas to the east pre-date the baths but are representative of the residential community that developed in this area during the mid to late 19th century. They, together with the other Victorian and Edwardian terraces in the area, provide a historic context for the building and resonate with its former use and architectural character (**Figure 4.3**).

Figure 4.3: View of Victoria Baths from the south east on Hathersage Road



4.38 Victoria Baths is principally experienced and appreciated from Hathersage Road. It is a distinctive building that contrasts with its neighbours and remains prominent due to its colour, patterning and the quality of its materials, its eclectic architectural style and decoration, the articulation of the principal façade, roofscape and its width, height and scale, accentuated by the shaped gables, clock tower and chimney. It is set back and enclosed from Hathersage Road by a low brick and terracotta wall, broken by decorative iron gates leading to stepped entrances.

4.39 Although less pronounced, the decorative quality of the façade is continued on Bax Road. The eastern elevation is devoid of windows and plainer where it has close adjacency with residential properties. The overall scale of the complex and functional aspects are appreciable from Bax Road and from the rear, where the complex is enclosed by a plain brick wall.

Former First Church of Christ, Scientist (grade I listed building) and Arched Gateway to Former First Church of Christ, Scientist (grade II listed building)

Figure 4.4: View of the Former First Church of Christ, Scientist from the north west on Daisy Bank Road



4.40 The Former First Church of Christ, Scientist is distinctive from other buildings in the Victoria Park estate and beyond (**Figure 4.4**). It is designed in a free Expressionist style, with both Arts and Crafts and Art Nouveau detailing. It has an unusual Y-shaped plan and form, comprised of a tall main linear nave running perpendicular to Daisy Bank Road, with differing lower splayed wings projecting to the front. There is a low cylindrical turret with a conical roof tucked between the gable of the main range and western flanking wing and a tall rectangular chimney. The church is built of red brick and the main north facing façade is rendered. It has a steeply pitched tiled roof and there are a series of gabled dormer windows in both pitches of the nave. It has a wide semicircular-headed doorway with splayed sandstone sides and above this a cruciform window feature with arched centre-light and two-light arms, all within a stone surround, and with a plain stone pilaster breaking through the apex. A porch or porte cochere with a segmental-headed arch projects from the rear of the west elevation.

4.41 A separate grade II listed Art Nouveau arched gateway or lychgate sits centrally within the boundary of the church grounds, lining Daisy Bank Road (**Figure 4.5**). Although also distinct, it is stylistically similar to the church and comprised of a segmental arch with a steeply pitched gable, containing a small oriel window, and with canted side buttresses with flat tops. It is built of red brick with sandstone detailing and patterning.

Figure 4.5: View of the Arched Gateway to Former First Church of Christ, Scientist from the north on Daisy Bank Road



4.42 The church dates to 1903-4 and was designed by Edgar Wood. It is of significance as the first purpose-built church for the Christian Scientists in Britain, and the second in Europe. It is described by Pevsner as one of the most original buildings for the time and Edgar Woods' masterwork[22].

Contribution of Setting (Physical Surroundings and Experience of the Assets)

4.43 The church is set back from Daisy Bank Road within a private and spacious plot. In this respect, it reflects the relationship of Victoria Park villa with its domestic garden. To the east, west and south are modern student accommodation blocks, to the south west is a pair of semi-detached red brick villas, and to the north are a series of traditional villas at Buckingham Crescent, Addison Terrace and Newbury.

4.44 Its setting is residential in character, but the church has local landmark status and draws strong distinction from its form and expressive style. Although modern buildings within its setting deviate from the traditional character of Victoria Park, the robust and distinctive character of the listed building means that they do not detract from its significance. The upper stages of the church are visible from Daisy Bank Road and it is glimpsed through the lychgate, but the high enclosing hedges provide a degree of privacy and, again, give the impression of a domestic garden. The lychgate resonates stylistically with the church and the pair of listed buildings have group value.

[22] [22] Pevsner, N. 2004. *Pevsner Architectural Guide for Lancashire: Manchester and the South-east*

Buckingham Crescent (Nos. 108-112, 114-116, and 118-120) (grade II listed buildings)

4.45 Buckingham Crescent comprises three separately listed buildings that are broadly contemporaneous and stylistically similar (**Figures 4.6 and 4.7**). The three buildings were built as semi-detached dwellings (two or three) facing, but set back from, Daisy Bank Road. They are of brick construction but finished in render or roughcast and are two principal storeys in height. The buildings present formal symmetrical facades to Daisy Bank Road and are arranged with a hall and cross wing plan form, with projecting outer bays, expressed as tall gables. Nos. 114 to 116 and 118 to 120 are smaller, with a four bay façade. Nos. 108 to 112 have a wider front elevation of five bays. It has a central entrance, in combination with side entrances in porches, with stepped access. Nos. 114 to 116 and 118 to 120 have only side entrances, in porches. All have box or canted bay windows at ground floor and a range of window types exist across the grouping, including sashes that are original, or in the original style.

Figure 4.6: View of 108-112 Buckingham Crescent from the south on Daisy Bank Road



Figure 4.7: Views of 118-120 (left) and 114-116 (right) Buckingham Crescent from the south on Daisy Bank Road



4.46 There is evidence that the former villas have been converted into apartments. Nos. 108 to 112 and Nos. 118 to 120 have been altered to the rear. Nos. 118 to 120 has a substantial rear extension.

4.47 These listed buildings are of historic interest as high status mid 19th century villas. All were built by the late 1840s and formed part of the prestigious Victoria Park estate.

Contribution of Setting (Physical Surroundings and Experience of the Assets)

4.48 The Buckingham Crescent listed buildings are all located on the north side of Daisy Bank Road and form part of the Victoria Park Conservation Area. They do not follow a unified building line but have a pronounced set back from the road and are separated from it by a combination of lawned gardens and areas of hardstanding. All have formal front boundary treatments in a combination of low walls, railings and hedging. Daisy Bank Road meanders and they are surrounded by a variety of other traditional villas, characteristic of the Victoria Park estate, as well as modern apartments, rows of traditional terraced housing and student accommodation, and the distinctive First Church of Christ, Scientist to the north.

4.49 The listed buildings have an associative relationship and group value due to their shared architectural character and history as part of the Victoria Park estate. Their setting is strongly residential in character, and despite demolition and redevelopment within their setting, it has retained a spaciousness and verdancy which ensures that the character of the former high status residential estate remains evident. Mature trees enhance their setting, as does the independence of their design. They are principally experienced and appreciated from the south on Daisy Bank Road and some views are filtered by trees and other vegetation.

Brook House (former Park View) and associated Entrance Walls and Piers (grade II listed building)

4.50 Brook House is a two storey Early Victorian Gothic villa. It is of stuccoed brick construction with a slate roof and faces south, presenting a four bay frontage to Oxford Place. It was built in c.1836 and enhanced by additions of 1897, with both phases of high quality for the period. It is rare as a surviving example of domestic work by Richard Lane and is a good example of the work of George Falkner Armitage, surviving with

relatively little alteration and retaining substantial internal features of interest, in particular the suite of work by Armitage. It is of historic interest as a surviving early villa of the Victoria Park estate, one of the earliest gated planned suburbs in the country.

4.51 The list entry confirms it is also listed for its group value with other surviving early villas of the suburb, thought to be by Richard Lane, in particular 2 Conyngham Road, Victoria Park Hotel (2, 4 and 6 Park Crescent) and Park House (2 Lower Park Road).

Contribution of Setting (Physical Surroundings and Experience of the Asset)

4.52 Brook House currently occupies an expansive plot, extending from Oxford Place in the south to Hathersage Road to the north. Planning permission was granted (ref. 114471/FO/2016) for the redevelopment of land around and to the rear of the listed building with a hospital in 2017, and previous buildings within this area have been demolished. Brook House forms part of the Victoria Park estate and its setting is largely residential in character, although it is also influenced by the presence of the University of Manchester.

4.53 Historic mapping suggests that the setting of Brook House has been altered since it was built, and was originally intended to occupy a more modest garden plot, with land to the east, west and north in a separate demise. Dwellings to the east and west were never built and land to the north was successively redeveloped. The current open, expansive plot is a modern construct through the amalgamation of land and demolition of former buildings.

Figure 4.8: View of Brook House from the south on Oxford Place



4.54 Brook House is currently experienced and appreciated in heavily filtered and restricted views from Oxford Place, due to the dense vegetation between the villa and the

southern boundary (**Figure 4.8**). A section of the perimeter wall and entrance has associative value and forms part of the listing.

Church of St Chrysostom (grade II listed building)

4.55 The Church of St Chrysostom was originally built in c.1874-7 by G. T. Redmayne on the site planned for a church in the original plans for the Victoria Park estate. It is of yellow coursed sandstone rubble construction with a slate roof and is in the Early English style (**Figure 4.9**). The church has a combined nave and chancel, east and west aisles, a tower in the angle of the east aisle and a porch at the northern end of the west aisle. There is also a chapel attached. The north gable forms the principal façade and has buttresses flanking a shallow gabled porch with a deeply chamfered entrance. There are two tall arched windows with tracery above, with a statue of St John Chrysostom between. The nave has buttresses breaking through the roofs of the aisles. The south east tower has a buttressed octagonal belfry with louvred lancets, and a short spire. All furnishings and the roof post-date a fire in 1904 and are attributed to John Ely.

Figure 4.9: Views of the Church of St Chrysostom from the north west on Oxford Place (left) and north east on Anson Road (right)



Contribution of Setting (Physical Surroundings and Experience of the Asset)

4.56 The Church of St Chrysostom occupies a prominent location at the junction of Anson Road with Oxford Place and Conyngham Road. It does not have a private or well defined churchyard but occupies lawned gardens with planting and trees. The surrounding area contains a mix of traditional dwellings, halls of residence and modern student accommodation and the setting of the church is influenced by vehicle traffic on Anson Road, one of the main routes to and from Manchester City Centre. It is an urban church, but there is a verdancy to its setting created by planting and street trees.

4.57 The church is principally experienced from the perimeter streets but is also appreciable in longer distance views, including on Anson Road in particular. Although taller buildings have been built within its setting, it retains a local landmark presence due to its scale, form and stone construction.

Shepherd's House (formerly Auldgirth) (non-designated heritage asset)

4.58 Shepherd's House is a large detached villa in the Arts and Crafts and Tudor Revival style (**Figure 4.10**). It has an irregular plan form and is built of red brick, sandstone and render with a clay tiled roof. The south elevation is asymmetrical and is tile hung to the first floor and features imitation timber framing to the south east first floor and gable. The central porch has a projecting stone entrance with round-arched doorway flanked by Ionic pilasters. The building consists of a range of windows, including stone mullion and transom windows, timber framed windows, dormers and oriel windows.

Figure 4.10: View of Shepherd's House from the south on Oxford Place



4.59 Shepherd's House is of local historic interest as a substantial early 20th century dwelling. The building illustrates the continuation of the design intentions of this early residential suburb.

Contribution of Setting (Physical Surroundings and Experience of the Asset)

4.60 Shepherd's House is located to the north of Oxford Place within the Victoria Park estate. The plot is delineated by brick boundary walls following its original plot layout, also enclosing a garden to the north. Mature trees surround the building to the south, west and north. Clarence Lodge, a late 19th century villa, is situated to the east. Beyond this to the south is a modern four storey residential block.

4.61 Shepherd's House has an associative relationship and group value with the surrounding villas within Victoria Park. Its setting is principally residential in character, and despite some redevelopment within its setting, it has retained a sense of spaciousness characteristic of the former high status estate. Although the plot of Shepherd's House is not one of those shown on the original prospectus of the planned residential suburb, both it and the house are approximately the size of the intended plots and villas.

Mature trees and boundary walls enhance its residential character. Trees also screen views of the building from a longer distance, and, as such, the building is principally experienced and appreciated in close views from Oxford Place and within its delineated plot of land.

Contribution made by the Site

4.62 The Site is located to the north of Victoria Park Conservation Area and separated from it by Hathersage Road and intervening buildings comprising a modern seven storey apartment building (Tatton House), Coniston Hall of Residence and 19th century terraced housing. Views of the Site from within the conservation area are limited due to the screening effect of these buildings, as well as the buildings, trees and other vegetation within the conservation area itself. There are occasional glimpsed views of the upper stages of Octagon House, notably at the northern edge of the conservation area including along parts of Daisy Bank Road through gaps between the listed buildings on the north side of the road, beyond the intervening Tatton House (**Figure 4.11**). Where visible, the Site is experienced as part of the mixed urban environment to the north of the conservation area which provides a backdrop to the area but neither contributes to nor detracts from its significance.

Figure 4.11: View north towards the Site from Daisy Bank Road. Octagon House is indicated by the red arrow.



4.63 The Site has a similar relationship with the identified listed buildings and non-designated heritage asset within the conservation area, namely Former First Church of Christ, Scientist, Arched Gateway to Former First Church of Christ, Scientist, Buckingham Crescent (Nos. 108-112, 114-116, and 118-120), Brook House, Church of St Chrysostom, and Shepherd's House. To varying degrees, the upper elements of

Octagon House can be glimpsed either in combination with these assets, or in sequential views from within their setting. The presence of the Site reflects the varied urban context of the assets, and makes a neutral contribution to their significance. There are no known historic associative relationships between the Site and these assets that contribute to their significance.

4.64 The Site is located approximately 50 metres to the west of Victoria Baths on the same (north) side of Hathersage Road, separated by a pair of five and six storey blocks forming part of Victoria Point student accommodation. Whilst the previous housing on the Site would have had an historic association with Victoria Baths which was built to serve local residential community, this relationship is not legible following the redevelopment of the Site in the 1970s and the demolition of this earlier housing.

4.65 In key views of the listed building from Hathersage Road, the southern part of Octagon House is experienced in combination with Victoria Baths, separated by the intervening Victoria Point blocks and existing street and boundary trees which provide filtering views of the lower storeys of the building (**Figures 4.12 and 4.13**). Despite its scale and proximity to the asset, Octagon House does not interrupt the silhouette of the clocktower or varied roof form of Victoria Baths in views from Hathersage Road (refer to **Figure 4.3**). It is however of limited architectural quality and, due it its scale and positioning, does to an extent detract from the appreciation and prominence of Victoria Baths in views along Hathersage Road. Therefore, by virtue of the scale, massing and design of Octagon House which, to a degree, forms a competing element within the setting of Victoria Baths, the Site is concluded to make a minor negative contribution to the significance of the listed building.

Figure 4.12: View towards Victoria Baths from the south east on Hathersage Road. Octagon House is indicated by the red arrow.



Figure 4.13: View towards Victoria Baths from the south west on Hathersage Road. Victoria Baths is indicated by the black arrow.



