Heritage Statement

Central Processing Unit, Hulme Hall, University of Manchester

September 2026

Turley
Heritage, Townscape and Landscape

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Client
University of Manchester

Our reference
04500

September 2026

1. Introduction

1.1 This Heritage Statement (the 'Statement') has been prepared by Turley Heritage on behalf of the University of Manchester (the 'applicant') in connection with a full planning application for the erection of new operational facilities, plant and equipment at Hulme Hall within the Victoria Park Campus, Oxford Place ('the Site') in order to facilitate the relocation of the University's Central Processing Unit ('CPU') from the nearby Fallowfield Campus. The formal description of development is as follows:

"Erection of an electricity substation, dispatch unit and screened plant deck with extraction flues and associated equipment."

1.2 The Site forms part of the grade II listed **Hume Hall, Hall of Residence, University of Manchester (Original Portion)**. It was agreed with Manchester City Council (MCC) that listed building consent would not be required for the Proposed Works (via email dated 13 August 2026). Notwithstanding, in determining the submitted full planning application, MCC has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard' to the desirability of preserving the special interest and setting of listed buildings.[1]

1.3 The Site is also located within **Victoria Park Conservation Area**. In determining the submitted planning application, MCC has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'pay special attention' to the desirability of preserving or enhancing the character or appearance of the conservation area.[2]

1.4 The meaning of 'preservation' in this context, as informed by case law,[3] is taken to be the avoidance of harm. Case law has determined that these are matters to be given 'considerable importance and weight' in the planning process.

1.5 The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Policy HE5 states the following:

"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."[4]

1.6 To comply with these requirements, Section 3 of this statement introduces the Site and describes its broad history in the context of the growth and development of this area of Manchester. Heritage assets with potential to be affected by the Proposed Development are identified in Section 2 and the significance and setting of assets with

1 Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

2 Section 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

3 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 Governments, Case No: C1/2013/0843, 18th February 2014.

4 MHCLG (2026) National Planning Policy Framework (NPPF)

potential to be affected is described in Section 4. An assessment of the impact of the Proposed Development is set out in Section 5, and the Statement concludes with a summary and conclusions at Section 6.

1.7 This Heritage Statement has been undertaken on the basis of published information and proportionate archival research. It has been prepared in accordance with Historic England Advice Notes on 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HEAN 12)[5], 'Conservation Area Appraisal, Designation and Management' (HEAN 1)[6], Good Practice Advice on 'Managing Significance in Decision Taking in the Historic Environment' (GPA 2)[7] and 'The Setting of Heritage Assets' (GPA 3)[8].

1.8 This Statement addresses built heritage assets only and does not include consideration of the archaeological resource or below ground heritage assets.

5 Historic England (2019) Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

6 Historic England (2019) Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management

7 Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

8 Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

2. Heritage Assets

Introduction

2.1 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."[9]

Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Conservation Areas

2.3 The Site is located within **Victoria Park Conservation Area (VPCA)**, designated by MCC in March 1972. There is no published character appraisal of VPCA, however there is information published by MCC on its website.[10]

Listed Buildings

2.4 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (2025) are published by the Department for Culture, Media and Sport (DCMS) and are supported by Historic England's Listing Selection Guides for each building type.

2.5 The Site forms part of the grade II listed **Hume Hall, Hall of Residence, University of Manchester (Original Portion)** (hereafter referred to as 'Hulme Hall'). Hulme Hall was included on the statutory list of buildings of special architectural or historic interest on 3 October 1974.

Non-designated Heritage Assets

2.6 The NPPF differentiates between designated and non-designated heritage assets. Non-designated heritage assets are those identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) clarifies that:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering an application."[11]

9 MHCLG (2026) National Planning Policy Framework (NPPF) – Annex B: Glossary

10 https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction6

11 Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment. pg. 1.

2.7 MCC does not maintain a Local List of non-designated heritage assets. A search of the Greater Manchester Historic Environment Record (GMHER) was conducted on 12 August 2026. Based on the nature and extent of the Proposed Development and the location and significance of these entries, there are no identified non-designated heritage assets within the Site or surrounding area that are likely to experience effects arising from the Proposed Development.

3. Site Context and Historic Development

Site Context

3.1 The Site (**Figure 3.1**) is located c. 2km to the south of Manchester city centre, on the southern side of Oxford Place. It comprises an irregular parcel of land, and is formed of two parts: the 1960s red-brick extension to Manchester University's Hulme Hall complex and the adjacent service area. Hulme Hall was Manchester's first purpose-built student accommodation ('PBSA') and is situated within the Victoria Park Campus located at Oxford Place. This part of Hulme Hall currently contains operational facilities of the University. The service area consists of an area of hard standing presently used as refuse storage and informally as a car park, which wraps around the building to the north east and north west, forming part of the Site. It has a number of established trees and a stone wall along its boundary. There are two vehicular access points serving Hulme Hall from the north and two segregated footways, as well as some soft landscaping within the Site with a number of established trees.

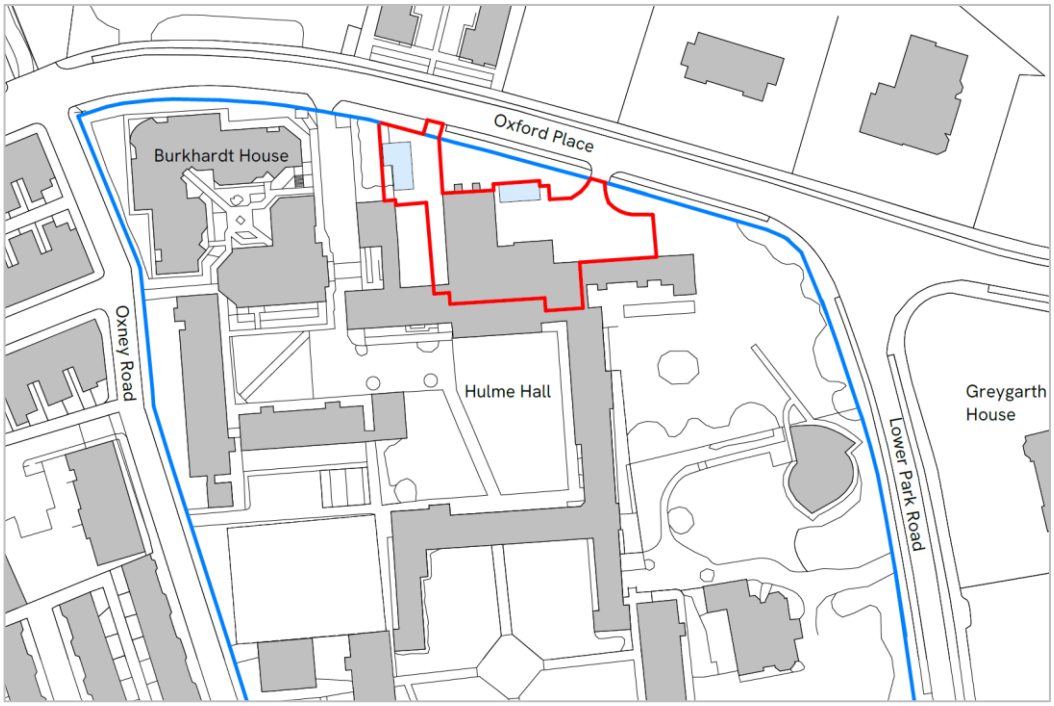


Figure 3.1: Site Location Plan (prepared by Wilson Mason Architects)

History and Development

3.2 By the early 19th century, Manchester had emerged as an industrial centre, driven principally by the cotton industry and associated commercial enterprises. Industrialisation brought unprecedented population growth within the city centre, and affluent industrialists sought residential locations beyond this area, stimulating suburban expansion along key routes such as Wilmslow Road.

