

node

119 Withington Road, Whalley Range

Heritage assessment

September 2026

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Client	Range Pharmacy Ltd
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IHBC

nqa ISO 9001 QUALITY MANAGEMENT

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1 Introduction

1.1 Context

Node was instructed by Range Pharmacy Ltd to undertake a heritage assessment for the proposed renovation and extension of 119 Withington Road, Whalley Range, Manchester.

This document reflects the technical heritage assessment that has informed the design development and planning processes, and is intended to enable a robust understanding of the effects of the proposals for the historic environment.

1.2 The Team

Node is an accredited practice with the Institute for Historic Building Conservation, the Urban Design Group and the Landscape Institute. The heritage assessment has been undertaken by Jack Hanson and Adam Dean.

1.3 Document Structure

The document is divided into the following chapters:

- **The site and its context**: A description of the site's evolution, existing form and context.
- **The proposed development**: A summary of the development proposals and the key elements that may affect heritage and the historic environment.
- **Heritage assessment**: Identifying the potentially affected assets, their significance, and the impacts upon them, and including a position framed relative to relevant legislation, policy, and guidance.

1.4 Policy Context

The assessment has been undertaken with due regard for the relevant planning frameworks governing the site's potential redevelopment. This includes (but is not limited to):

- National Planning Policy Framework (2026)
- National Planning Practice Guidance
- Greater Manchester 'Places for Everyone' Joint Development Plan 2022 to 2039 (2024)
- Manchester City Council (MCC) Core Strategy 2012-2027 (2012)
- Saved policies of the MCC Unitary Development Plan
- MCC Manchester Shopfront and Signage Design Guide SPD
- Whalley Range Conservation Area management documents and summary (MCC)

2 The site and its context

This section provides:

- A baseline description of the site, and a summary of its modern context;
- A summary of the historical development of the site; and,

2.1 Site description

The site boundary is shown in figure 2.1 and 2.2 (overleaf).

119 Withington Road is located on the southern corner of Yarburgh Street and Withington Road, in Whalley Range, south Manchester.

119 Withington Road is a 19th century square-plan, two-storey brick building, that while now detached is the surviving end-unit of a once longer terrace of villas.

To the rear is (east) is an open area of disused hard standing (the former garden) enclosed by mixed boundaries, and accessed from Yarburgh Street.

A small informal forecourt fronts Withington Road.