5. Townscape Character and Visual Context

Baseline Townscape Appraisal

Introduction

5.1 A baseline assessment of the local townscape around the Site was undertaken to understand the townscape character context of the Site and identify key features and characteristics which contribute to this. This includes consideration of physical features and perceptual factors which contribute to the townscape. Once these factors were established, the local townscape character areas and their associated key characteristics were identified.

Published Characterisation Studies

5.2 The Site and its study area are identified by Natural England as lying within National Character Area ('NCA') 55: Manchester Conurbation.[23]

5.3 The NCA covers a vast expanse of urban areas and includes a number of settlements which have grown and come together to form the Manchester Conurbation, including Manchester City Centre, Salford, Stockport, Sale, Ashton-under-Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle, Hulme, Denton and Droylsden.

5.4 The Site lies within an urban townscape setting and reflects the identity of the urban characteristics in the NCA descriptions.

5.5 At a local level, a Landscape Character Assessment has been carried out on the landscapes across Greater Manchester; however, this assessment is focussed on the character of the Green Belt and rural or open countryside landscape settings and is therefore not applicable to the Site.

Local Townscape Character Areas

5.6 In order to define townscape character receptors at a scale appropriate to the Site and study area, Local Townscape Character Areas ('LTCAs') have been identified. In the process, local level changes in characteristics that relate to physical elements or features and historic development, as well as how a place is perceived, have been considered. This has identified three LTCAs which are illustrated in **Figure 5.1** below (as well as **Appendix 2**).

5.7 The LTCAs defined as part of this assessment are:

- LTCA 1: Mixed residential development
- LTCA 2: Manchester Royal Infirmary and Institutional Buildings
- LTCA 3: Victoria Park Conservation Area

[23] Natural England. *National Character Area Profiles*. Available at: www.nationalcharacterareas.co.uk

Figure 5.1: Townscape Character Areas



LTCA 1: Mixed Residential Development

5.8 This townscape character area includes the densely developed residential context to the north, east and south of the Site. The character area covers a large portion of the Study Area and is a prominent character within this inner city area.

5.9 The key characteristics of LTCA 1 include:

- Predominantly secondary and tertiary routes servicing the existing residential development with some secondary routes serving the City Centre.
- Relatively tight urban grain defined with regular block sizes of terraced housing.
- A prevailing height of two to three storeys for the majority of the houses throughout the areas, interspersed with the apartments and student accommodation with heights of up to seven storeys.
- Predominantly residential development with the occasional low rise commercial units and a primary school with associated grounds.
- Mixture of traditional red brick Victorian terrace rows, including on the south side of Hathersage Road (**Figure 5.2**), and more recent residential development set out in terraced blocks (to the east of the Site and in the wider townscape setting). More modern development within the area is generally in the form of student accommodation.

Figure 5.2: View west along Richmond Road (left) and view south along Welby Street from Hathersage Road (right)



- Victoria Baths (grade II* listed building) is a distinctive building in the townscape built from red brick with cream stone bands (refer to **Figure 4.2**).
- Several large Victorian villas in terraced blocks with a white stucco finish, contributing to a mixed residential environment (refer to **Figure 4.3**).
- Limited heritage assets, including Victoria Baths (grade II* listed building) and Elizabeth Gaskell House (grade II* listed building) and several listed churches.
- The dense urban fabric means that vegetation is typically limited to incidental green spaces and street trees, with the exception of Swinton Grove Park, a public park including a play area and multi-use games area (**Figure 5.3**).

Figure 5.3: View of Swinton Grove Park from the north on Swinton Grove



5.10 LTCA 1 is concluded to be of **Medium Value** as it contains some isolated townscape features which relate to designated heritage assets but is otherwise of unremarkable quality.

LTCA 2: Manchester Royal Infirmary and Institutional Buildings

5.11 This townscape character includes the Site and an area of institutional buildings to the west, including a group of buildings associated with Manchester Royal Infirmary. Key characteristics of LTCA 2 include:

- Area traversed by Upper Brook Street (A34), a primary link into the City Centre (**Figure 5.4**).

Figure 5.4: View north east along Upper Brook Street from the junction with Autumn Street



- Development is predominantly hopsital and institutional buildings with large building footprints associated with Manchester Royal Infirmary and the University of Manchester.

- Residential development is generally confined to that of student accommodation and some buildings with retail at ground level with a mix of commercial and residential in the upper storeys.

- Building heights range from three to seven storeys, and there is also a tall chimney stack located within the hospital complex (**Figure 5.5**).

Figure 5.5: View south west along Wheat Close from the junction with Carmoor Road



- Limited public realm or opportunities for recreational uses, though there are some incidental green spaces set around the buildings and parking areas.

- There are no designated heritage assets within the character area.

5.12 LTCA 2 is concluded to be of **Low Value** as it contains limited townscape features.

LTCA 3: Victoria Park Conservation Area

5.13 This townscape character area is located to the south of the Site, beyond LTCA 1 and comprises a portion of the wider Victoria Park Conservation Area. The key characteristics of the area include:

- Roads are primarily residential routes through the area. Several are gently curved and others are short and straight. Most roads through the area are wide and benefit from grass verges (**Figure 5.6**).

- Built form generally comprises large Victorian detached, semi-detached and short terraced forms set within spacious grounds (**Figure 5.7**). Where houses have been demolished, these have been replaced with a mix of groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

- Red brick is the most common building material with blue slate roofs, and a minority of dwellings in white stucco. A greater diversity of materials found in

the modern buildings, including red and buff brickwork and different coloured cladding.

Figure 5.6: View east along Oxford Place from the junction with Upper Park Road



Figure 5.7: View of Summerville from the north on Daisy Bank Road



- A course urban grain defined by large, irregular shaped blocks.
- Historic associations with inner city development as a response to the changing character of the City Centre during the Industrial Revolution, resulting in the early development of the area with large houses for the growing commercial middle class.
- Numerous listed buildings lie within LTCA 1 and these include large houses focused along Daisy Bank Road (refer to **Figures 4.6 and 4.7**) and the Former Church of Christ, Scientist (grade I listed building) on Anson Road (refer to **Figures 4.4 and 4.5**).
- Green infrastructure is generally associated with trees and vegetation within the curtilage of the properties, and also includes roadside grass verges which are typically planted with trees, resulting in a verdant character.
- There are limited areas of public realm or opportunities for recreation.

5.14 LTCA 3 is concluded to be of **Medium – High Value** as it covers the Victoria Park Conservation Area.

Summary

5.15 **Table 5.1** below provides a summary of the local townscape character areas and their value.

Table 5.1: Townscape Character Summary

Townscape Character Area	Townscape Value
LTCA 1: Mixed Residential Development	Medium
LTCA 2: Manchester Royal Infirmary and Institutional Buildings	Low
LTCA 3: Victoria Park Conservation Area	Medium – High

Visual Amenity Baseline Appraisal

5.16 A baseline assessment of the local visual context and visual amenity was undertaken to understand the existing extent of visibility of the Site and local visual receptors likely to be affected by the Proposed Development. The visibility of the Site and extent of its visual envelope was established through both a desktop analysis of the surrounding area and by confirming on Site the localised screening effected of the surrounding land and built form and vegetation.

5.17 Representative views were identified, which reflected the character and quality of typical views from the key receptors, and to form the baseline against which the visual effect of the Proposed Development could be assessed.

Extent of Visibility

5.18 Due to the dense urban grain and generally consistent building heights in the surrounding streets, the Site is relatively well contained and there is limited visibility from the surrounding townscape other than from the adjoining and nearby streets. Views of the Site, and the existing building Octagon House, are limited to the following public areas:

- Hathersage Road
- Carmoor Road
- Olney Street
- Daisy Bank Road
- Upper Brook Street (A34)
- Conyngham Street
- Plymouth Grove
- East Grove / North Grove
- Swinton Grove Park

Local Visual Amenity

5.19 Currently, the Site is a relatively prominent feature within local views due to the scale and form of Octagon House, and makes a limited contribution to the visual amenity of the local area. The existing building is large and bulky, with extensive areas of brickwork, cladding and glazing, as well as a five storey stair tower at its southern end, adjacent to Hathersage Road. The neighbouring Victoria Point PBSA development comprises a series of linear ranges of plain and unremarkable character. The grade II* listed Victoria Baths however contributes to the visual interest of the area.

Visual Receptors

5.20 Visual receptors are the people who may be affected by changes in views and visual amenity. They include people passing through an area (e.g. by foot, car, bicycle or public transport), people working in an area and people visiting or engaged in recreational activities. Residents living in an area are also a receptor group, but views from private residential properties are not usually considered within the context of townscape and visual impact assessments as the impact of development on private views is not normally a planning consideration[24] unless visual impacts are considered likely to be so great that they could affect the residential amenity of a property.

5.21 The key visual receptors which have been identified within the study area with potential to be affected by the Proposed Development are set out in **Table 5.2** below.

[24] Alfred's Case in 1610 established the principle that private individuals do not have a legal right to a view.

Table 5.2: Key Visual Receptors

Visual Receptor	Commentary
1 **Users of Swinton Grove Park** (RV 1)	This is a public park located to the north west of the Site, beyond an area of intervening terraced housing and St Chrysostom's Primary School. The park is generally well enclosed by mature trees and vegetation, although there are some filtered and incidental views looking out of the park through the gaps in the vegetation towards the surrounding landscape. The Site is largely screened in views south from within the park by St Chrysostom's Primary School and intervening residential development. However, the upper levels of Octagon House and upper sections of the chimney stack associated with the Victoria Baths laundry room are visible in the distance.
2 **Motorists and pedestrians along Hathersage Road** (RV 2 and 3)	Hathersage Road is a secondary route through the area and tracks along an east-west alignment connecting Plymouth Grove (A5184) to Upper Brook Street (A34), two primary highways links connecting the southern side of Manchester to the City Centre. Both the road and footpaths are relatively wide. Views along this road are typically channelled in the direction of travel and the road is flanked on both sides by built form. Within the eastern portion of the road, the buildings on either side of the road generally comprise Victoria Baths and the large Victorian terraced villas of up to three storeys. Further east, the residential development continues but is more modern in style. The built form prevents clear views into the Site, though the upper level of Octagon House is often visible. Within close proximity of the Site and as the road tracks along the southern boundary, there are clearer views into the Site and of Octagon House. Within the western portion of the route and to the west of the Site, the existing built form comprises a mix of large institutional buildings associated with the hospital and purpose built student accommodation, interspersed with a limited number of rows of two and three storey Victorian terraced housing. Again, in these locations, the intervening built form prevents clear views into the Site, though Octagon House is visible. Views along this road are typical of that experienced within an inner city environment, although Victoria Baths is a distinctive building and provides visual interest to those commuting through the area.
3	This is a tertiary residential route that tracks broadly along a north to south alignment providing a link from Swinton Grove Park

Visual Receptor	Commentary
Motorists and pedestrians along Carmoor Road (RV 4)	towards Hathersage Road and access to the surrounding properties. Views are typically channelled along this residential street which is flanked on both sides by the existing built form which is comprised of mainly two storey dwellings. In some locations to the north of the route there are pleasant views looking east across Swinton Grove Park, but for the most part the views are unremarkable and typical of this urban inner city residential environment. Further south of the route towards Hathersage Road, there is a break in the built form across an open area of hardstanding which is associated with Octagon House. In this location the views facing east open out and Victoria Point, Victoria Baths and Octagon House can be seen. The views from this southern portion of Carmoor Road also contain detracting features. In the foreground and directly adjacent to the road is a substation and associated energy infrastructure, and in the distance is a mast that is located within the curtilage of Victoria Baths.
4 **Motorists and pedestrians along Daisy Bank Road** (RV 5)	This is a secondary road through Victoria Park Conservation Area. The road is located to the south of the Site, beyond a series of large semi-detached and terraced Victorian villas. Generally, the route is well enclosed by existing residential development and the mature trees and vegetation within the residential curtilage of these properties. Due to the alignment of the road and the existing intervening features views there are limited views towards the Site. The route tracks along the east to west alignment and from the western portion of the road there are oblique views looking north towards the Site, through gaps in between the Victorian villas. In these glimpsed views, Octagon House is visible beyond Tatton House PBSA, Coniston Hall of Residence and terraced housing.
5 **Motorists and pedestrians along Upper Brook Street (A34)** (RV 6)	Upper Brook Street is a primary road and key highway link towards the City Centre within the locality of the Site. The road is relatively wide with wide footpaths on both sides. Views along this road are typically channelled in the direction of travel as the road is flanked on both sides by built form. The built form on the western side of the road principally comprises buildings associated with Manchester Royal Infirmary. Due to the height and massing of these hospital buildings, views west are limited. The built form on the eastern side of the road includes a six storey hotel block, a mixture of low-rise commercial units, a petrol station, and several rows of two to three storey terraced

Visual Receptor	Commentary
	residential development (some of which have retail units at ground level), and a six storey PBSA block. The upper stages of Octagon House are occasionally visible along this route, between and beyond the buildings on the east side of the road. The Site becomes more visible at the junction with Hathersage Road, where views eastwards become more open. Views along this road also contain detracting features including the large chimney stack associated with the hospital complex and the chimney stack associated with the Victoria Baths laundry room.
6 **Motorists and pedestrians along Conyngham Road** (RV 7)	This is a secondary road through Victoria Park Conservation Area. The road has grass verges with trees on both sides and footpaths, and is well enclosed by a mixture of modern and traditional forms of residential development with associated boundary walls and garden planting. Due to the alignment of the road and intervening built form, there is very limited visibility of the Site, except for at the northernmost point close to the junction with Oxford Place where the upper stages of Octagon House are visible.

5.22 One additional visual receptor (motorists and pedestrians along Plymouth Grove) was considered for inclusion in the assessment, but following the site visit and further review of the ZTV has been scoped out due to very limited existing and potential intervisibility with the Site and the limited potential for effect on the receptor.

Representative Viewpoints

5.23 Seven representative viewpoints have been identified which reflect the character and quality of typical views experienced by the key visual receptors and to form the baseline against which the visual effects of the Proposed Development can be assessed. The Local Development Framework for MCC does not identify any protected views.