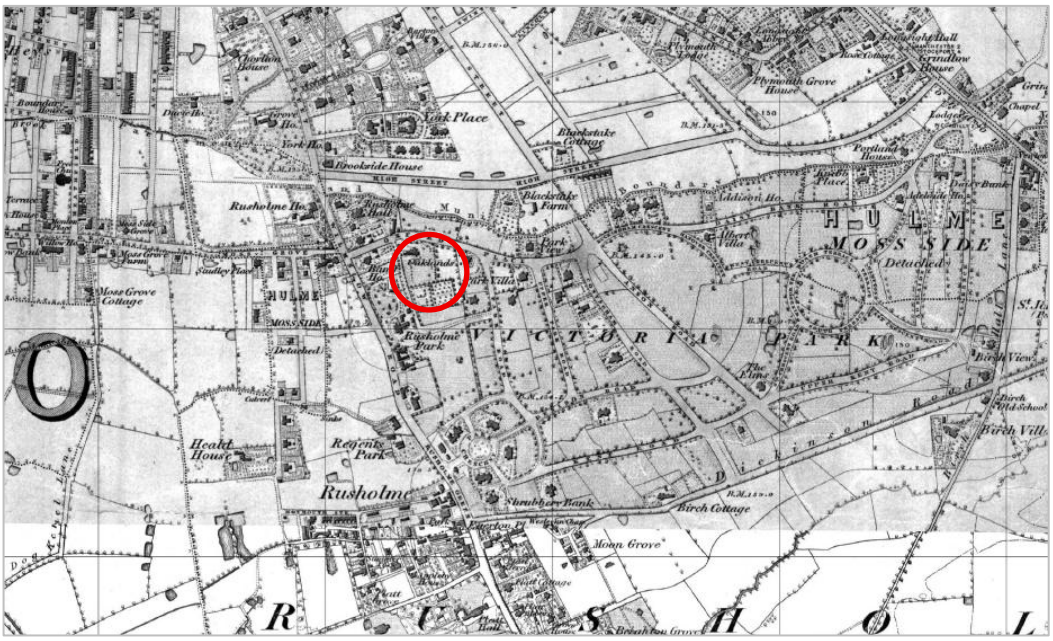


Figure 3.2: 1848 Ordnance Survey (OS) Map. The approximate location of the Site is circled in red

3.3 In 1836, Richard Lane was commissioned to design an exclusive residential estate comprising substantial villas set within generous landscaped grounds. The development was launched in 1837 and became known as Victoria Park, representing one of the earliest examples of a planned suburban estate in Manchester (**Figure 3.2**). The scheme was conceived as a private, gated community intended to provide wealthy residents with a healthier and more desirable environment away from the industrial city. Access was controlled through entrance gates and tolls, reinforcing its exclusivity.

3.4 The expansion of higher education institutions in Manchester during the latter half of the 19th century further transformed the area. Owens College was founded in 1851, which initially occupied premises on Quay Street within the city centre. The College rapidly expanded in size and, by the 1860s, its continued growth necessitated the construction of a new campus on Oxford Road. This was amplified in 1872 when Owens College incorporated the Royal School of Medicine and Surgery to form the Victoria University of Manchester. In 1873, the first building of the new Oxford Road campus was opened (the John Owens Building). By 1903, the Old Quadrangle was complete and throughout the late 19th century there followed considerable expansion of the University.

3.5 Hulme Hall was established as an independent hall of residence in 1870 in connection with Owens College. The original premises was along Plymouth Grove, and the building is no longer extant. It was the first halls of residence opened in Manchester, and one of the first outside of Oxford and Cambridge in the country. It was closed in 1876 due to financial difficulties. In 1886, the hall reached an agreement with the Hulme Trust providing £1,000 a year and the hall was re-established and opened to students.

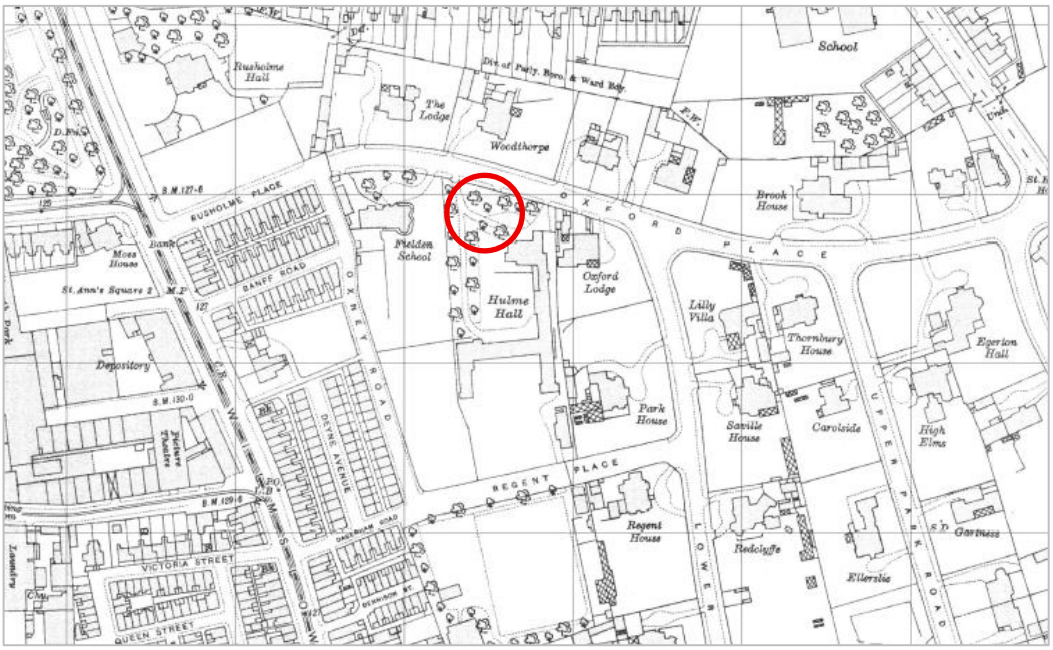


Figure 3.3: 1922 OS Map. The approximate location of the Site is circled in red

3.6 Growing student numbers quickly rendered the original accommodation inadequate, prompting the construction of a new purpose-built hall. In 1907, Hulme Hall was relocated to its present location in Victoria Park. Completed to the designs of Percy Scott Worthington, Hulme Hall was constructed to the south of Oxford Place and incorporated the late 19th century villa 'Oak Bank'. It was designed in an Arts and Crafts style centred around a collegiate quadrangle. The halls remained independent but continued to be associated with Victoria University.