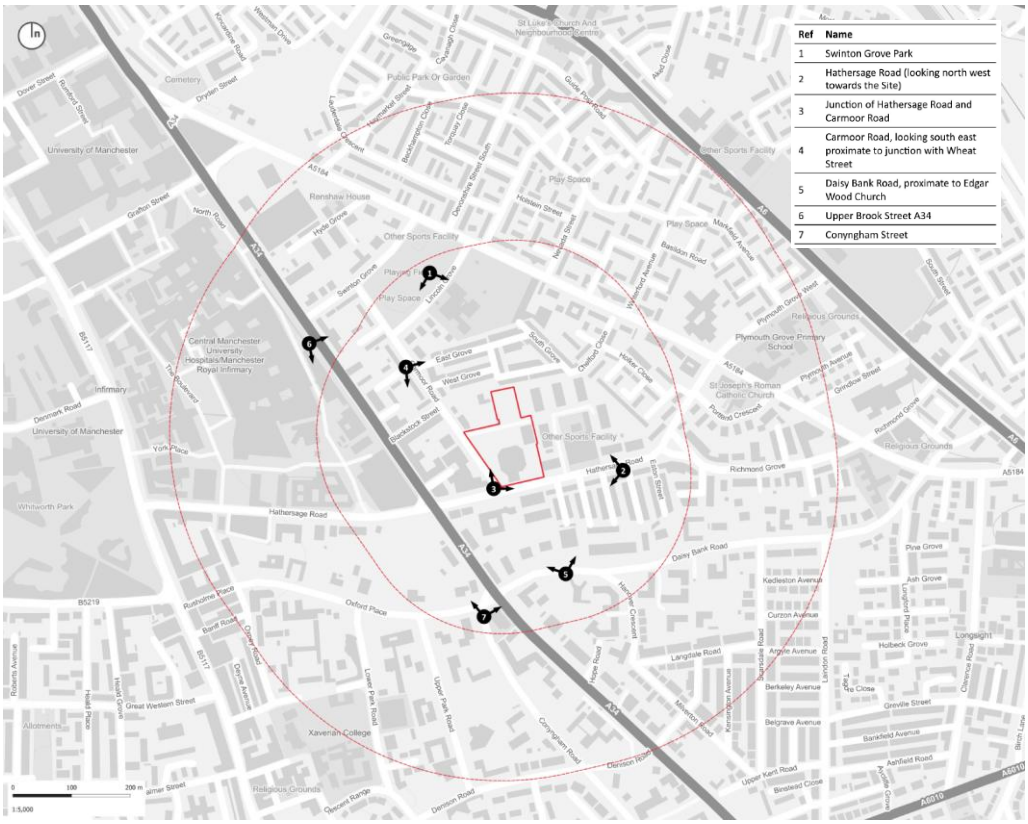
5.24 A plan showing the location of the viewpoints is provided in **Figure 5.8** below and is also included in **Appendix 2**.

5.25 Baseline photography taken from each viewpoint location is included at **Appendix 4**. **Table 5.3** sets out further supporting information, including the type of visualisation selected to illustrate the Proposed Development for each viewpoint.

5.26 In order to recognise and assess the likely effects of the Proposed Development on the identified visual receptors, visualisations have been prepared using different visualisation types. The type of visual representation has been guided by the Landscape Institute's Technical Information *Note 06/19 Visual Representation of Development Proposals* and *GLVIA 3* which recommends a proportionate approach to assessment in relation to the scale of development proposed and the sensitivity of the visual receptors. It was recommended, due to the scale of development and sensitivity of the

Site, that verified Rendered/Photomontage and Photowire Type 4 visualisations should be produced. The type of visualisation recommended for each receptor (i.e. wireframe or rendered photomontage) is identified in **Table 5.3**.

Figure 5.8: Representative Viewpoint Locations



5.27 The representative views and accurate visual representations ('AVRs') prepared by Ambiente are included within **Appendix 4**. The rendered views demonstrate the materiality of the Proposed Development and its relationship with the existing street scene and neighbouring buildings, and so are most helpful for closer distance views. The photowire views illustrate the massing of the Proposed Development and demonstrate how it sites in the wider townscape and in relation to other built form, and so are most helpful for longer distance views. Both visualisation types show nearby committed developments as wirelines to illustrate the emerging context of the area surrounding the Site.

Table 5.3: Key Visual Receptors

No.	Location	Visualisation Type	Commentary
RV 1	View from within Swinton Grove Park, looking south	Type 4 – wireframe	Illustrates views from within the open areas of the park and representative of the users of the area of public open space. Representative of views experienced through LTCA 1.

No.	Location	Visualisation Type	Commentary
RV 2	View from Hathersage Road near to the junction with Denham Street, looking north west	Type 4 – render	Illustrates views from the eastern approach to the Site and representative of users of Hathersage Road. Representative of views experienced through LTCA 1.
RV 3	View from the junction of Hathersage Road and Carmoor Road, looking north east	Type 4 – render	Illustrates views from the western approach to the Site and representative of users of Hathersage Road. Representative of views experienced through LTCAs 1 and 2.
RV 4	View from Carmoor Road at the junction with Wheat Close, looking south east	Type 4 – wireframe	Illustrates views from the north western approach to the Site and representative of users of Carmoor Road. Representative of views experienced through LTCA 2.
RV 5	View from Daisy Bank Road, proximate to Edgar Wood Church, looking north	Type 4 – wireframe	Illustrates views from within Victoria Park and representative of users of Daisy Bank Road. Representative of views experienced through LTCA 3.
RV 6	View from Upper Brook Street, proximate to the junction with Swinton Grove, facing south east	Type 4 – wireframe	Illustrates views from the north eastern approach to the Site and representative of users of Upper Brook Street. Representative of views experienced through LTCA 2.
RV 7	View from Conyngham Road near to the junction with Oxford Place, facing north	Type 4 - wireframe	Illustrates views from within Victoria Park and representative of users of Conyngham Road. Representative of views experienced through LTCA 3.

6. The Proposed Development

The Proposed Development Vision

6.1 The Proposed Development is centred on the retention and renewal of Octagon House and the mixed-use redevelopment of the wider site. The development seeks to:

- Transform a long-underutilised brownfield site into a vibrant and genuinely mixed-use neighbourhood that serves both new and existing communities, bringing together healthcare, residential, community and commercial uses to create a place that is active, welcoming and responsive to the changing needs of this part of Manchester.

- Deliver regeneration through renewal rather than replacement, retaining and repurposing Octagon House around the existing NHS Renal Dialysis Unit as key tenant, whilst introducing much needed residential accommodation and creating a renewed sense of purpose for the building.

- Support the continued investment in Health Care assets along the Oxford Road Corridor, enabling the NHS Renal Dialysis Unit to significantly expand and modernise its current facilities, whilst maintaining its close relationship with Manchester Royal Infirmary and reducing pressure on the constrained acute hospital campus.

- Provide critical housing infrastructure required to support the continued success of the Oxford Road Corridor delivering accommodation tailored to meet the needs of students, researchers, healthcare workers and other key workers. The location of appropriate accommodation for these groups aligns with Manchester City Council's strategic and place making policy direction as set out in the Oxford Road Corridor Strategic Spatial Framework (2018).

- Provide an additional commercial/community/retail facility for the neighbourhood, in a location that will ensure an active and engaging frontage to Hathersage Road and encourage community interaction.

- Create an attractive, greener and more welcoming public realm, with active frontages, landscaped spaces, improved pedestrian connections and amenity spaces that encourage people to spend time in the area and foster a strong sense of place.

- In contrast to the current situation, create a place that is an integrated part of the surrounding community of Ardwick. This includes re-establishing Curzon Road and the historic connection between Carmoor Road and Bax Road, and prioritising pedestrian connectivity around and through the development.

The Proposed Development in Detail

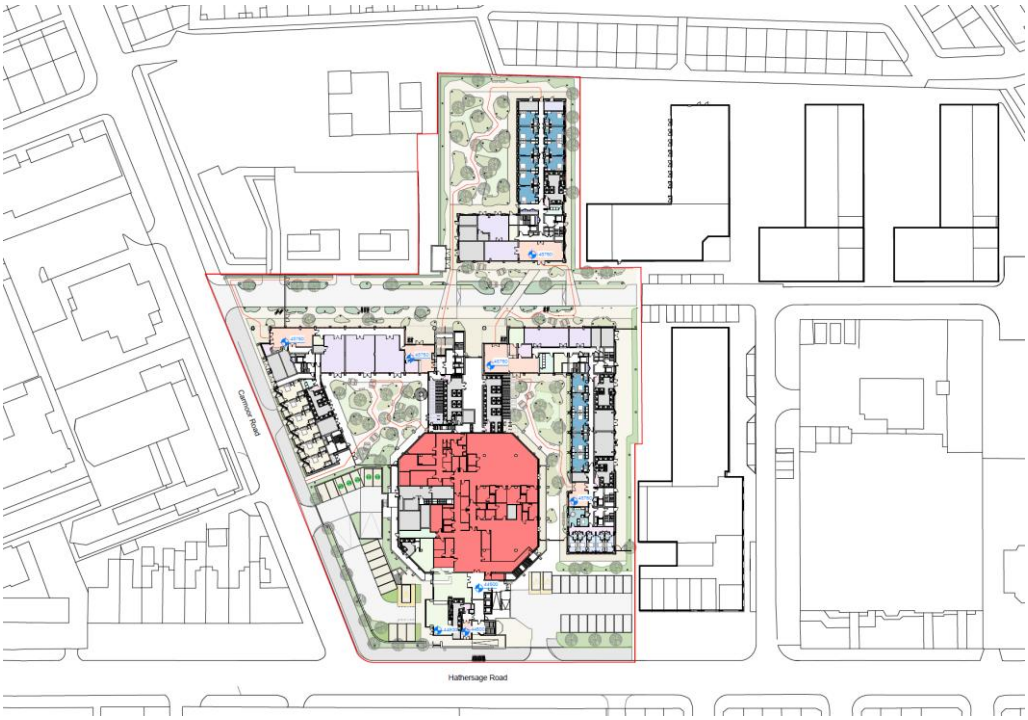
6.2 A detailed description of the Proposed Development including analysis of the Site and its surroundings is set out in the Design & Access Statement prepared by Hodder + Partners.

6.3 The proposed description of development is as follows:

"Full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 250 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping."

6.4 The proposed layout of the Site is illustrated in **Figure 6.1**, which shows the retained Octagon House together with three new buildings (Blocks A, B and C) and associated vehicle access points and hard and soft landscaping.

Figure 6.1: Proposed Site Plan



Octagon House

6.5 The Proposed Development seeks to retain and upgrade the existing Octagon House through a series of targeted architectural and environmental interventions:

- Removal of existing roof plant

- Removal of existing cladding system
- Formation of central courtyard / atrium
- Thermal upgrade and recladding
- Addition of new roof level accommodation

6.6 It is proposed that the ground floor of Octagon House retains the existing NHS Renal Dialysis Unit and the first floor accommodates an expansion of the Dialysis Unit together with associated facilities. A new undercroft parking area to Octagon House would provide additional car parking spaces to support the operation of the Dialysis Unit. A new servicing podium to the rear of the building would accommodate deliveries and collections associated with the operation of the Dialysis Unit at ground floor level and forms a raised shared garden at first floor level providing external amenity space for both key worker residents and dialysis patients. A new commercial/community unit is also proposed at the ground floor of Octagon House, fronting onto Hathersage Road.

6.7 The remaining floors of Octagon House introduce new key worker accommodation designed to support healthcare professionals, university staff and other essential workers in the surrounding area. Apartments are located around the perimeter of the building to maximise daylight and views, with a central courtyard providing shared amenities such as a gym, study areas, and additional roof garden space.

6.8 The proposed new cladding system to Octagon House would be a lightweight perforated metal veil intended as a low carbon solution that will provide passive solar shading and improve the building's thermal performance. The roof level accommodation would form a lightweight glazed and standing seam aluminium crown to the building in contrast with the solid façade of the principal section of the building, contributing to a lighter skyline presence.

Blocks A, B and C

6.9 Blocks A, B and C are positioned to respond to Victoria Point, Octagon House and the wider site context whilst framing new public spaces. The blocks range from 4 to 11 storeys (up to 79m AOD), with block massing designed to match the height of the approved Victoria Point scheme, with the blocks stepping down to respond to surrounding buildings in the northern and western parts of the Site and to the new green boulevard to be created along Curzon Street (**Figure 6.2**). This variation in massing reduces the perception of height from street level and helps to integrate the development in its context. The arrangement of the buildings creates landscaped courtyards, gardens and pedestrian routes intended to reconnect the Site with the surrounding neighbourhood.

6.10 Block B is proposed to provide dedicated key worker accommodation designed to support healthcare professionals, university staff and other essential workers in the surrounding area. It is proposed to provide a range of studio and townhouse units, arranged around shared amenity spaces and landscaped courtyards. Blocks A and C provide PBSA accommodation to suit a range of different student preferences and requirements.

Figure 6.2: Proposed Site Elevation – Hathersage Road



Figure 6.3: Proposed Site Elevation – Carmoor Road



6.11 The external facing materials of the blocks include a combination of pre-cast concrete panels with an acid-etched or textured finish, clear glazed aluminium framed curtain walling system, aluminium cladding and red brickwork in a combination of common bond and soldier course, creating a unified character throughout the Site and responding to the proposed appearance of Octagon House following its refurbishment. The proposed red and brown tones are intended to reflect the prevailing material palette of red and brown brick, cream sandstone and pale terracotta present in the surrounding area, particularly along Hathersage Road.

Landscaping and Public Realm

6.12 The Proposed Development seeks to transform the public realm within the Site into an attractive, people-centred environment that connects the surrounding neighbourhood. The following character areas have been established within the Site (**Figure 6.4**) and have guided the proposed landscape design:

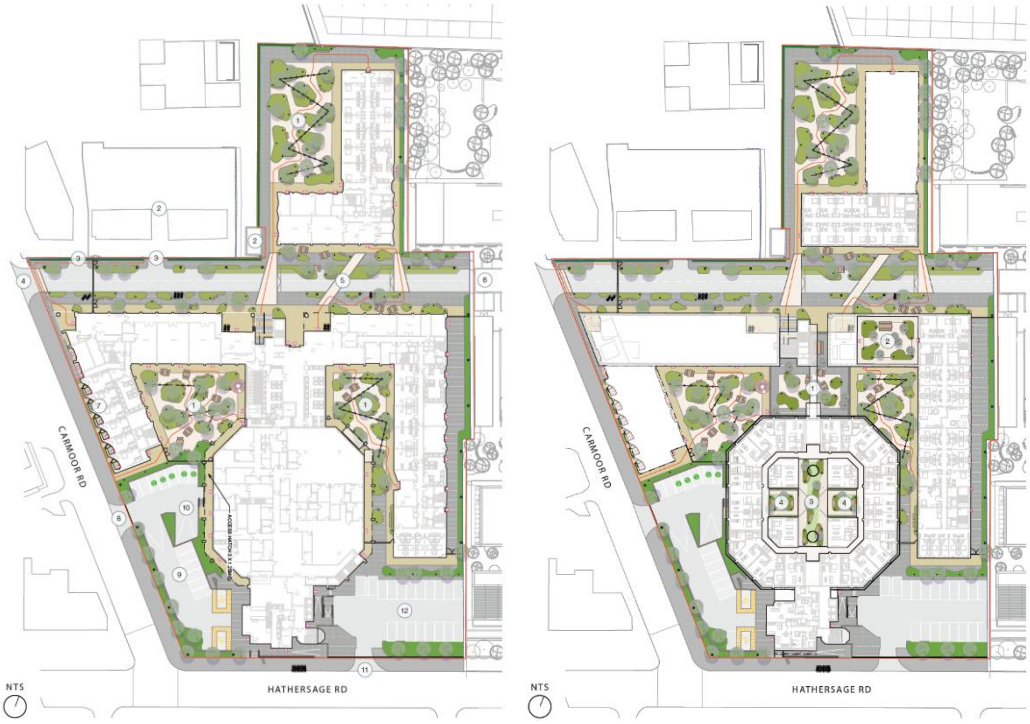
- Street Interface – the street interface improves the relationship with Hathersage Road and Carmoor Road, providing improved boundaries and enhanced car parking, and reactivating the site frontage. This would include traditional planting beds to include evergreen species and low level planting.

- Curzon Street – this becomes a green corridor with connected rain gardens providing a well-defined structure for pedestrians and motorists, terminating with a turning point at the eastern end.

- Collegiate Courtyards and Raised Podium Gardens – these areas provide dedicated outdoor amenity space at ground floor level for residents, including rain gardens and compact trees.

- Octagon Atrium – this area would be created at the centre of Octagon House and would be accessible for key workers.

Figure 6.4: Proposed Ground Floor (left) and Upper Levels (right) Landscaping Plans



6.13 Car parking is also provided for users of the NHS facilities. An existing car parking area would be retained to the east of Octagon House and NHS staff would have a dedicated car park to the south west of the Site, accessed via an established road opening on Carmoor Road.

7. Heritage Impact Assessment

Introduction

7.1 This section provides an assessment of the impact of the Proposed Development on the significance of the identified heritage assets taking account of their significance and the relative contribution of setting. The assessment is based on the scheme as described in the Design & Access Statement and detailed plans, sections and elevations prepared by Hodder + Partners, together with the visualisations prepared by Ambiente (**Appendix 4**).

7.2 The relevant built heritage policy and guidance for consideration of the Proposed Development is set out in full in **Appendix 1**.

Impact Assessment

Victoria Park Conservation Area

7.3 The character and appearance of the conservation area is principally invested in the remaining legibility of Victoria Park as one of the earliest planned gated residential estates in the country and the first in Manchester. Beyond the boundary of the designated area, the lower density and spaciousness of Victoria Park is generally contrasted with the built form of more densely developed late 19th and 20th century semi-detached and terraced houses, interspersed with blocks of apartments and PBSA, commercial and institutional buildings and areas of open space.

7.4 The ZTV (**Appendix 2**) indicates that the Proposed Development would not be visible from a large part of the conservation area, largely due to the screening effect of interposing buildings, trees and other vegetation. The exceptions to this are where there are more open areas of land or breaks in the built form, especially closer to the northern boundary of the conservation area such as along parts of Daisy Bank Road. Proposed Viewpoint 5 (**Figure 7.1**) is representative of these views and illustrates how the rooftop extension of Octagon House and proposed new blocks, notably Block C (ten storeys), would increase the visibility of the Proposed Development from parts of the conservation area where Octagon House is already visible, as well as in some areas where the Site is currently not visible. The Proposed Development would be viewed in combination with existing modern developments, including the seven storey Tatton House and five storey Victoria Point Block 6.

7.5 The setting of the conservation area is already varied and urban in character, and the area in which the Site is located is characterised by a greater blend of development, including buildings of increased height, scale and mass. Visibility of the Proposed Development would be limited and restricted to views which already include existing modern buildings. The Proposed Development would form part of a backdrop to some of the listed villas on Daisy Bank Road, and the proposed use of red and brown material tones and simple ordered aesthetic of the south facing elevations would ensure that the development is not intrusive. Furthermore, the part glazed roof extension to Octagon House and upper storeys of Block C would have a lightweight appearance,

helping to reduce the perceived scale and height of the Proposed Development in these views.

Figure 7.1: Proposed Viewpoint 5 (Daisy Bank Road)



7.6 Although visible from within the designated area, the Proposed Development would not affect the character of the 19th century residential estate, defined by the low density arrangement of dwellings set back from the street frontage, the verdancy and spaciousness created by the broad streets, grassed verges, trees and gardens, or the quality and richness of its townscape and architecture. For these reasons, and taking the conservation area as a whole, it is concluded that the character and appearance of the conservation area would be preserved and its significance would be sustained.

Victoria Baths with attached Forecourt Walls (grade II* listed building)

7.7 The significance of Victoria Baths is principally invested in its eclectic architectural style and materials, its surviving interior decorative scheme and functional layout. It has been described as the most opulent Edwardian municipal baths to survive in England, and although with a changed setting, the building remains prominent within the townscape on Hathersage Road. It stands within an area which is still primarily characterised by residential development, but with the influence of modern development and a mix of uses. The Site, located c.50 metres to the west of Victoria Baths on Hathersage Road, has no legible historic association with the asset through past ownership or function. Whilst it does not interrupt the silhouette of the asset, Octagon House is of limited architectural quality and, due to its scale and positioning, detracts from the appreciation and prominence of the asset in views along Hathersage Road, making a minor negative contribution to its significance.

7.8 The Proposed Development comprises the alteration, refurbishment and rooftop extension of Octagon House, together with the erection of three new buildings and associated hard and soft landscaping works within the setting of the listed building. The

proposed works to Octagon House, notably the recladding of the external elevations in lightweight perforated metal panels, would improve the appearance of the building and better resonate with the warm brick tones of Victoria Baths, including in key views of the asset from Hathersage Road (**Figure 7.2**). The proposed new buildings and landscaping would also better utilise areas of the Site which are currently experienced as gaps in the townscape along Hathersage Road, whilst activating the street frontage and improving the general appearance and quality of the setting of the listed building.

Figure 7.2: Proposed Viewpoint 3 (Hathersage Road)



7.9 The Proposed Development, specifically Block C at 11 storeys in height, would however rise above the listed building in views from the south east, appearing as a backdrop and impacting on the silhouette of the building's roof form and clock tower (**Figure 7.3**). Although not obscuring or impeding visibility of the listed building, Block C would, to a degree, comprise a distracting element and diminish the prominence of the listed building in these views which would affect the significance which the asset draws from the element of its setting. The level of harm is limited by the transparent curtain glazed upper levels of Block C, which would have a lightweight appearance in contrast with the brick, terracotta and slate materiality of the listed building, allowing its roof form to remain distinct. Proposed Viewpoint 2 also illustrates how the recently consented Victoria Point development, when built, would largely screen Block C and introduce increased height closer to the listed building, creating a graduated increase in height along the street. The relationship between the Proposed Development and Victoria Baths would also evolve and change along Hathersage Road due to the kinetic nature of these views, and the uninterrupted silhouette of the listed building would still be appreciable in closer range views (refer to **Figure 4.2**).

Figure 7.3: Proposed Viewpoint 2 (Hathersage Road)



7.10 A contextual approach has been taken to the design, materials and tone of the Proposed Development. Red brick, red- and brown-toned acid-etched or textured concrete and aluminium cladding would ensure resonance with the red brick and terracotta colouring of the Baths, and other red and brown brick buildings along Hathersage Road. Robust and ordered elevations with strong vertical articulation and horizontal banding would provide a simple backdrop and comparator with Victoria Baths, whilst a mix of finishes, bonding patterns, cladding, sills, coping and railings would provide visual interest at a refined and human scale. The limited existing soft landscaping within the Site would be replaced with a cohesive landscaping strategy including a combination of public realm planting, rain gardens and the redefinition of Curzon Street for both pedestrian and road users, enhancing the general character and quality of the setting of Victoria Baths.

7.11 Overall, the Proposed Development will have a combination of effects on the significance of Victoria Baths, most of which are positive and associated with the improvement of the character and quality of the setting in which the asset is experienced. Most aspects of the significance of the listed building, including its historic fabric, architectural design and detailing and historic interest as an early 20th century public baths would be unaffected by the Proposed Development. Some harm would be caused as a result of the presence of Block C within the background of the listed building in views from the south east on Hathersage Road, where the building's silhouette would be interrupted. The level of harm is limited by the transparent curtain glazing of the upper levels of Block C. Should the consented scheme for the neighbouring Victoria Point be developed, the impact of the Proposed Development would be lessened due to the intervening screening built form which it would introduce. The level of harm is limited to the significance it draws from its prominence and the skyspace around its silhouette in views along Hathersage Road. It is concluded to be a very low level of harm in NPPF terms.

Former First Church of Christ, Scientist (grade I listed building) and Arched Gateway to Former First Church of Christ Scientist (grade II listed building)

7.12 The Former First Church of Christ, Scientist is a highly distinctive building, designed by Edgar Wood in the free Expressionist style. It has an unusual Y-shaped plan and form comprised of a tall main linear nave running perpendicular to Daisy Bank Road, with lower splayed wings projecting to the front. The separately listed Art Nouveau arched gateway provides access to the church from Daisy Bank Road. The church occupies a private and spacious setting, sitting deep within its plot and echoing the relationship of nearby villas set within domestic gardens. The setting of the church is principally residential in character, and the church has local landmark value drawing distinction from its unusual form and style.

7.13 The church and arched gateway are positioned to the south of Daisy Bank Road, such that they are principally experienced in views southwards, orientated away from the Proposed Development. The ZTV (**Appendix 2**) and Proposed Viewpoint 5 (refer to **Figure 7.1**) indicate that the Proposed Development would be partially visible in kinetic views from parts of Daisy Bank Road, through gaps between the existing villas on the north side of the road. In these views, the Proposed Development would form part of an established backdrop of modern development to the north of the villas and along Hathersage Road, which already includes the seven storey Tatton House PBSA, Coniston Hall of Residence and Victoria Point Block 6. Taking into consideration the distance between the Site and the listed buildings, the screening effect of interposing buildings, trees and vegetation, and the orientation of principal views of the listed building away from the Site, the Proposed Development, would not impact upon the landmark value of the church of any other aspects of the significance of the church or arched gateway. The robust character of the listed buildings, their highly distinctive design, and the significance derived from their siting within the prestigious Victoria Park estate would be unaffected.

7.14 The Proposed Development would therefore cause no harm and the significance of the Former First Church of Christ, Scientist and Arched Gateway to Former First Church of Christ, Scientist would be sustained.

Buckingham Crescent (Nos. 108-112, 114-116, and 118-120) (grade II listed buildings)

7.15 The group of grade II listed buildings are located within private gardens to the north of Daisy Bank Road and are of significance as mid 19th century villas built as part of the Victoria Park estate. As well as being of special interest individually, they have an associative relationship and group value, being of similar age, style and materials (stucco). Their setting is strongly residential in character, and despite some demolition and redevelopment, has retained a spaciousness and verdancy. The characteristics of the former high status residential estate remain evident and contribute to the significance of the listed buildings.

7.16 The ZTV (**Appendix 2**) and Proposed Viewpoint 5 (refer to **Figure 7.1**) illustrate how the upper stages of the Proposed Development would be visible in combination with the listed buildings in glimpsed views between the buildings from Daisy Bank Road. Where visible, the Proposed Development would be viewed alongside other existing modern developments, including the seven storey Tatton House PBSA, Coniston Hall of Residence and Victoria Point Block 6. It would therefore be viewed as part of an

established backdrop of modern buildings to the north of the listed buildings along Hathersage Road which reflect their urban location but neither contribute nor detract from their significance, and would represent a very limited change to these glimpsed views between buildings. The individual architectural and historic interest of the listed buildings, their group value and the significance derived from the spacious, verdant residential character of their setting would be unaffected by the Proposed Development.

7.17 The Proposed Development would therefore cause no harm and the significance of Nos. 108-112, 114-116 and 118-120 Buckingham Crescent would be sustained.

Brook House (former Park View) and associated Entrance Walls and Piers (grade II listed building) and Shepherd's House (formerly Auldgirth) (non-designated heritage asset)

7.18 Brook House is a Gothic villa dating from the 1830s and designed by Richard Lane and George Faulker Armitage. Neighbouring Shepherd's House is of local interest as a large, detached villa in the Arts and Crafts and Tudor Revival style dating from the early 20th century. Both the listed building and non-designated heritage asset occupy large plots which were enlarged over time and created in part by the demolition of former buildings. The area to the north of the assets is currently open following its clearance in preparation for future development, for which planning permission has recently been granted (ref. 114471/FO/2016). Both villas also form part of the Victoria Park estate and their setting is principally residential in character, but also influenced by the presence of larger buildings of the University of Manchester and the Manchester Royal Infirmary.

7.19 The ZTV (**Appendix 2**) indicates that there is likely to be visibility of the Proposed Development from the open land to the north of these assets by virtue of it currently being undeveloped. This land was only recently cleared in preparation for a new development which would largely screen these views, and its current open configuration is incidental and makes no contribution to the significance of the assets. The existing trees and vegetation within and along the southern boundary of the plots would also filter views towards the Site from Oxford Place, where the assets are principally experienced. At this distance, the Proposed Development would only be partially visible, as a backdrop, and in combination with existing buildings including the large, modern hospital buildings and chimney to the north. Based on the intervening distance and limited extent of visual impact, it is concluded that the significance of the assets, which is invested in their architectural and historic interest, group value and role within the Victoria Park estate, would not be affected.

7.20 The Proposed Development would therefore cause no harm and the significance of Brooke House (former Park View) and associated Entrance Walls and Piers and Shepherd's House would be sustained.

Church of St Chrysostom (grade II listed building)

7.21 The Church of St Chrysostom is located c.210 metres to the south of the Site. It is a large stone built church in the Early English style with a combined nave and chancel, east and west aisles, an east tower and north west porch. The church occupies a prominent location at the junction of Anson Road and Oxford Place with Conyngham

Road. The surrounding area contains a blend of traditional dwellings, halls of residence and modern student accommodation and the setting of the church is influenced by heavy traffic on Anson Road, one of the principal routes into Manchester City Centre from the south.

7.22 The church is a substantial and robust building with local presence and stature created by the scale of the building, its tall tower and spire, prominent siting and architectural detailing. As illustrated by Proposed Viewpoint 7 (**Figure 7.4**) and the ZTV (**Appendix 2**), the Proposed Development would not rise above the height of existing intervening buildings in views from within the immediate context of the church and would be largely screened by vegetation. It is however likely that the upper stages of part of the Proposed Development would be visible in filtered views through trees in some views orientated away from the asset, especially when the trees are not in leaf. The setting of the church already has a varied character and includes the large hopsital buildings along Anson Road, as well as modern PBSA buildings and halls of residence on Hathersage Road. Where visible, the Proposed Development would form part of an existing varied urban backdrop to views north from the asset and, due to the intervening distance, would not detract from or diminish the appreciation of the church and its prominence within the local townscape. Its significance, which is principally derived from its architectural and historic interest as a large 19th century church in the Early English style, would be unaffected.