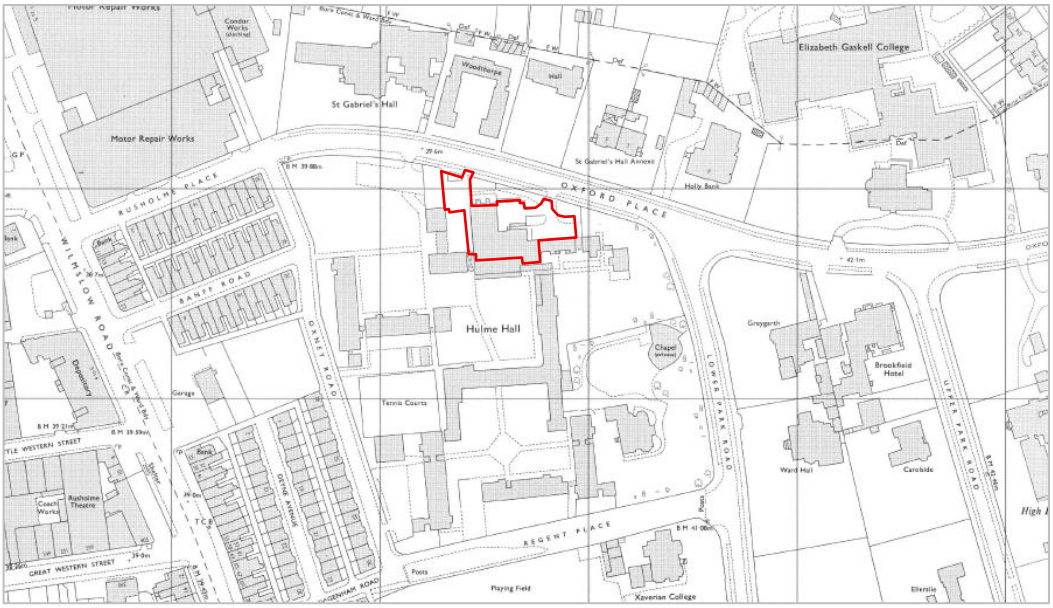


Figure 3.4: 1970 OS Map. The approximate location of the Site is outlined in red

3.7 In the mid 1950s, Victoria University looked to expand its residential capacity. Simultaneously, several independent residences were at risk of closing due to financial pressures. The University subsumed many of these residences, including Hulme Hall in 1962. Hulme Hall was expanded in 1967 with five new accommodation blocks, including Christie, Oaklands, Greenwood, Birley and Plymouth. The new blocks were built to the designs of Bernard Taylor & Partners. As part of this 1960s redevelopment, several existing blocks were demolished, including Oak Bank. Hulme Hall accepted female students for the first time in 1985.



Figure 3.5: 1995 OS map. The approximate location of the Site is outlined in red

3.8 In 1992, Burkhardt House (the only self-catered block) was constructed. Since the early 2000s, Oxford Place has increasingly become characterised by a mix of PBSA and converted residences. Rusholme Place was opened in the mid 2000s to the west of the Site, and further to the north west, Wilmslow Park was opened in the early 2000s. Most recently, St Gabriel's Court opened in 2025 on the opposing side of Oxford Place.

Summary of Historic Development

- Manchester's early 19th century industrial growth drove population expansion and encouraged affluent residents to seek suburban housing outside of the city centre.

- Victoria Park was designed in 1836 as an exclusive gated villa development, offering wealthy residents a landscaped suburban alternative to the industrial city.

- Manchester's expanding higher education sector resulted in further growth in the area in the later 19th century, with Owens College and the later development

of Victoria University leading to the Oxford Road campus, as well as the establishment of the independent student residence of Hulme Hall and its later relocation to Victoria Park in 1907.

- Hulme Hall was subsumed by Victoria University in 1962 and expanded in 1967 with new accommodation blocks. The wider Oxford Place area has since become increasingly characterised by student accommodation.

4. Assessments of Significance

4.1 This section provides an assessment of the significance of the identified heritage assets with potential to be affected by the Proposed Development, including any contribution made by their setting and the Site.

4.2 The NPPF defines the significance of a heritage asset as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."[12]

4.3 Historic England provides guidance on the assessment of significance of heritage assets[13] and has informed the following assessments of significance. The assessments are intended to be proportionate to the importance of the heritage assets and sufficient to understand whether any potential impacts would arise as a result of the Proposed Development. It has been informed by a review of existing published information, proportionate archival research and a site visits carried out in July 2026.

Conservation Areas

4.4 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest of a conservation area.[14]

Listed Buildings

4.5 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest that are, for the time being, included in a list compiled or approved by the Secretary of State under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990; for the purposes of that Act. The Principles of Selection for Listed Buildings are published by the Department for Culture, Media and Sport ('DCMS')[15] and supported by Historic England's Listing Selection Guides for each building type.

Setting

4.6 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

12 MHCLG (2026) National Planning Policy Framework (NPPF) – Annex B: Glossary

13 Historic England (2019) Heritage Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets

14 Historic England (2019) Conservation Area Appraisal, Designation and Management

15 DCMS (2025) Principles of Section for Listed Buildings

positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."[16]

4.7 Historic England has published guidance[17] 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."

4.8 The guidance sets out a step-by-step process for proportionate assessment of the significance of a heritage asset that may be affected by a proposal.

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

"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."[18]

4.10 The Catesby Estates Ltd v Steer (2018) EWCA Civ 1967[19] judgement confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets.

16 MHCLG (2026) National Planning Policy Framework (NPPF) – Annex B: Glossary

17 Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets (2nd edition)

18 MHCLG (2019) Planning Practice Guidance. Paragraph: 013 Reference ID: 18a-013-20190723

19 Catesby Estates Ltd v Steer [2018] EWCA Civ 1697 (18 July 2018)

Assessment of Significance: Victoria Park Conservation Area

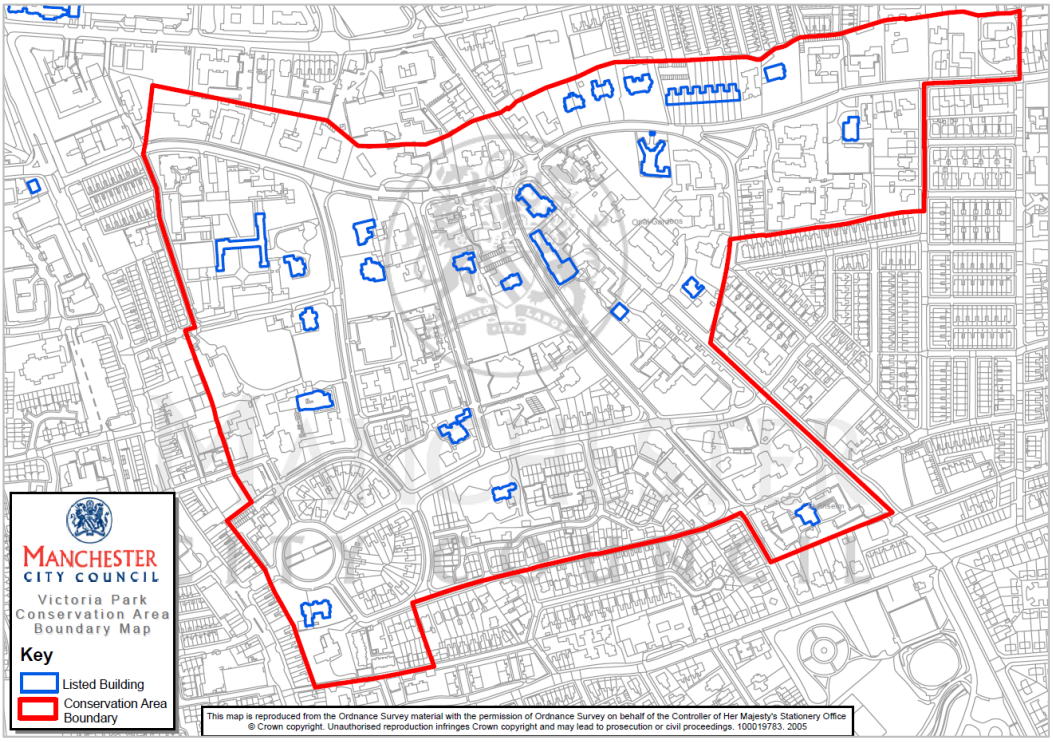


Figure 4.1: Victoria Park Conservation Area Boundary

Summary of History and Development

4.11 As outlined at **Section 3,** by the early 19th century, Manchester had emerged as an industrial centre. This brought unprecedented population growth within the city centre, and affluent industrialists sought residential locations beyond this area, stimulating suburban expansion along key routes such as Wilmslow Road.