Figure 7.4: Proposed Viewpoint 7 (Conyngham Road)



7.23 The Proposed Development would therefore cause no harm and the significance of the Church of St Chrysostom would be sustained.

Statutory Duties and the NPPF

7.24 Based on the assessment of the identified heritage assets with potential to be affected by the Proposed Development, it is concluded that the significance of the following assets would be sustained:

- Victoria Park Conservation Area
- Former First Church of Christ, Scientist (grade I listed building)
- Arched Gateway to Former First Church of Christ, Scientist (grade II listed building)
- Buckingham Crescent (Nos. 108-112) (grade II listed building)
- Buckingham Crescent (Nos. 114-116) (grade II listed building)
- Buckingham Crescent (Nos. 118-120) (grade II listed building)
- Brook House (former Park View) and associated Entrance Walls and Gate Piers (grade II listed building)
- Church of St Chrysostom (grade II listed building)
- Shepherd's House (formerly Auldgirth) (non-designated heritage asset)

7.25 In respect of these assets, the Proposed Development will meet the objectives of Chapter 20 of the NPPF and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act can be satisfied if MCC grants planning permission.

7.26 The Proposed Development would have a combination of effects on the significance of Victoria Baths (grade II* listed building), most of which are positive and associated with the improvement of the character and quality of the setting in which the asset is experienced. The Proposed Development would result in some harm derived from the presence of Block C within the background of the listed building in views from the south east on Hathersage Road, where the building's silhouette would be interrupted. The level of harm is concluded to be very low in NPPF terms. As such, Policy HE6 (4) of the NPPF is engaged which states the following:

"Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal."

7.27 The NPPF is also clear that in applying 'substantial weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade II* listing of Victoria Baths should therefore be taken into consideration.

7.28 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in Paragraph 17 of Chapter 1 of the NPPF.

7.29 A full review of the public benefits of the Proposed Development and the balancing of identified harm with those public benefits, as required by Policy HE6 (4) of the NPPF, is undertaken in the Planning Statement by Turley, bearing in mind and having regard to the considerable importance and weight to be given to the identified harm and to the statutory duty.[25]

Local Planning Policy

7.30 In accordance with Policy JP-P2 of Places for Everyone Joint DPD, Policies CC 9 and EN 3 of the Manchester Core Strategy and Policy DC19.1 of the Manchester Unitary Development Plan, this Statement provides a description of the significance of the heritage assets with potential to be affected by the Proposed Development and an assessment of its potential impact. In the case of most identified heritage assets, their significance would be sustained and the Proposed Development in respect of these assets accords with the aforementioned policies. A very low level of harm to the significance of Victoria Baths (grade II* listed building) has been identified and this should be considered within the context of the NPPF having regard to the considerable importance and weight to be given to the statutory duty.

[25] s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

8. Townscape and Visual Assessment

Introduction

8.1 The assessment of potential effects of the Proposed Development on townscape and visual receptors was undertaken in July 2026 upon receipt of the fixed proposal drawings and final visualisations. The assessment is based on the scheme as described in the Design & Access Statement and detailed plans, sections and elevations prepared by Hodder + Partners, together with the visualisations prepared by Ambiente (**Appendix 4**).

8.2 The methodology and approach in undertaking this impact assessment is set out in **Appendix 3** and is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors.

Sensitivity of Townscape Receptors

8.3 The sensitivity of townscape receptors relates to the value attached to that receptor and the susceptibility of the receptor to the type of change or development proposed. Effects on townscape character are both direct, i.e. on the LTCA that the Site is located within, and indirect, i.e. changes to characteristics that occur beyond the boundary of the TCA but which influence its character. An assessment of the sensitivity of each of the townscape receptors is provided in **Table 8.1**.

Table 8.1: Sensitivity of Townscape Receptors

Townscape Receptor	Value	Susceptibility to Change	Sensitivity
TCA 1: Mixed Residential Development	Medium	Low – LTCA 1 contains a mix of residential built form and is influenced by higher density built form outside of the LTCA.	**Medium - Low**
TCA 2: Manchester Royal Infirmary and Institutional Buildings	Low	Low – the Site lies within LTCA 2 which has a tight-knit urban grain and a prevailing height of five to seven storeys.	**Low**
TCA 3: Victoria Park Conservation Area	Medium – High	Low – LTCA 3 contains a mix of built form in varying condition and is influenced by existing high-density built form outside of the LTCA.	**Medium**

Sensitivity of Visual Receptors

8.4 **Table 8.2** establishes the sensitivity of the visual receptors. This is based on the identification of the value of the view and the susceptibility of change. The latter is established by considering the occupation or activity of people, and the extent of attention or interest that may therefore be focussed on the views and visual amenity.

8.5 Guidance in GLVIA 3 notes that the visual receptors most susceptible to change are likely to include people who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape and on particular views; residents at home; visitors to heritage assets; and communities where views contribute to the landscape setting enjoyed by residents in the area. Visual receptors with moderate susceptibility to change include travellers on road, rail or other transport routes and visual receptors likely to be less sensitive to change include people engaged in outdoor sport or recreation, and people at their place of work whose attention may be focussed on their work or activity.

Table 8.2: Sensitivity of Key Visual Receptors

Visual Receptor	Value	Susceptibility to Change	Sensitivity
1 Users of Swinton Grove Park (RV 1)	**Low-Medium** – Views within the park have attractive scenic qualities but are not associated with any protected townscape or heritage features (other than the occasional glimpses of Victoria Baths)	**High** – Views and visual amenity likely to be of high importance to park users.	**Medium**
2 Motorists and pedestrians along Hathersage Road (RV 2 and 3)	**Medium** – Views associated with some designated heritage assets including close range views of Victoria Baths.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium**
3 Motorists and pedestrians along Carmoor Road (RV 4)	**Low** – Views are unremarkable and do not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
4 Motorists and pedestrians along Daisy Bank Road (RV 5)	**Medium** – Views associated with some designated heritage assets within Victoria Park Conservation Area.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium**

Visual Receptor	Value	Susceptibility to Change	Sensitivity
5 Motorists and pedestrians along Upper Brook Street (A34) (RV 6)	**Low** – Views are unremarkable and do not make a positive contribution to local visual amenity.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium - Low**
6 Motorists and pedestrians along Conyngham Road (RV 7)	**Medium** – Views associated with some designated heritage assets within Victoria Park Conservation Area.	**Medium** – Views and visual amenity likely to be of medium importance to road users.	**Medium**

Townscape Impacts

8.6 The assessment of townscape impacts likely to arise from the Proposed Development comprised, initially, an assessment of the likely changes to key townscape elements within the Site and then an assessment of the impact of these changes on the townscape character for the three previously identified local townscape character areas.

Effect on Townscape Character Areas

LTCA 1: Mixed Residential Development

8.7 The Proposed Development lies outside of this character area and would not directly affect any of its townscape qualities or characteristics.

8.8 The Proposed Development involves the refurbishment and extension of Octagon House and the construction of three associated blocks of up to 11 storeys in height. This would increase the scale and massing of the built form within the Site which would become more visible in the wider townscape setting. As illustrated by the ZTV (**Appendix 2**), the Proposed Development would be visible from parts of the LTCA and to varying degrees, notably from the east on Hathersage Road and Richmond Grove, from several of the residential streets to the north east and from within Swinton Grove Park to the north. There would also be very limited, glimpsed views of the Proposed Development from other streets, including parts of Plymouth Grove. There would therefore be indirect changes to LCTA 1 where the Proposed Development is visible.

8.9 In views along Hathersage Road, the Proposed Development would create a taller backdrop of built form in the setting of Victoria Baths. The character and quality of the built form and the proposed materials and tone would better resonate with the listed building and other existing buildings within the LTCA, and would represent an improvement on the existing relationship with Octagon House. New areas of tree planting, vegetation and other landscaping enhancements will also be experienced in these views, contributing to the character and quality of the local townscape.

8.10 In longer distance views from within the LTCA, including from within Swinton Grove Park to the north, the ZTV and AVRs indicate the upper stages of the Proposed Development would be visible beyond intervening buildings and under or through tree canopies, particularly when the trees are not in leaf. The Proposed Development would be perceived as part of the established urban backdrop to the south and west of the LTCA, which already includes taller buildings and structures associated with the hospital and university. This slight change in the view would therefore not affect townscape characteristics or qualities of the character area.

8.11 The impact of the Proposed Development on the townscape is demonstrated by Proposed Viewpoints 1 and 2.

8.12 Overall, the Proposed Development would result in a **Low Magnitude of Change** and would have a **Beneficial Effect** on LTCA 1.

LTCA 2: Manchester Royal Infirmary and Institutional Buildings

8.13 The Proposed Development would be located within this LTCA and would involve the introduction of a mix of land uses which are typical of the area, including PBSA, key worker accommodation, healthcare and commercial/community uses. The proposed land use is therefore appropriate to local townscape character.

8.14 The Proposed Development would improve the character and quality of the LTCA through the introduction of new buildings of high quality contextual architecture, the refurbishment and extension of Octagon House, creation of active frontages, new areas of public open space and routes through the Site, and an extensive scheme of hard and soft landscaping. The scale and massing of the Proposed Development is reflective of the wider character area and responds to the emerging context of Victoria Point. The Proposed Development would provide greater vibrancy and visual interest along Hathersage Road and Carmoor Road, whilst restoring public access to parts of the Site including Curzon Street.

8.15 The Proposed Development would represent a major change to the Site itself, but would integrate with the overall character of LTCA 2 and would be predominantly screened from view from most parts of the area due to the surrounding pattern of dense urban form. The impact on the wider character of the LTCA would therefore be low. Due to the improvements to the Site itself within this LTCA, whilst the magnitude of effects are low these effects would have a beneficial effect on the local townscape character.

8.16 The impact of the Proposed Development on the townscape is demonstrated by Proposed Viewpoints 3 and 6.

8.17 The Proposed Development would result in a **Low Magnitude of Change** and would have a **Beneficial Effect**.

LTCA 3: Victoria Park Conservation Area

8.18 The Proposed Development lies outside of this character area and would not directly affect any of the townscape qualities or characteristics of LTCA 3.

8.19 As illustrated by the ZTV (**Appendix 2**), from most of LTCA 3 the Proposed Development would not be visible due to the intervening built form and relative distance from the Site. There would however be some indirect changes to LTCA 3 where the Proposed Development would be visible, notably in views out from the northern end of the LTCA including along parts of Daisy Bank Road.

8.20 Views of the Proposed Development would be limited to glimpses through gaps in the built form along Daisy Bank Road, where the upper stages of Octagon House and Block C would be discernible above existing built form. The Proposed Development would be perceived as a backdrop in views. Development of a similar scale and form to the Proposed Development, such as Tatton House and Victoria Point, is already a typical feature of the area to the north of the LTCA and further development would not appear incongruous or uncharacteristic of this established backdrop. The change in views would therefore not affect townscape characteristics or the overall quality and experience of the character area, resulting in neutral effects.

8.21 The impact of the Proposed Development on the townscape is demonstrated by Proposed Viewpoints 5 and 7.

8.22 The key characteristics of LTCA 3 would remain unchanged as a result of the Proposed Development and the overall character of the area would not be affected.

8.23 Overall, the Proposed Development would result in a **Very Low – Negligible Magnitude of Change** and would have a **Neutral Effect**.

Visual Impacts

8.24 The assessment of visual impacts likely to arise from the Proposed Development comprised, initially, an assessment of the likely extent of visibility of the Proposed Development and the receptors likely to be affected and secondly an assessment of the impacts on the views from each of the representative viewpoints. This assessment should be read in conjunction with the visualisations presented in Appendix 4, and the CGIs and elevations of the Proposed Development contained within the Design & Access Statement.

Extent of Visibility of the Proposed Development

8.25 The visibility of the Site would increase with the implementation of the Proposed Development due to the proposed extension of Octagon House and the presence of three new blocks of up to 11 storeys in height within the Site. The potential extent of visibility of demonstrated by the computer-generated ZTV provided at **Appendix 2**. The ZTV and field study identifies the principal areas in which the Proposed Development would be visible.

Assessment of Effects on Visual Receptors

8.26 **Table 8.3** below provides an assessment of the likely effects of the Proposed Development on the visual receptors identified during the baseline appraisal.

Table 8.3: Appraisal of Key Visual Receptors

Visual Receptor	Sensitivity	Commentary
1 **Users of Swinton Grove Park** (RV 1)	Medium	Although some visibility of the Proposed Development is indicated by the ZTV from within Swinton Grove Park, these views would be filtered by the existing vegetation within the park (particularly when the trees are in leaf) and partially screened by St Chrysostom's Primary School and intervening residential development to the south of the park. The majority of views experienced by park users, orientated away from the Site, would not change as a result of the Proposed Development. The upper stages of the Proposed Development would be visible in the middle distance on the horizon, and beyond St Chrysostom's Primary School, where it would provide visual interest and further articulation with a development of a high quality design and utilising appropriate materials that would be in-keeping with the surroundings. Whilst the Proposed Development would result in an increased level of built form seen in the view, users of the park would experience these views in the context of the surrounding urban area, which is varied in character. The overall characteristics of the views from within the park would remain the same. **Representative Views:** 1 **Magnitude of Change:** Low **Type of Effect:** Neutral
2 **Motorists and pedestrians along Hathersage Road** (RV 2 and 3)	Medium	Views along Hathersage Road are typically channelled in the direction of travel and the road is flanked on both sides by built form. This built form prevents clear views into the Site for the majority of the route, though parts of the Proposed Development, particularly the refurbished Octagon House and Block 3, would be visible along much of the road. Within close proximity of the Site as the road tracks along the southern boundary there would be clear views of the Proposed Development fronting onto Hathersage Road. The Proposed Development would result in a general improvement to the views along Hathersage Road through the enhancement of the external appearance of Octagon House, the introduction of new buildings of a high quality of design and appropriate materials and tone, the creation of active frontages and hard and soft landscaping, including new planting. Whilst the Proposed Development would introduce increased height which would be experienced in views along Hathersage

Visual Receptor	Sensitivity	Commentary
		Road, this is largely in keeping with the existing character of Hathersage Road which includes taller buildings, and would integrate with neighbouring Victoria Point PBSA. The existing views along this route towards Victoria Baths would remain, though the Proposed Development would result in increased massing in the backdrop of the view from the south east and would impact upon the silhouette of the roof form of the building, slightly reducing its prominence. However, the Proposed Development would also improve the character and quality of part of the setting of the listed building for the reasons previously expressed. **Representative Views:** 2 and 3 **Magnitude of Change:** Varies from Medium – High (as the road passes adjacent to the Site) to Low (at the eastern and western ends of the road) **Type of Effect:** Beneficial
3 **Motorists and pedestrians along Carmoor Road** (RV 4)	Medium - Low	Views are typically channelled along this residential street which is flanked on both sides by the existing built form. The Proposed Development would become increasingly visible towards the southern end of the road, closer to the Site and the junction with Hathersage Road. In views from the northern end of the road, the Proposed Development would be filtered by trees within Swinton Grove Park but visible in the middle distance beyond intervening dwellings. Users would experience this view in the context of the surrounding inner city environment. The Proposed Development would provide visual interest and complexity beyond the intervening dwellings with the proposed new blocks and rooftop extension being visible. Further south along the road, there would be clear views of the Proposed Development as the road tracks along the western boundary of the Site. The Proposed Development would result in a general improvement to the views along Carmoor Road through the enhancement of the external appearance of Octagon House, the introduction of new buildings of a high quality of design and appropriate materials and tone, the creation of active frontages and hard and soft landscaping, including new planting. Block B in particular would provide greater enclosure and definition to Carmoor Road, together with the proposed boundary treatments. The re-establishment of Curzon Street as publicly accessible and proposed rain gardens and tree planting scheme

Visual Receptor	Sensitivity	Commentary
		would also enhance the character of views into the Site from Carmoor Road. **Representative Views:** 4 **Magnitude of Change:** Varies from Medium – High (as the road passes adjacent to the Site) to Low (at the northern end of the road) **Type of Effect:** Beneficial
4 **Motorists and pedestrians along Daisy Bank Road** (RV 5)	Medium	Due to the general alignment of Daisy Bank Road and the screening effect of intervening buildings, the Proposed Development would not be perceived from the majority of this route. Visibility would be limited to a small number of oblique views looking north, where the upper stages of the Proposed Development would form part of an established backdrop of buildings of varying styles beyond the villas on the north side of the road. The slight increase in built form in the background of these views would not affect their overall quality and character. **Representative Views:** 5 **Magnitude of Change:** Low **Type of Effect:** Neutral
5 **Motorists and pedestrians along Upper Brook Street (A34)** (RV 6)	Medium - Low	Views along this principal road are typically channelled in the direction of travel as the road is flanked on both sides by built form. For the most part, the Proposed Development within the Site would be perceived from this route due to the screening effect of intervening buildings. However, when travelling south, as the road passes the petrol station, the views looking south east towards the Site become more open and the upper stages of the Proposed Development would be visible in the middle distance on the horizon. Whilst the Proposed Development would result in an increased level of built form in the view, users of the road would experience the change in the context of the surrounding built-up area, and the development would provide visual interest and further articulation on the horizon, being of a high quality design and using appropriate materials that would be in-keeping with the surroundings. The general characteristics of views from Upper Brook Street would remain the same. **Representative Views:** 6

Visual Receptor	Sensitivity	Commentary
		Magnitude of Change: Low **Type of Effect:** Neutral
6 **Motorists and pedestrians along Conyngham Road** (RV 7)	Medium	Views along this road are channelled in the direction of travel as the road is flanked on both sides by built form, trees, boundary walls and hedges. The Proposed Development within the Site would not be perceived from this route due to the screening effect of intervening buildings, until reaching the northernmost point of the road, close to the junction with Oxford Place. In these views, the Proposed Development would be partially screened by intervening buildings and vegetation, and only the uppermost stages of the Proposed Development would be visible in filtered views through trees. It would form part of an existing varied urban backdrop to views north east from this part of Conyngham Road and the general characteristics of views from the road would remain the same. The character and quality of views experienced by road users along Conyngham Road would be unaffected by the Proposed Development. **Representative Views:** 7 **Magnitude of Change:** Very Low **Type of Effect:** Neutral

9. Conclusions

9.1 This Heritage, Townscape and Visual Statement ('HTVS') has been prepared by Turley's specialist Heritage, Townscape and Landscape team on behalf of the Octagon Project (the 'Applicant') in connection with an application for full planning permission for the refurbishment and extension of Octagon House on Hathersage Road, Manchester (the 'Site'), alongside the delivery of three new residential buildings ranging from 4 to 11 storeys, delivering a mixed-use development comprising key worker accommodation, purpose-built student accommodation ('PBSA'), expanded NHS renal dialysis facilities, amenity space and community uses (the 'Proposed Development').

9.2 The full description of development is as follows:

"Full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 250 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping."

9.3 The Site is located within Chorlton-on-Medlock, c.1.7km to the south east of the City Centre, and comprises Octagon House, a five storey building on an octagonal footprint, and surrounding associated areas of surface car parking and private access roads. It does not contain any above ground heritage assets. There are however a number of designated and non-designated heritage assets in the vicinity of the Site, including Victoria Baths (grade II* listed building) to the east and Victoria Park Conservation Area to the south.

Heritage Impacts

9.4 Based on the assessment of the identified heritage assets with potential to be affected by the Proposed Development, it is concluded that the significance of the following assets would be sustained:

- Victoria Park Conservation Area
- Former First Church of Christ, Scientist (grade I listed building)
- Arched Gateway to Former First Church of Christ, Scientist (grade II listed building)
- Buckingham Crescent (Nos. 108-112) (grade II listed building)
- Buckingham Crescent (Nos. 114-116) (grade II listed building)
- Buckingham Crescent (Nos. 118-120) (grade II listed building)

- Brook House (former Park View) and associated Entrance Walls and Gate Piers (grade II listed building)
- Church of St Chrysostom (grade II listed building)
- Shepherd's House (formerly Auldgirth) (non-designated heritage asset)

9.5 In respect of these assets, the Proposed Development will meet the objectives of Chapter 20 of the NPPF and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act can be satisfied if MCC grants planning permission.

9.6 The Proposed Development would have a combination of effects on the significance of Victoria Baths (grade II* listed building), most of which are positive and associated with the improvement of the character and quality of the setting in which the asset is experienced. The Proposed Development would result in some harm derived from the presence of Block C within the background of the listed building in views from the south east on Hathersage Road, where the building's silhouette would be interrupted. The level of harm is concluded to be very low in NPPF terms. As such, Policy HE6 (4) of the NPPF is engaged which states the following:

"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."

9.7 The NPPF is also clear that in applying 'substantial weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade II* listing of Victoria Baths should therefore be taken into consideration.

9.8 A full review of the public benefits of the Proposed Development and the balancing of identified harm with those public benefits, as required by Policy HE6 (4) of the NPPF, is undertaken in the Planning Statement by Turley, bearing in mind and having regard to the considerable importance and weight to be given to the identified harm and the statutory duty.[26]

Townscape Impacts

9.9 The assessment of townscape impacts concluded that the Proposed Development would represent a major direct change to the Site, but would integrate with the character of LTCA 2 and would be predominantly screened from view from most parts of the area due to the surrounding pattern of dense urban form. The impact on the wider character of LTCA 2 would therefore be low. Due to the improvements to the townscape qualities and characteristics of the Site, the changes are concluded to be beneficial in nature.

[26] s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

9.10 The Proposed Development lies outside of LTCAs 1 and 3 and would therefore not directly affect any of the townscape qualities or characteristics of these areas.

9.11 As indicated on the ZTV (**Appendix 2**), views of the Proposed Development would be limited from within both LTCA 1 and 3. In LTCA 1, the Proposed Development would be visible from parts of Hathersage Road, Richmond Grove, several of the residential streets to the north east and from within Swinton Grove Park to the north. In LTCA 3, it would be visible in a small number of oblique views north from Daisy Bank Road, through gaps in the existing built form. The Proposed Development would be enhance the character and quality of the townscape on Hathersage Road. Elsewhere, when visible, it would be perceived as part of an established urban backdrop which already includes taller buildings and structures associated with the hospital and university. The identified effects on the townscape character receptors are summarised in **Table 9.1** below.

Table 9.1: Summary of Assessment of Effects on Townscape Character Receptors

Townscape Receptor	Sensitivity	Magnitude of Change	Type of Effect	Level of Effect
LTCA 1: Mixed Residential Development	Medium	Low	Beneficial	Minor Beneficial
LTCA 2: Manchester Royal Infirmary and Institutional Buildings	Low	Low	Beneficial	Minor Beneficial – Negligible
LTCA 3: Victoria Park	Medium – High	Very Low – Negligible	Neutral	Minor Neutral – Negligible

Visual Impacts

9.12 The assessment of visual effects identified that there would be changes to local views arising from the Proposed Development. The quality of views close to the Site would generally improve as a result of the proposed refurbishment and extension of Octagon House, the erection of three high quality, contextual new buildings, the introduction of active frontages and an extensive scheme of hard and soft landscaping within the Site.

9.13 In more distant views from the surrounding area, the Proposed Development would be largely indiscernible due to the screening effect of intervening buildings, structures and vegetation. Where perceived, the Proposed Development would typically be experienced as part of an established backdrop of buildings along Hathersage Road. The identified effects on the visual receptors are summarised in **Table 9.2** below.

Table 9.2: Summary of Assessment of Effects on Visual Receptors

Visual Receptor	Sensitivity	Magnitude of Effect	Type of Effect	Level of Effect
1 **Users of Swinton Grove Park** (RV 1)	Medium	Low	Neutral	Moderate – Minor Neutral
2 **Motorists and Pedestrians along Hathersage Road** (RV 2 and 3)	Medium	Varies from Medium – High (as the road passes adjacent to the Site) to Low (at the eastern and western ends of the road)	Beneficial	Moderate Beneficial
3 **Motorists and pedestrians along Carmoor Road** (RV 4)	Medium – Low	Varies from Medium – High (as the road passes adjacent to the Site) to Low (at the northern end of the road)	Beneficial	Moderate Beneficial
4 **Motorists and pedestrians along Daisy Bank Road** (RV 5)	Medium	Low	Neutral	Moderate – Minor Neutral
5 **Motorists and pedestrians along Upper Brook Street (A34)** (RV 6)	Medium – Low	Low	Neutral	Moderate – Minor Neutral
6 **Motorists and pedestrians along Conyngham Road** (RV 7)	Medium	Very Low	Neutral	Minor Neutral – Negligible

Appendix 1: Relevant Planning Legislation, Policy and Guidance

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a *"General duty as respects listed buildings in the exercise of planning functions."* Subsection (1) provides:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Case law[27] has confirmed that Parliament's intention in enacting section 66(1) of the 1990 Act was that decision-makers should give *"considerable importance and weight"* to the desirability of preserving listed buildings, where *"preserve"* means *"to do no harm"*. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. The Secretary of State has confirmed that 'considerable importance and weight' is not synonymous with 'overriding importance and weight'.[28] Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

National Policy

National Planning Policy Framework (2026)
The National Planning Policy Framework ('NPPF') provides a full statement of Government's planning policies covering all aspects of the planning process in England.

Chapter 14 of the NPPF outlines Government's guidance on achieving well-designed places.

The objective of the policies in Chapter 14 is *"to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes."*

Policy DP3 (1) states *"development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3."*

[27] Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Government, Case No. C1/2013/0843, 18th February 2014
[28] The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

Policy DP3 (2) states *"to create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:*

(a) Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;

(b) Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

(c) Nature: incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

(d) Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;

(e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

(f) Public Space: include spaces that are safe, secure, inclusive and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and

(g) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting."

Policy DP3 (3) states *"development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally-specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals."*

Chapter 20 of the NPPF outlines Government's guidance regarding conserving and enhancing the historic environment.

The objective of the policies in Chapter 20 is *"to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."*

Conservation is defined in the NPPF as the process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.

Chapter 20 outlines Government's guidance regarding conserving and enhancing the historic environment.

Policy HE4 (2) states *"any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have clear and convincing justification in accordance with the policies in this chapter."*

Policy HE5 (1) states *"development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary."*

Policy HE5 (2) states *"assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:*

(a) Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

(b) Have no effect on the significance of a heritage asset; or

(c) Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

(d) Cause the total loss of the significance of a heritage asset."

Policy HE5 (3) clarifies that *"in making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered."*

Policy HE6 (1) concerns proposals affecting designated heritage assets. It states:

"1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. *Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy."*

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

(a) The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

(b) No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

(c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

(d) The harm or loss is outweighed by the benefit of bringing the asset back into use.

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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 HE7 concerns decisions on non-designated heritage assets. It states:

"1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

3. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or

loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset."

European Landscape Convention
The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This recognition to landscape matters raises the profile and the ELC has been set out to improve approaches to the planning, management and protection of landscapes throughout Europe.

The ELC defines landscape as *"an area, as perceived by people, whose character is the result of the action and interaction of national and/or human factors"* and it includes townscape, as well as all forms of rural landscape.

National Guidance

National Planning Practice Guidance ('PPG') (2024)
Whilst not planning policy, PPG provides a clear indication of Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in PPG and earlier documents PPG will take precedence.

In respect of the setting of heritage assets, PPG advises that *"all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent. The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts of setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationships between places."*

It also advises that *"the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time."*

PPG defines non-designated heritage assets as *"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." It advises that "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."*

In respect of public benefits in the context of NPPF Policy HE6, PPG advises that *"public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework paragraph 8. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit."*

In the Design guidance category of the PPG (Paragraph 001 Reference ID: 26-001-20191001) the guidance refers to the accompanying National Design Guide[29] which sets out the following ten characteristics for a well-designed place:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

In the Natural Environment guidance category of PPG, Paragraph 006 (Reference ID: 8-006-20190721) refers to green infrastructure and states:

"The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty."

Paragraph 029 (ID: 8-029-20190721) provides guidance in relation to trees within settlements and states that the interaction of trees and tree roots with built infrastructure requires expert arboricultural or forestry advice. In order to deal with the pressures of climate change it also guides that trees should be well-placed and well-chosen.

Paragraph 037 (ID: 8-037-20190721) supports the use of Landscape Character Assessment as a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It also supports the use of LVIAs to demonstrate the likely effects of a proposed development on a landscape.

Historic England – Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment ('GPA 2') (2015)
GPA 2 provides information to assist in implementing historic environment policy in the NPPF and the related guidance given in PPG. These include assessing the significance of heritage assets; using appropriate expertise; historic environment records; recording and furthering understanding; neglect and unauthorised works; marketing and design; and distinctiveness.

[29] MHCLG, 2019. *National Design Guide: Planning practice guidance for beautiful, enduring and successful places*

Historic England – Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) ('GPA 3') (2017)
Historic England has published guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

In respect of the relevance of views in considering the contribution made by setting to a heritage asset's significance, the guidance states *"consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance. Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets."*

Local Policy and Guidance

Places for Everyone Joint Development Plan Document, March 2024
Policy JP-P2: Heritage states:

"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, 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 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."

This policy supersedes paragraph 2 of Policy EN 3 of the Manchester Core Strategy.