4.12 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 men founding a company (later known as the Victoria Park Company) to purchase the land required. Victoria Park was one of the earliest planned gated residential estates in the country and the first in Manchester.

4.13 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 infill and redevelopment of plots.

Character and Appearance

General Character, Location and Uses

4.14 VPCA encompasses a large expanse of urban townscape extending 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. 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.

4.15 VPCA was originally predominantly residential in character but today contains a mix of uses, including housing and institutional uses, many of which are associated with Manchester University.

Architectural Interest and Built form

4.16 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 (**Figure 4.2**).



Figure 4.2: General view along Oxford Place showing the prevailing architectural style of the conservation area, experienced in combination with wider modern redevelopment outside of the designated area

4.17 The early villas of Victoria Park are predominantly designed in a traditional Victorian style, incorporating elements of Italianate and Gothic 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.

4.18 Summerville is a grade II listed Victorian villa dating to 1850 and Italianate in style. It is one of the earlier buildings of the Victoria Park estate 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. The grade II listed Newbury to the north west is also a mid 19th century stucco villa with prominent bracketed eaves and ridge chimneys.

4.19 To the north side of Daisy Bank Road is Addison Terrace (grade II) and Buckingham Crescent (three individually listed grade II 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.

4.20 To Anson Road is the grade II listed Eaglesfield, 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 grade II listed Rampant Lion Public House, of architectural interest as a mid to late 19th century elaborate Gothic villa. It is in red brick in a mix of bonds with sandstone dressings. The central doorway and all windows have segmental pointed heads.

4.21 The 1903 former First Church of Christ, Scientist on Daisy Bank Road (grade I) and the 1874 Church of St Chrysostom (grade II) are landmark buildings. Whilst they post-date the original Victoria Park layout and are distinct from the Victorian dwellings of much of the Park, they contribute to a varied and high quality townscape with legible phases. 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 in a spacious plot with trees to the boundaries.

Streets and open space, parks and gardens, trees

4.22 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 Park are spacious and verdant in character, with broad carriageways combined with generous verges and street trees.



Figure 4.3: General view of generous plot set back from the street frontage

4.23 Properties are appreciated within their spacious plots with mature trees and grassed lawns (**Figure 4.3**). Buildings are often enclosed by low walls and are approached by formal driveways. These aspects reinforce their former status and historic character.

4.24 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 front gardens, occupy spacious plots and are partially screened from view by trees. Traditional brick and stone boundary walls line the road frontages with occasional gate piers.

Summary

4.25 The significance of the Victoria Park Conservation Area can be summarised as follows:

- The historic interest and remaining legibility of Victoria Park as one of the earliest planned gated residential estates in the country and the first 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 made by the Site

4.26 The Site is located within the north western part of the conservation area, on the southern side of Oxford Place. This area has a transitionary character, where modern buildings associated with the urban expansion of Manchester city centre are visible in the backdrop to buildings (**Figure 4.2**).



Figure 4.4: View south west towards the Site from Oxford Place

4.27 The Site forms part of Hulme Hall. Whilst the 1907 phase is later than Victorian estate and a different typology and style, it does contribute to the historic character of the conservation area and there are similarities in siting within spacious plot and materiality. The 1960s extension to Hulme Hall deviates further. Whilst red brick, it is of a later date and not of the same architectural style and therefore does not contribute to the character and appearance of VPCA.

4.28 The service area part of the Site has a functional and utilitarian character defined by its uses to service Hulme Hall (**Figure 4.4**). This part of the Site includes a stone boundary wall and established trees which do contribute to verdant character and enclosure deriving from boundary treatments. Overall, the Site therefore makes a minor contribution to the special character and appearance (significance) of VPCA, by virtue of its established trees and stone boundary wall.

Assessment of Significance: Hulme Hall (Grade II Listed Building)

Summary of History and Development

4.29 As outlined at **Section 3**, Hulme Hall was established in 1870 as an independent hall of residence associated with Owens College, initially occupying premises on Plymouth Grove and becoming the first hall of residence in Manchester, and one of the earliest outside Oxford and Cambridge. Following closure in 1876 due to financial difficulties, it was re-established in 1886 with support from the Hulme Trust before relocating in

1907 to its present Victoria Park site, where Percy Scott Worthington designed a purpose-built Arts and Crafts complex incorporating Oak Bank. In 1962, Hulme Hall was subsumed by the University of Manchester amid wider efforts to expand student accommodation and was subsequently enlarged in 1967 with new blocks by Bernard Taylor & Partners, during which Oak Bank and other earlier buildings were demolished; later changes included the construction of Burkhardt House in 1992.

Description

4.30 Hulme Hall is built of brick with sandstone dressings beneath a green slate roof. The building is made up of three two-storey wings arranged around the north, east and west sides of a quadrangle, a three-storey tower that connects with a wing extending to the north.



Figure 4.5: View east towards the northern wing of Hulme Hall



Figure 4.6: Three-storey tower connecting to the northern wing of Hulme Hall



Figure 4.7: South wings of Hulme Hall

4.31 The northern wing is of 12 bays and has an asymmetric frontage to the courtyard (**Figure 4.5**). It consists of a five bay arcade to the northernmost end, a section of three bays with two-storey oriel windows, and gable ends to the southern part. This connects to a three-storey tower with crenelated stone parapet and octagonal turret with a patterned lead roof (**Figure 4.6**). It features a Gothic-style niche flanked by windows with stone tracery. The three-range quadrangle to the south has regular fenestration with stone mullion and transom windows (**Figure 4.7**).

Special Architectural and Historic Interest

4.32 Hulme Hall has historic interest as the earliest halls of residence in Manchester, and one of the earliest outside Oxford, Cambridge and London. It was established for Owens College, and reflects the national development of 'university colleges,' which later formed the basis of 'red brick' universities. Its establishment reflects the broader socio-political movement that saw the liberation of the education system for the wider population in the mid 19th century. It draws historic interest from its association with notable alumni, such as Ashley Dukes (playwright) and Niels Bohr (Nobel Prize winning physicist). Its establishment also reflected both the continued expansion of the University and the gradual transition of Victoria Park from an exclusive Victorian suburb to an area characterised by educational and institutional uses. Hulme Hall remains an important component of the historic development of both Victoria Park and Manchester's university estate.

4.33 It draws architectural interest from the early 20th century treatment of the Arts and Crafts style, which borrows from Gothic and Tudor motifs. The asymmetry of plan form is carried through the arrangement and size of gables, chimneys and rooflines, giving the building a semi-informal character. The overarching style and high quality of the building contributes to its architectural interest. The building was designed by renowned Manchester architect Sir Percy Scott Worthington, and dates to around the

middle of his career. The complex derives some architectural interest from the associations with this prominent local architect.

Contribution made by Setting to Significance

Physical Surroundings

4.34 Hulme Hall is located within the wider Victoria Park campus between Oxford Place, Oxney Road, Regent Place and Lower Park Road. The 1960s extension is to the north of the building, with associated hard and soft landscaping. Grass lawns interspersed with footpaths wrap around the building to the immediate north west, east and south, forming a courtyard area. To the west is a sports court. Mid 20th century blocks representing the later expansion of the accommodation provision are situated to the north west, south west and south east of Hulme Hall. Beyond this, Hulme Hall is set within a varied urban environment reflecting the expansion of Manchester city centre southwards to Rusholme.

Experience of the Asset

4.35 The architectural interest of the building is best appreciated in the courtyard, where its asymmetrical plan form and arrangement of gables, roofline and fenestration can be experienced concurrently. The ability to experience these aspects together contribute to the appreciation of its Arts and Crafts style. From here, the collegiate quadrangle plan form is also appreciable, enabling an understanding of its historic and present use as student accommodation. The courtyard has a verdant character, typical of the wider Victoria Park area and reflects its historic interest.



Figure 4.8: View north east towards Hulme Hall and its 1960s expansion, showing the clear distinction between the original portion of the building and the later extension



Figure 4.9: View east towards adjacent modernist blocks built as part of the 1960s expansion of Hulme Hall

4.36 The mid 20th century blocks across Victoria Park campus have a modernist style and represent the later expansion of the student accommodation, but do not contribute to Hulme Hall's significance as a building of architectural and historic interest.

Contribution made by the Site

4.37 The Site is located to the north of Hulme Hall and comprises two main parts: the existing built form of the 1960s extension, and the adjacent service areas. As outlined above, the later blocks represent the later expansion of Hulme Hall but do not contribute to its significance as a building of architectural and historic interest. The Site, therefore, does not contribute to the significance of Hulme Hall.

4.38 The adjacent service area has a utilitarian character defined by functional uses with its pipework, refuse area, man-safe system and plant. Although it contains established trees and is bounded by a stone wall, it is enclosed by the 1960s extension and is not visible within key views of Hulme Hall. For these reasons, this aspect of the Site does not contribute to the significance of Hulme Hall.

5. Impact Assessment

Introduction

5.1 In determining the submitted applications for full planning permission, WCC has statutory duties under s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law[20] has determined that these are matters to be given 'considerable importance and weight' in the planning process.

5.2 The National Planning Policy Framework (NPPF) was revised and republished in August 2026.

5.3 Policy HE4 of the NPPF affirms that heritage assets are an irreplaceable resource and should be conserved[21] in a manner appropriate to their significance. It states that development proposals that would affect the significance of heritage assets, including contribution made by their setting, should avoid or minimise harm to their significance. Any harm to the significance of a designated heritage asset should have a 'clear and convincing' justification.

5.4 Policy HE5 requires applications to be accompanied by an assessment of the significance of heritage assets with potential to be affected by a development proposal (including any contribution made by their setting) and the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than necessary to understand the potential effect of the proposal. Policy HE5(2) also requires assessments of the effect of development proposals to identify whether the proposals would:

(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.

5.5 Policy HE6 states that 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

20 *Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others,* [2014] EWCA Civ 137

21 The Glossary of the NPPF (Annex B) defines conservation / conserve in policy terms as: "*The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*"

should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Development proposals which would have a positive effect on a designated heritage asset should be supported. Any harm to a designated heritage asset will be a matter of considerable importance and weight. 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.

5.6 Policy HE9 states that development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible. Proposals should consider the area's special architectural or historic interest in the design of development and take into account the relative significance of any element affected and its contribution to the significance of the conservation area as a whole. Proposals which conserve those elements of a conservation area that make a positive contribution to the area, or which better reveal its significance, should be supported.

5.7 In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the Proposed Development on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration. The NPPF also clarifies that it "*it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.*"[22]

5.8 The relevant legislation, policy and guidance context for consideration of the Proposed Development is set out in full in **Appendix 1**.

5.9 The key built heritage considerations are the potential effects of the Proposed Development on the significance of **Victoria Park Conservation Area** and the **Hulme Hall** (grade II listed building) through changes within their setting.

The Proposed Development

5.10 Full planning permission is sought for the erection of new operational facilities, plant and equipment in order to facilitate the relocation of the University's CPU from the Limes Building at the nearby Fallowfield Campus. This currently provides campus-wide catering services for the University's Events and Catering Team. Its relocation forms part of the University's wider strategy for the Fallowfield Campus which will require the Limes Building to be vacated. The relocation to Hulme Hall provides an opportunity to move the facility closer to the main campus to make effective use of existing University accommodation and support the continued operation of this established University function.

5.11 The Proposed Development has been informed by informal pre-application discussions with MCC during August 2026. This, together with the findings of an initial baseline

22 MHCLG (2026) National Planning Policy Framework (NPPF) – Policy HE5(3)

assessment conducted by Turley Heritage and other technical disciplines, has established the principles of key aspects of the Proposed Development and helped inform the design of the proposals and appropriate mitigation measures. This Statement should be read in conjunction with drawings and Design and Access Statement prepared by Wilson Mason Architects (September 2026), Landscape Masterplan prepared by Iteriad (August 2026) and Supporting Statement prepared by Turley's Planning team (September 2026).



Figure 5.1: Proposed Site Plan (prepared by Wilson Mason Architects; Drawing ref: CPU-WMA-XX-ST-DR-A-00003)

5.12 Insofar as it is relevant to this assessment, the Proposed Development includes a new plant deck, a new substation and additional CPU dispatch space. Hard and soft landscaping are also proposed.

Plant Deck

5.13 Due to space constraints within Hulme Hall, it would not be possible to accommodate all of the required mechanical equipment internally. The design has sought to make effective use of the existing internal space to reduce the requirement for additional external accommodation.