Manchester City Council: Core Strategy Development Plan Document (July 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 to see in the City Centre and contribute to a coherent and integrated physical environment."

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."

Manchester City Council: Extant Unitary Development Policies

Policy DC19.1 Listed Buildings
"In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

(a) Not grant listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

(b) Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

(c) Not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural and historic character;

(d) Seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

(e) Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

(f) Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result."

Appendix 2: Supporting Figures

Ref.	Asset No.	Listed Buildings	Grade
1	1197770	FORMER FIRST CHURCH OF CHRIST, SCIENTIST	I
2	1200808	VICTORIA BATHS WITH ATTACHED FORECOURT WALLS	II*
3	1271082	MRS GASKELLS HOUSE	II*
4	1197763	CHURCH OF ST CHRYSOSTOM	II
5	1197769	BUCKINGHAM CRESCENT	II
6	1197827	THE RAMPANT LION PUBLIC HOUSE AND ATTACHED SCREEN WALL	II
7	1207528	EAGLESFIELD	II
8	1208850	2, CONYNGHAM ROAD	II
9	1208904	DALTON HALL WITH ATTACHED FORECOURT WALLS	II
10	1209522	NEWBURY	II
11	1209530	ADDISON TERRACE	II
12	1209544	BUCKINGHAM CRESCENT	II
13	1219770	WARD HALL	II
14	1219785	MARYLANDS	II
15	1246448	HUME HALL, HALL OF RESIDENCE, UNIVERSITY OF MANCHESTER (ORIGINAL PORTION)	II
16	1246949	ROMAN CATHOLIC CHURCH OF ST JOSEPH	II
17	1254692	LANGDALE HALL AND ATTACHED FORMER COACH HOUSE	II
18	1254712	COURT NURSING HOME	II
19	1270660	HIGH ELMS	II
20	1271094	PLYMOUTH GROVE HOTEL	II
21	1283017	PARK HOUSE	II
22	1283059	BUCKINGHAM CRESCENT	II
23	1283098	SUMMERVILLE	II
24	1291317	GREYGARTH HALL	II
25	1292610	ARCHED GATEWAY TO FORMER FIRST CHURCH OF CHRIST, SCIENTIST	II
26	1401667	Holy Trinity Armenian Apostolic Church and vicarage	II
27	1479087	Brook House (former Park View) and associated entrance walls and piers	II

Ref	Non - Designated Heritage Asset
28	Shepherd's House (formerly Auldgirth)

0 100 200 m

1:5,000

Client
Plymouth Grove Residential LLP

Project
'The Octagon' Hathersage Road, Ardwick

Drawing
Heritage Asset Plan

Project Number
05121

Drawing Number
GIS_000

Date
July 2026

Revision
1.0

Checked By
JR/ KM

Scale
1:5,000 @ A3

Status
Final

- Application Site
- Study Area
- Conservation Area

Listed Buildings

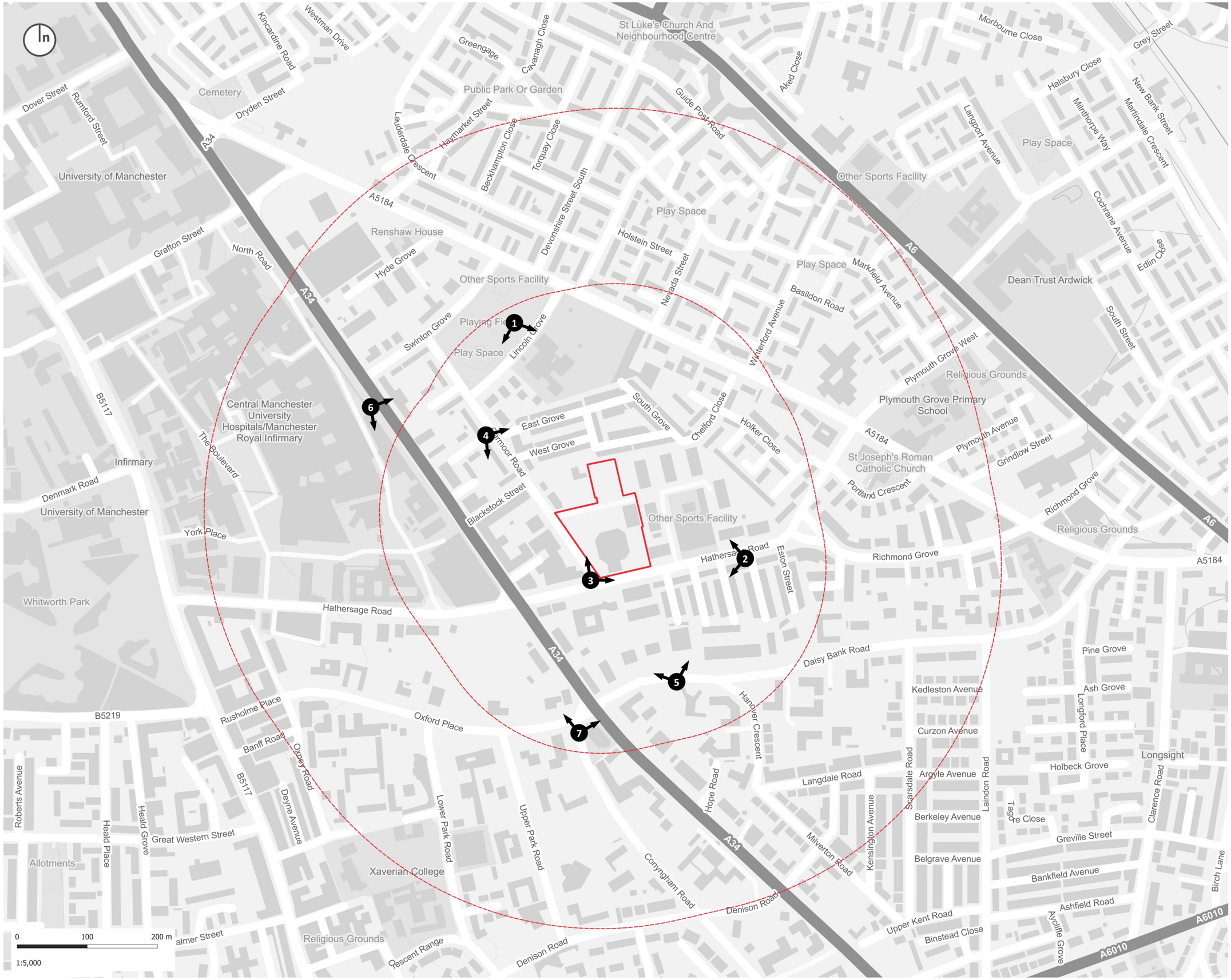
- I
- II*
- II
- Non-designated Heritage Asset

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Client
Plymouth Grove Residential LLP

Project
The Octagon, Hathersage, Ardwick

Drawing
Viewpoint Location Plan

Project Number
05121

Drawing Number	Date
GIS_000	July 2026

Revision	Checked By
1.0	KM

Scale		Status
1:5,000	@ A3	Draft

Study Site
Study Area

Viewpoints

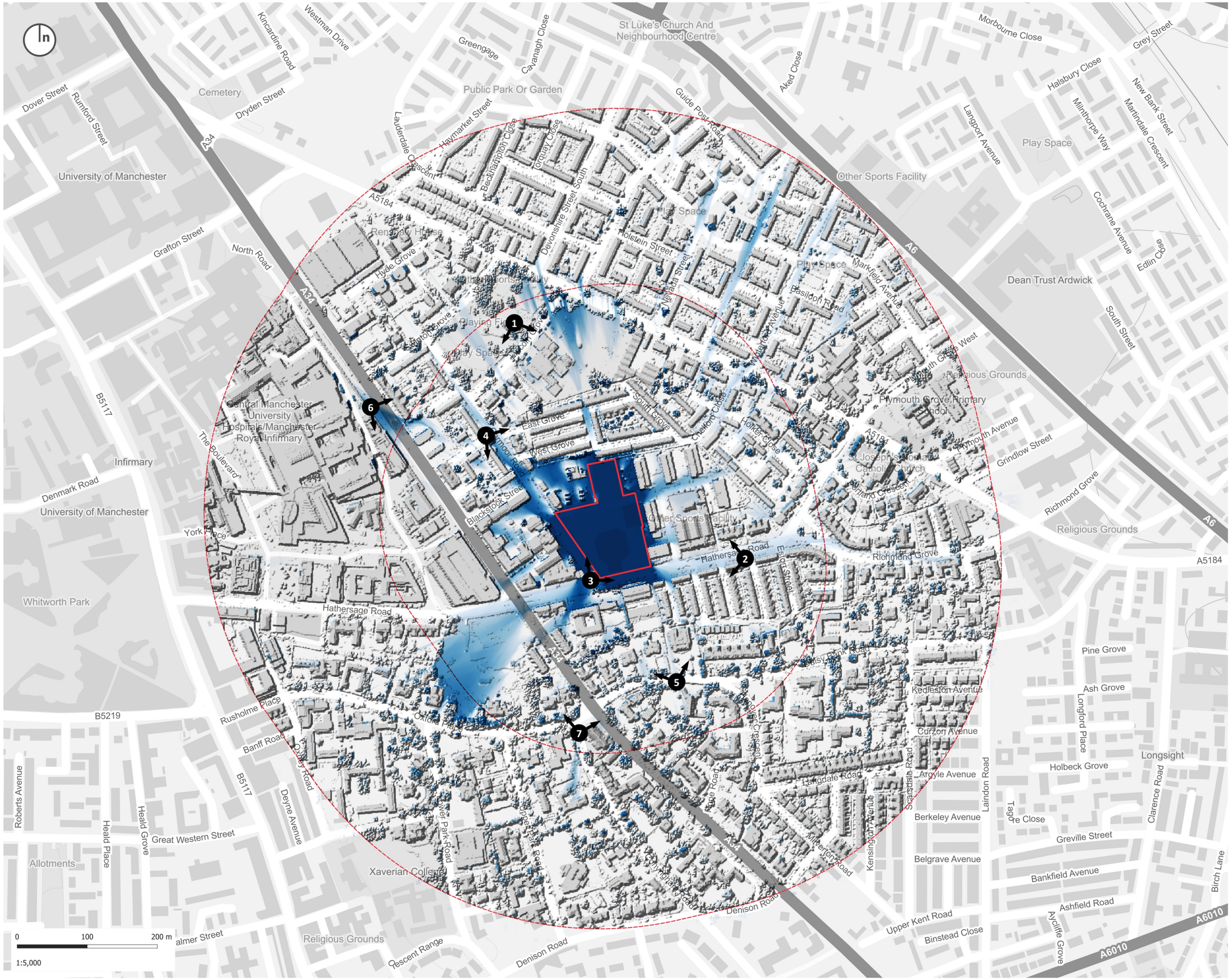
Ref	Name
1	Swinton Grove Park
2	Hathersage Road (looking north west towards the Site)
3	Junction of Hathersage Road and Carmoor Road
4	Carmoor Road, looking south east proximate to junction with Wheat Street
5	Daisy Bank Road, proximate to Edgar Wood Church
6	Upper Brook Street A34
7	Conyngham Street

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Client
Plymouth Grove Residential LLP

Project
The Octagon, Hathersage, Ardwick

Drawing
Viewpoint Location Plan with Zone of Theoretical Visibility

Project Number
05121

Drawing Number	Date
GIS_000	July 2026

Revision	Checked By
1.0	KM

Scale		Status
1:5,000	@ A3	Draft

Study Site

Study Area

Viewpoints

Ref	Name
1	Swinton Grove Park
2	Hathersage Road (looking north west towards the Site)
3	Junction of Hathersage Road and Carmoor Road
4	Carmoor Road, looking south east proximate to junction with Wheat Street
5	Daisy Bank Road, proximate to Edgar Wood Church
6	Upper Brook Street A34
7	Conyngham Street

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Client
Plymouth Grove Residential LLP

Project
'The Octagon' Hathersage Road, Ardwick

Drawing
Townscape Character Areas

Project Number
05121

Drawing Number
GIS_000

Date
July 2026

Revision
1.0

Checked By
JR/ KM

Scale
1:5,000 @ A3

Status
Final

- Application Site
- Study Area
- LTCA1 - Mixed Residential Development
- LTCA2 - Manchester Royal Infirmary and Institutional Buildings
- LTCA3 - Victoria Park Conservation Area

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Appendix 3: TVIA Assessment Methodology

The methodology for townscape and visual appraisal is based on current best practice as set out in:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (Landscape Institute and Institute for Environmental Management and Assessment) (GLVIA3);
- Landscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);
- Townscape Character Assessment, 2017 (Landscape Institute Technical Information Note 05/2017);
- Visual Representation of Development Proposals, 2019 (Landscape Institute Technical Information Note 06/19).
- London Views Management Framework, Supplementary Planning Guidance (Mayor of London, 2012)

The Guidelines for Landscape and Visual Impact Assessment (GLVIA) states that this type of appraisal provides a tool for identifying and assessing the *"the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity*" (Para. 1.1). It goes on to emphasise that the appraisal has two interlinked elements of: landscape, as a resource; and visual amenity, including views. The effects of both must be addressed in the assessment.

The definition of landscape in the European Landscape Convention, which the UK has signed and ratified, includes villages and towns and cities and the GLVIA states that 'townscape' refers to areas where the built environment is dominant. It goes on to state that townscape includes the buildings and the different types of urban spaces, and the relationship between the two.

Baseline Townscape Appraisal Methodology

The baseline townscape appraisal will include a mixture of desk study and field work to identify and record the character of the townscape within the study area. A preliminary desk study of Ordnance Survey (OS) maps and aerial photography was undertaken to establish the physical components of the Site and its surroundings. A review of the wider landscape character context of the Site was undertaken which referenced the current published landscape character studies relating to the study area at national, regional and local level. This was followed by fieldwork to assess the key characteristics of the local townscape character. This has included a summary of associated elements, features and aesthetic and perceptual factors which contribute to the townscape.

Once these factors were established the local townscape character areas (townscape receptors) with potential to be affected by the Proposed Development and their associated key characteristics were identified. A judgement was then made on the Value of each of these based on the approach set out in GLVIA3 and as described below.

The Value of each of the identified townscape character areas was assessed with reference to the following criteria and the definitions of level of value set out in **Table 3.1**:

- Any designations or policies (both national and local) which may be present; and,
- The presence or absence of other attributes which contribute to townscape value such as townscape condition, scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists or historic events.