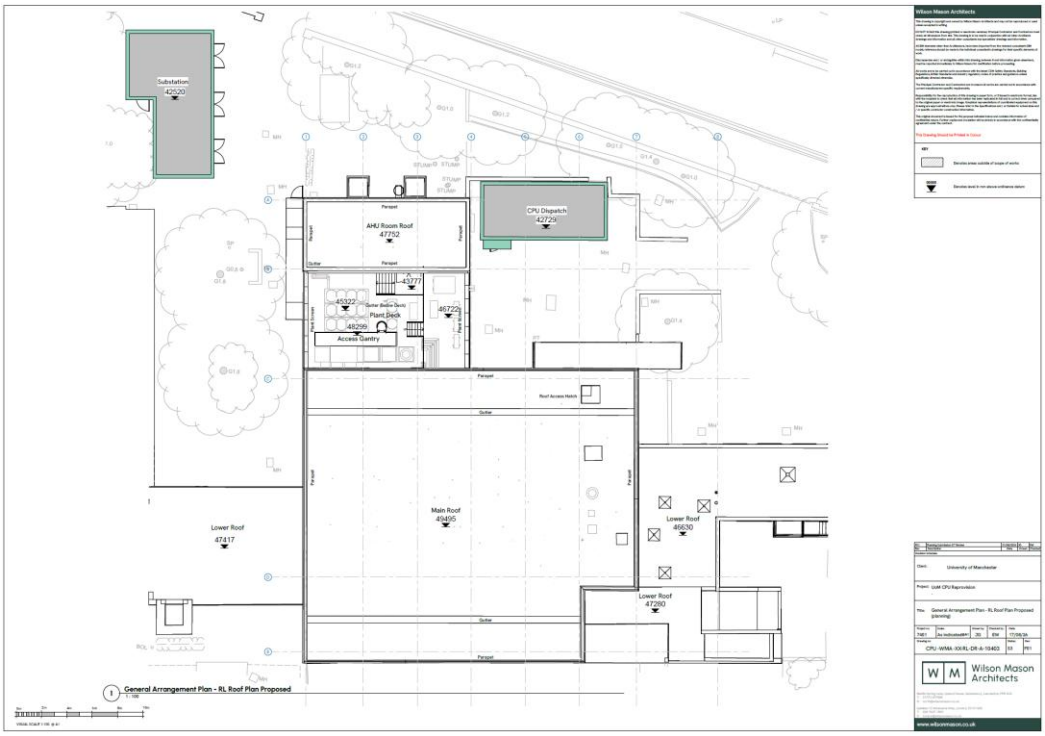


Figure 5.2: General Arrangement Roof Level Plan (prepared by Wilson Mason Architects; Drawing ref: CPU-WMA-XX-RL-DR-A-10403)

5.14 The remaining mechanical equipment would be located on a dedicated plant deck on the roof of the single-storey 1960s extension to Hulme Hall, behind the taller 'Dining Room' area (**Figure 5.2**). A number of alternative locations were considered during the design development, including arrangements at roof level and on the western elevation. The alternative arrangements were not appropriate due to access and structural limitations as well as the potential to increase visibility above the existing roofline.

5.15 An enclosure, consisting of a combination of acoustic louvres and perforated metal panels, would screen the plant equipment. The acoustic louvres provide the required acoustic attenuation to the plant deck and the perforated screen in front of the louvres would be for aesthetic purposes. The colour of these panels would match the colour of the green oxidised copper style banding on the existing parapet of the 1960s extension to Hulme Hall.

5.16 The only mechanical elements that would remain visible are four flues, comprising three located on the plant deck and one on the main roof. Their height cannot be reduced due to technical and legislative requirements, including minimum requirements for exhausts above roof level, and it is not possible to fully screen this infrastructure. The associated ductwork has also been reduced in height as much as is technically possible.

Substation

5.17 Ongoing sustainability aspirations to decarbonise the University's operations has resulted in the requirement for a new substation. As set out in the DAS, a new CPU kitchen and the relocated residential kitchens would be provided with fully electric

cooking equipment to reduce the reliance on gas. This, however, increases electrical demand and a new substation is required.

5.18 The substation would be located to the west of the existing service areas (as shown at **Figures 5.1 and 5.2**). Alternative locations were explored but would have resulted in the felling of trees and blocking access routes.

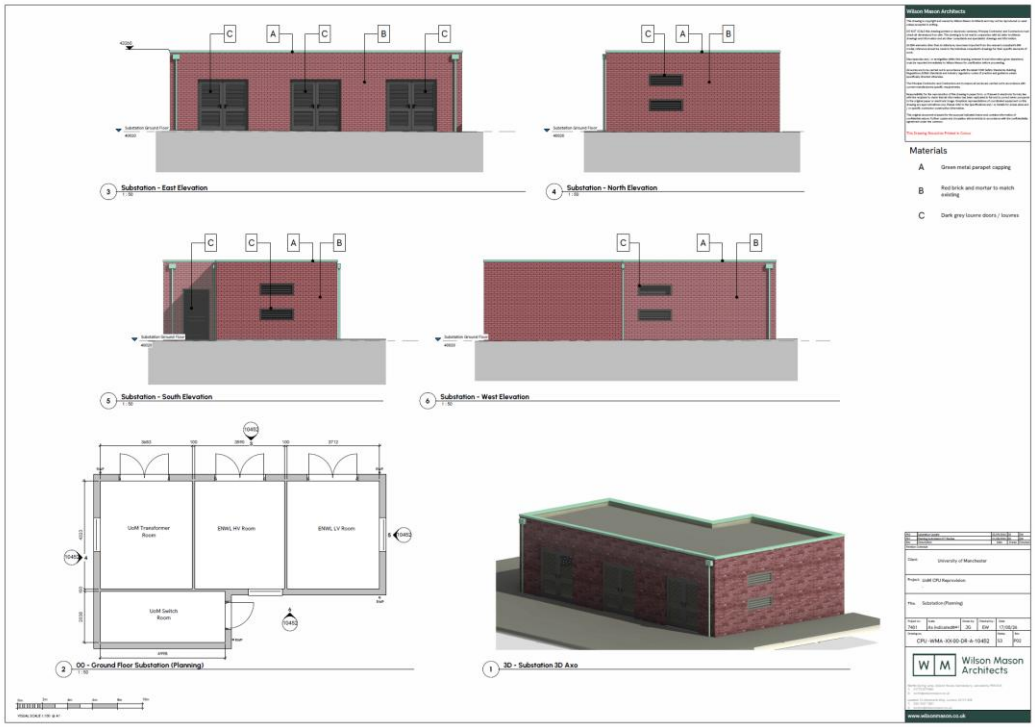


Figure 5.3: Proposed Substation (prepared by Wilson Mason Architects; Drawing ref: CPU-WMA-XX-00-DR-A-10452)

5.19 The substation would be a small, single storey unit built in a red brick and with a flat roof and parapet, topped with a pale green powder coated metal cap, consistent with the colours and materiality of the 1960s extension to Hulme Hall (**Figure 5.3**). The doors and louvres on the elevations would be a dark grey, consistent with the dark doors and window framing on Hulme Hall.

5.20 A new planter and stone boundary wall, with colour and materiality to match adjacent boundary walls, would be sited to the north of the substation to assist in screening the building from Oxford Place.

CPU Dispatch Building

5.21 The CPU Dispatch building would be required for storage and the loading and unloading of vehicles, associated with the distribution of products produced by the CPU around the University's city centre campus.