Table 3.1 Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Typical Examples
Very High	International, National	World Heritage Sites, and/or key features of World Heritage Sites. No potential for substitution.
High	National, Regional	National Parks or AONBs and/or key features of these, Scheduled Monuments, some Conservation Areas, and townscape areas with typically a significant number of Grade I/II* listed buildings, and/or Registered Historic Park and Gardens. No or limited potential for substitution.
Medium	Regional, Local	Townscape areas designated at local level e.g. Special Landscape Areas, some conservation areas and other undesignated areas or features of notable scenic quality or recreational value with value perhaps expressed through non-official publications or demonstrable use. Limited potential for substitution.
Ordinary	Local	Townscape features or character areas which are not related to designated, or non-designated heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature; and/or is of little scenic or townscape importance. Considerable potential for substitution.
Low	Local	Townscape features or local character areas in poor condition or quality and/or identified for recovery.

Baseline Visual Appraisal Methodology

The baseline visual appraisal established the area in which the Site, and emerging scheme proposals, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

The visibility of the Site was first established via the preparation of a computer-generated zone of theoretical visibility (ZTV) which identified the area from which the Proposed Development was likely to be visible and allowed the identification of potential visual receptors and supporting representative viewpoints. The visibility was then verified by a walkover survey which established the area within the study area from which the Site is currently visible. The key visual receptors within this area were then identified (i.e. groups of people within this area who experience (or may experience) views of the Site).

In most assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publicly accessible places. Normally, views from private residential properties are not included as changes to private views are not a planning consideration[30] unless the development is likely to be so overbearing or dominating that they could result in unacceptable living conditions. Where this is possible, a separate residential visual amenity assessment is undertaken.

Following identification of the key visual receptors, representative viewpoints were identified to reflect typical views from the key visual receptors. The number and location of representative viewpoints was agreed with officers as part of the pre-application process. A description and evaluation of the identified views was then undertaken which took into account the following:

- type and relative numbers of people, and their occupation or activity;
- location, nature and characteristics;
- nature, composition and characteristics of the views (including directions);
- elements which may interrupt, filter or otherwise influence the views; and
- seasonal changes in the view.

Assessment of Townscape Effects

Townscape effects include:

- Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the Landscape/local Landscape area; and/or,
- Introduction of new elements or features that influence the character and distinctiveness of the townscape/local townscape area.

The assessment of townscape effects considered the sensitivity of the townscape receptor and the magnitude of the predicted effect.

The sensitivity of townscape receptors relates to the value attached to that receptor (which was established as part of the baseline assessment) and the susceptibility of the receptor to the type of change or development proposed. GLVIA3 defines susceptibility as "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular*

[30] Aldred's Case in 1610 established in English law that views from private property cannot be protected.

landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies" (Para. 5.40).

Judgements on the susceptibility to change of each of the identified townscape receptors were made based on the scale set out in **Table 3.2.**

Table 3.2 Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor[31] would be unlikely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. ancient woodland, veteran trees and historic parkland. Characteristics of the townscape which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of townscape effect considered the size or scale of the effect, the geographical extent of the effect and the duration and reversibility of the effect.

[31] Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

Judgements on the magnitude of townscape effect were broadly based on the descriptions of magnitude set out in **Table 3.3** below.

Table 3.3 Magnitude of Townscape Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a townscape receptor and/or addition of major new elements which would be dominant features with little or no relationship to the townscape receptor. Changes would substantially alter the character of a large area.
Medium	Permanent partial loss or change to some of the key characteristics of a townscape receptor and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Low	Permanent limited/localised loss or change to common characteristics of a townscape receptor and/or addition of new elements which would be noticeable features but largely in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Very Low	Small scale changes to common characteristics of a townscape receptor and/or small-scale additions of new elements which are in keeping with the existing character. Changes would not noticeably alter the character of the area. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to townscape receptor

Consideration was also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to townscape character/feature
- **Beneficial:** overall improvement to townscape character/feature
- **Neutral:** a combination of both adverse and beneficial effects with no overall harm or improvement to townscape character/feature

Assessment of Visual Effects

Visual effects include:

- Changes to, and/or complete or partial loss of features, elements, characteristics or perceptual aspects that contribute to the character and distinctiveness of the view; and/or,

- Introduction of new elements or features that influence the character and distinctiveness of the view.

The assessment of visual effects considered the sensitivity of the visual receptor and the magnitude of the predicted effect.

The sensitivity of the visual receptor comprised a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

A judgement on the value attached to the views was made with reference to the following criteria and the definitions of value set out in **Table 3.4.**

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy';
- Other designations relating to landscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in citations for listed buildings or registered parks and gardens; and,
- Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art.

Table 3.4: Value Attached to Views

Value	Typical level of designation / Rarity	Typical Examples
Very High	International, National	Views associated with sites of international importance e.g. World Heritage sites
High	National, Regional,	Designated views of national or regional importance e.g. views of noted importance to sites of national importance e.g. Scheduled Monuments, AONBs, Grade I/Grade II* listed buildings, and/or Registered Historic Park and Gardens
Medium	Regional, Local	Views identified or protected at local level e.g. identified in local planning policy or guidance and views associated with heritage or townscape features of regional or local importance e.g. some Conservation Areas and Grade II/II* listed buildings. May also include views which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of a designated or non-designated heritage asset.
Ordinary	Local	The view from the identified visual receptor is not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps;

Value	Typical level of designation / Rarity	Typical Examples
		and/or referenced in art and literature; but contributes positively to the visual amenity experienced by the receptor.
Low	Local	The view from the identified visual receptor does not make a positive contribution to local visual amenity.

The assessment of susceptibility of visual receptors was based on the approach set out in para 6.32 of GLVIA3 which notes that:

"The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *The occupation or activity of people experiencing the view at particular locations: and,*
- *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations."*

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 3.5** below.

Table 3.5 Susceptibility to Change of Visual Receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views e.g. waymarked walks through the landscape; and visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity including: Travellers on most road or rail routes
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from Very High to Very Low) was made based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

The magnitude of visual effect considered the size or scale of the effect, the geographical extent of the effect, and the duration and reversibility of the effect.

Judgements on the magnitude of visual effect were broadly based on the descriptions of magnitude set out in **Table 3.6** below.

Table 3.6 Magnitude of Visual Effects

Magnitude of Effect	Definition
High	Permanent loss of all or most of the key characteristics of a view and/or addition of major new elements which would be dominant features. Changes would substantially alter the character of the view.
Medium	Permanent partial loss or change to some of the key characteristics of the view and/or addition of new elements which would be prominent features. Changes would result in a large change to the character of a small part of the view or a noticeable change to a larger part of the view.
Low	Permanent limited/localised loss or change to a view and/or addition of new elements which would be noticeable features but largely in keeping with the existing character of the view. Changes would result in a small change to the character of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view.
Very Low	Small scale changes to common characteristics and/or small-scale additions of new elements to the view. Changes would not noticeably alter the character of the view. Also includes temporary and/or reversible changes of small or medium scale and extent.
Negligible / None	No, or barely discernible, change to the view.

Consideration is also given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral. Often, effects will include a combination of both beneficial and adverse effects. However, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse:** overall harm to the character/quality of the view and loss of visual amenity
- **Beneficial:** overall improvement to the character/quality of the view and improvement of visual amenity
- **Neutral:** no overall harm or improvement to the view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)

Methodology for assessment of level of effect

The level attributed to each effect has been assessed based on professional judgement and considers both the magnitude of change due to the Proposed Development and the sensitivity of the affected receptor. **Table 3.7** below has been used as a tool to assist with this process.

Table 3.7 Level of Effect

		Sensitivity			
Magnitude of Change		**High**	**Medium**	**Low**	**Very Low**
	High	Major	Moderate to Major	Moderate	Minor
	Medium	Moderate to Major	Moderate	Minor	Minor to Negligible
	Low	Moderate	Minor	Minor to Negligible	Negligible
	Very Low	Minor	Minor to Negligible	Negligible	Negligible
	Negligible/None	Negligible	Negligible	Negligible	Negligible

The following terms have been used to define the level of effect identified.

- Major effect: where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity.

- Moderate effect: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability.

- Minor effect: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Scheme is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change.

- Negligible effect: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

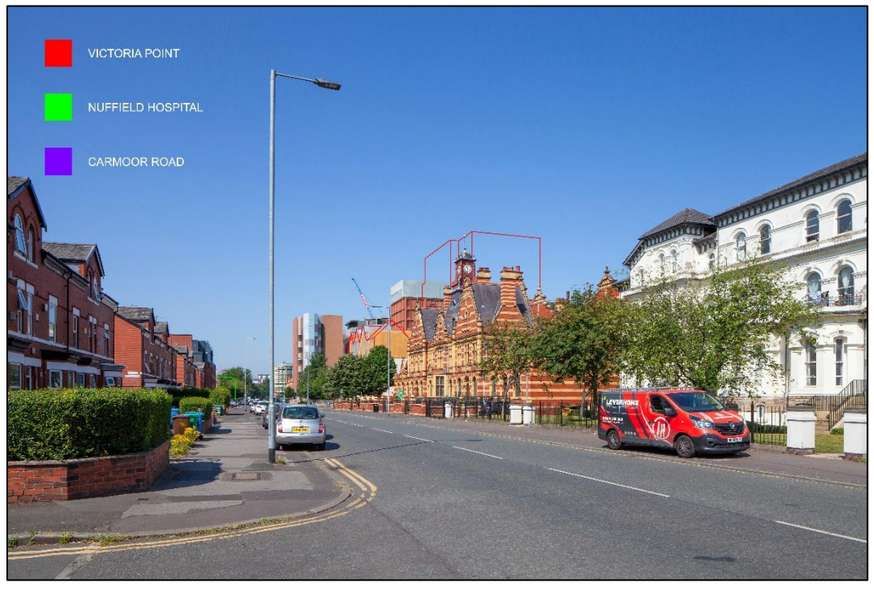
Appendix 4: Representative and Proposed Viewpoints (AVRs) (prepared by Ambiente)

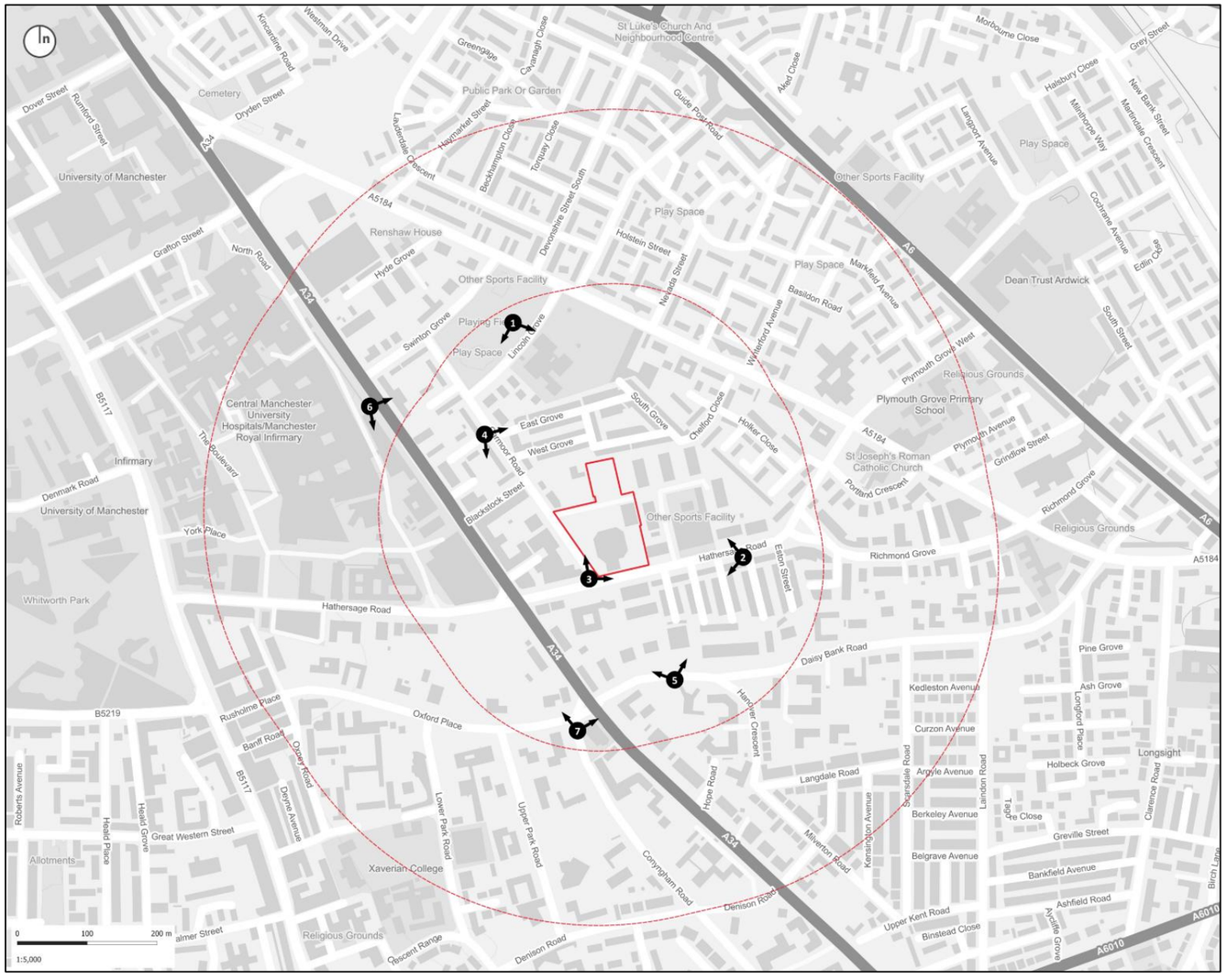
Verified Views (prepared by Ambiente)

Photo Viewpoint Locations

1. Swinton Grove Park, looking south
2. Hathersage Road near junction with Denham Street, looking north west
3. Hathersage Road near junction with Carmoor Road, looking north east
4. Carmoor Road at the junction with Wheat Close, looking south east
5. Daisy Bank Road, proximate to Edgar Wood Church, looking north
6. Upper Brook Street, proximate to junction with Swinton Grove, facing south east
7. Conyngham Road near the junction with Oxford Place, facing north

Photo Key





1. Swinton Grove Park – Existing



1. Swinton Grove Park – Proposed (Type 4, AVR Level 1)



2. Hathersage Road – Existing



2. Hathersage Road – Proposed (Type 4, AVR Level 3)



3. Hathersage Road – Existing



3. Hathersage Road – Proposed (Type 4, AVR Level 3)



4. Carmoor Road – Existing



4. Carmoor Road – Proposed (Type 4, AVR Level 1)



5. Daisy Bank Road – Existing



5. Daisy Bank Road – Proposed (Type 4, AVR Level 1)



6. Upper Brook Street – Existing



6. Upper Brook Street – Proposed (Type 4, AVR Level 1)



7. Conyngham Road – Existing



7. Conyngham Road – Proposed (Type 4, AVR Level 1)



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