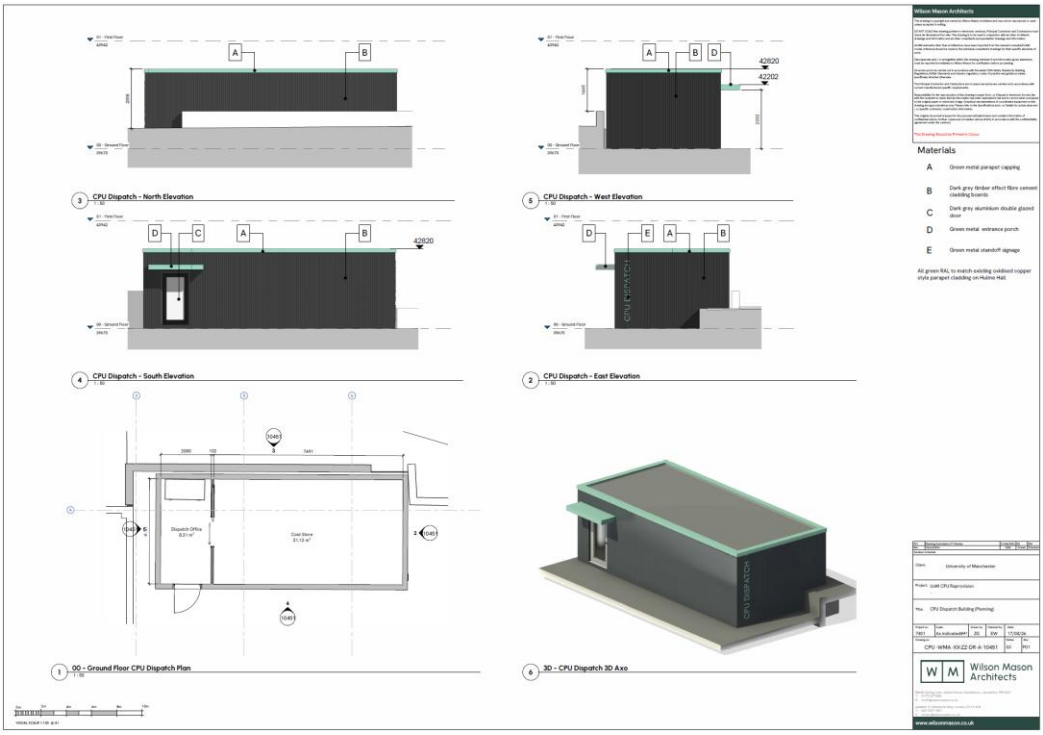


Figure 5.4: Proposed CPU Dispatch Building (prepared by Wilson Mason Architects; Drawing ref: CPU-WMA-XX-ZZ-DR-A-10451)

5.22 The dispatch building would be located within the lower area of the existing service yard (as shown at **Figures 5.1 and 5.2**). It would comprise a small, single-storey unit, and has been designed to be as small as possible whilst still providing the required function. The building would be clad in a dark grey timber effect fibre cement cladding (**Figure 5.4**). The parapet capping, stand off signage and covered entrance would be a pale green to match the colour of the green oxidised copper style banding on the existing parapet of the 1960s extension to Hulme Hall.

5.23 To the east, the lower yard area would be resurfaced. A new planter is proposed to the north of the upper yard area. This space would also have white lining for parking spaces and new electric vehicle charging points for the CPU vehicles.

Impact Assessment

5.24 This section describes the impact of the Proposed Development on the significance of the heritage assets identified in Section 3. The assessments employ current national guidance provided by PPG and Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness in the historic environment.

5.25 In relation to how harm in relation to a heritage asset is to be assessed, PPG sets out that:

*"It is the degree of harm to the asset's **significance** rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."*[23]

5.26 Historic England has published guidance[24] in respect of the setting of heritage assets, which 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."*

Impact on the Significance of Victoria Park Conservation Area

5.27 The Site is located within the north western part of the VPCA. In assessing the level of potential impact of a Proposed Development on the significance of a conservation area, they should be assessed against the significance of the conservation area as a whole. In this instance VPCA covers approximately 43.25 hectares and includes areas of varying sensitivity and significance. As described above, the VPCA derives its special character and appearance from the legibility of it as one of the earliest planned gated residential estates in the country, where it has a low density arrangement of Victorian dwellings, set within spacious plots that have a verdant character. The 1960s extension to Hulme Hall is inconsistent with the prevailing architectural style of VPCA, and the service areas have a functional character. The Site does make a minor contribution to the special character and appearance (significance) of VPCA by virtue of its established trees and stone boundary wall.



Figure 5.5: View south east towards the Proposed Development from Oxford Place (visualisation prepared by Wilson Mason Architects)

23 MHCLG (2019) Planning Practice Guidance. Paragraph: 018 Reference ID: 18a-018-20190723

24 Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets (2nd edition)



Figure 5.6: View south east towards the Proposed Development from Oxford Place (visualisation prepared by Wilson Mason Architects)

5.28 It is recognised that the Proposed Development would be partially visible in the north western part of VPCA. However, from the majority of VPCA, the Proposed Development would be screened by intervening, large areas of built form and mature vegetation. Where there is intervisibility, the siting of the Proposed Development would mean that it is read as a continuation of the existing development that has already been influenced by its functional use as a service area for Hulme Hall.

5.29 The plant deck has been designed to accommodate the equipment within a contained area, with acoustic louvres and cladding enclosing the external plant. The enclosure ensures that the plant equipment would be screened and would limit the amount of equipment visible from the surrounding area (**Figures 5.6 and 5.7**). The proposed materiality of the enclosure is consistent with the 1960s extension to Hulme Hall, thereby minimising its visual impact. It is recognised that part of the flues would remain visible above the proposed screening. Whilst the flues would be partially visible above the proposed enclosure, their height is no taller than required and they would be sited in an area characterised by its functional use, as outlined above. This, in combination with existing tree coverage and proposed enclosure, would mean that views of the flues would be filtered and minimised as far as reasonably practicable. They would have no visual impact on the conservation area.

5.30 The proposed substation and CPU dispatch building would be sited behind an existing and proposed stone boundary wall, established trees and new planters (**Figures 5.6 and 5.7**). This would reduce the visibility of these built elements from the surrounding area. Where visible, the proposed substation and CPU dispatch buildings would be subservient in scale to the adjacent Hulme Hall, and the materials palette consistent with the 1960s extension to Hulme Hall. This would soften the appearance of the

Proposed Development in views from the conservation area which would have no visual impact on the conservation area.

5.31 The Proposed Development would maintain the key characteristics of VPCA, including its architectural interest, palette of materials used in traditional buildings, layout of plots, and appreciation of its historic development. The contributory aspects of the Site, including its established trees and stone boundary wall, would be unaffected. It is therefore concluded that, taking into account the significance of VPCA as a whole and for the reasons outlined above, that the Proposed Development would have 'no effect' on the significance of Victoria Park Conservation Area (i.e. its significance would be sustained) in accordance with Policy HE5(2)(b) of the NPPF.

Impact on the Significance of Hulme Hall (Grade II Listed Building)

5.32 Hulme Hall has historic interest as the earliest halls of residence established in Manchester, and one of the first outside of Oxford, Cambridge and London, reflecting a broader socio-political movement around the higher education system. It draws architectural interest from its high quality Arts and Crafts design. It is primarily appreciated in the courtyard, where the overall form and style of the building is experienced. The Site forms part of the mid 20th century expansion of Hulme Hall, which although represents its later expansion, does not contribute to its significance as a building of architectural and historic interest.



Figure 5.7: View north towards the Proposed Development from the courtyard of Hulme Hall (visualisation prepared by Wilson Mason Architects)

5.33 No works are proposed to the fabric of the 'original portion' of Hulme Hall and the listed building would not be directly affected. The siting of the Proposed Development means that it would not be visible in key views from the courtyard of Hulme Hall

(**Figure 5.7**). Where visible within the wider campus area, the siting of the Proposed Development would mean that it is read as a continuation of the existing development that has already been influenced by its functional use as a service area for Hulme Hall. The materiality of the Proposed Development is as such to be consistent with Hulme Hall and sympathetic to the listed building.

5.34 The Proposed Development would not detract or distract from the appreciation of the special interest of Hulme Hall in key views from the courtyard. The Arts and Crafts style and historic interest of the building would remain appreciable would not be affected. For these reasons, it is concluded that the Proposed Development would have 'no effect' on the significance of Hume Hall, Hall of Residence, University of Manchester (Original Portion) (i.e. its significance would be sustained) in accordance with Policy HE5(2)(b) of the NPPF.

Statutory Duty and National and Local Planning Policy

5.35 It is concluded that, for the reasons set out in this Heritage Statement, the Proposed Development would have 'no effect' on the significance of **Victoria Park Conservation Area** and **Hume Hall, Hall of Residence, University of Manchester (Original Portion)** (grade II listed building) (i.e. their significance would be sustained) in accordance with Policy HE5(2)(b) of the NPPF. The requirements of s66(1) and s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission. The Proposed Development therefore meets the objectives of Chapter 20 of the NPPF, including Polices HE4(1), HE5(2)(b), HE6(1) and HE9(1).

5.36 In accordance with Core Strategy (CS) Policy EN3 and Places for Everyone (PfE) Joint Development Plan Policy JP-P2, the Proposed Works sustains the significance of Victoria Park Conservation Area and Hume Hall, Hall of Residence, University of Manchester (Original Portion) (grade II listed building). The proposals also comply with Unitary Development Plan (UDP) Policies DC18 and DC19 by preserving the character of Victoria Park Conservation Area and the setting of Hulme Hall.

6. Summary and Conclusions

6.1 This Heritage Statement (the 'Statement') has been prepared by Turley Heritage on behalf of the University of Manchester (the 'applicant') in connection with a full planning application for the erection of new operational facilities, plant and equipment at Hulme Hall within the Victoria Park Campus, Oxford Place ('the Site') in order to facilitate the relocation of the University's Central Processing Unit ('CPU') from the nearby Fallowfield Campus. The formal description of development is as follows:

6.2 The Site forms part of the grade II listed Hume Hall, Hall of Residence, University of Manchester (Original Portion). It was agreed with Manchester City Council (MCC) that listed building consent would not be required for the Proposed Works (via email dated 13 August 2026). Notwithstanding, in determining the submitted full planning application, MCC has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard' to the desirability of preserving the special interest and setting of listed buildings.[25]

6.3 The Site is also located within Victoria Park Conservation Area. In determining the submitted planning application, MCC has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'pay special attention' to the desirability of preserving or enhancing the character or appearance of the conservation area.[26]

6.4 The meaning of 'preservation' in this context, as informed by case law,[27] is taken to be the avoidance of harm. Case law has determined that these are matters to be given 'considerable importance and weight' in the planning process.

6.5 It is concluded that, for the reasons set out in this Heritage Statement, the Proposed Development would have 'no effect' on the significance of **Victoria Park Conservation Area** and **Hume Hall, Hall of Residence, University of Manchester (Original Portion)** (grade II listed building) (i.e. their significance would be sustained) in accordance with Policy HE5(2)(b) of the NPPF. The requirements of s66(1) and s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission. The Proposed Development therefore meets the objectives of Chapter 20 of the NPPF, including Polices HE4(1), HE5(2)(b), HE6(1) and HE9(1).

6.6 In accordance with Core Strategy (CS) Policy EN3 and Places for Everyone (PfE) Joint Development Plan Policy JP-P2, the Proposed Works sustains the significance of Victoria Park Conservation Area and Hume Hall, Hall of Residence, University of Manchester (Original Portion) (grade II listed building). The proposals also comply with Unitary Development Plan (UDP) Policies DC18 and DC19 by preserving the character of Victoria Park Conservation Area and the setting of Hulme Hall.

25 Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

26 Section 72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

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 Governments, Case No: C1/2013/0843, 18th February 2014.

Appendix 1: Legislation, Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990
In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

"s.66 (1) 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 has confirmed that Parliament's intention in enacting section 66(1) was that decision makers should give "*considerable importance and weight*" to the desirability of preserving the special interest and setting of listed buildings, where "*preserve*" means to "*to do no harm*". The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

With regard to applications for planning permission within conservation areas, it is set out that:

"s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

National Planning Policy

National Planning Policy Framework (NPPF) (2026)
The NPPF was first introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. It has subsequently been republished and most recently revised in August 2026 following consultation.

Chapter 20 Conserving and enhancing the historic environment, sets out the Government's policies regarding plan-making and decision-making for development effecting the historic environment.

Importantly, the Glossary of the NPPF (Annex B) defines conservation / conserve in policy terms as: *"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*

With regard to decision making, Policy HE4: Securing the conservation of heritage assets, sets out that:

1. *Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would*

affect the significance of heritage assets, including any contribution made by their setting should:

a. *Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and*

b. *Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

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

3. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.*

4. *Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.*

Policy HE5: Assessing effects on heritage assets, sets out that:

1. *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.*

2. *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.*

3. *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.*

4. *Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.*

5. *Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.*

Policy HE6: Proposals affecting designated heritage assets, sets out that:

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 the 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: Decisions on non-designated heritage assets, sets out that

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.*

Policy HE9: Conservation areas, sets out that:

1. *Development proposals within or affecting the significance of conservation areas should:*

    a. *Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and*

    b. *Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.*

2. *Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.*

3. *Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.*

Local Planning Policy

The Manchester Local Plan, previously known as the Local Development Framework, is formed of Places for Everyone (PfE) Joint Development Plan, Core Strategy (along with the Addendum to Manchester Core Strategy 2024) 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and Greater Manchester Joint Waste and Minerals Development Plan Documents (DPDs).

Places for Everyone Joint Development Plan (adopted March 2024)
Policy JP-P2 relates to Heritage and replaces paragraph 2 of Policy EN3 Heritage of the Manchester Core Strategy. It states that:

"We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

…

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

…

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

…

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

Manchester's Local Development Framework: Core Strategy Development Plan Document (adopted July 2012)
Policy EN3 Heritage states:

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.

Manchester Unitary Development Plan (saved policies)
Policy DC18.1 (Conservation Areas) states that, the Council will give particularly careful consideration to development proposals within Conservation Areas. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

(i) the relationship of new structures to neighbouring buildings and spaces;

(ii) the effect of major changes to the appearance of existing buildings;

(iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

(iv) the effect of signs and advertisements;

(v) any further guidance on specific areas which has been approved by the Council.

Policy DC19.1 (Listed Buildings) states that, when determining planning applications, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings and to protecting their general setting. They will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guidance

National Planning Practice Guidance (PPG) (2023)
Whilst not planning policy, Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

This PPG advises on enhancing and conserving the historic environment. It clarifies that significance of the heritage assets is important as it enable authorities to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (Paragraph 007).

Paragraph 013 describes 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. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Principles of Selection for Listed Buildings, Department for Culture, Media and Sport (2025)
This guidance sets out the general principles applied by the Secretary of State when deciding whether a building is of special architectural or historic interest and should be added to the statutory list. It provides a useful framework for assessing and understanding the significance of listed buildings.

Historic England Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)
GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the 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.

Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)

Historic England has published revised 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.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that 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. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as ‘change over time,’ ‘cumulative change,’ ‘access and setting,’ ‘buried assets and setting, ‘designed settings’, ‘setting and urban design’, and ‘setting and economic viability’.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)
This document provides guidance on analysing significance in heritage assets. It was released in 2019 by Historic England to support the National Planning Policy Framework's requirement for applicants to describe the 'heritage significance' of their proposals to assist Local Planning Authorities in making decisions on impact.

Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019)
This Historic England Advice note supersedes Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management, first edition (2016). This 2nd edition updates the advice in light of the publication of the 2018 National Planning Policy Framework It provides guidance on the appraisal of conservation areas.

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