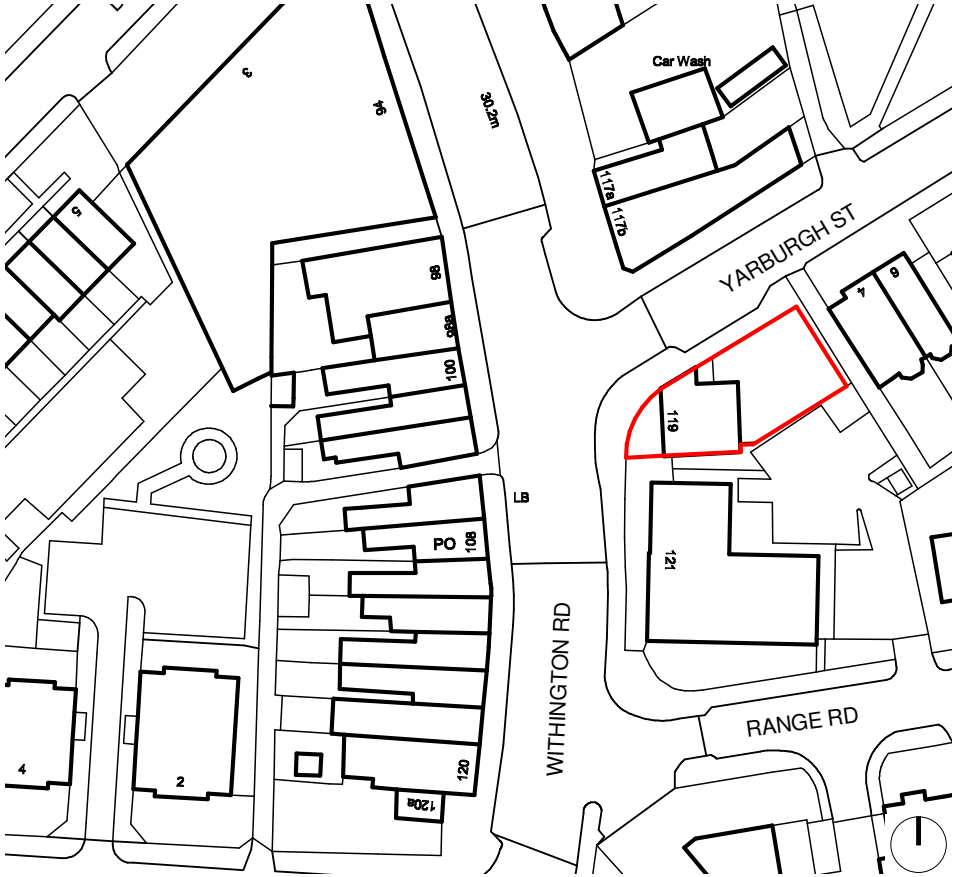


figure 2.1 | site location (create it studios)

figure 2.2 | site context (google maps)

119 Withington Road



Illustrative site photography from Withington Road (top left and right) and Yarburgh Street (bottom left and right)









2.2 Historical development

This section provides a summary of the past development of the site and its surroundings to enable an understanding of its heritage significance today.

In line with the proportionality principles of the NPPF, the level of detail provided is that sufficient to understanding significance and any potential impacts upon it.

19th century

119 Withington Road was built in the later nineteenth century as one of a terrace of three villas. Local trade directories indicate a date of construction of c.1870. The terrace also included the middle 'Ambleside' villa and number 121 at the southern end. All three were positioned at a slightly oblique-angled plot where Yarburgh Street, Withington Road, and Range Road come together.

To the west of this section of Withington Road, the initial street pattern of the planned suburb of Whalley Range was laid out from 1834, but few villas had been constructed by 1870.The extensive suburban development of the area occurred from 1870-1888, including the 119 Withington Road terrace.

Trade Directories record various occupants across the villas, primarily being recorded as the residence of a variety of tradespeople. A commissioned sales merchant was operating from number 119 in 1892.

20th century

Both numbers 119 and 'Ambleside' were divided into two properties in the early 20th century, in line with broader processes of subdivision and subletting of suburban villas.

The ground floor of no.119 building was converted to operate as Copeland's chemists from the early decades of the 20th century, and a shopfront added wrapping the north and west elevation. Number 121 became the post office, and aerial images suggest the ground floor of 'Ambleside' also had new commercial uses (visible awnings).

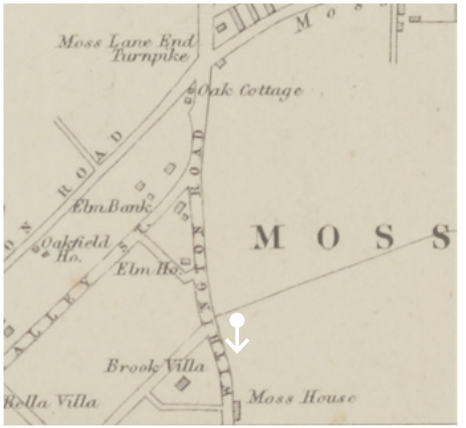
'Ambleside' and no.121 were demolished and replaced by the new build 'Caught on the Hop' public house in the mid 20th century, leaving no.119 as a now detached property. The pub operated until the 1990s, and was renamed the 'Sportsmans' in later years.

***Above**: 1845 Ordnance Survey map with the location of 119 annotated;*
***Bottom:** 1870 John Bartholomew map of Manchester.*



21st century

This pub was itself demolished in the early 2000s for the 'Range Medical Centre' (planning permission 062156/FO/SOUTH1/01). At this point, the pharmacy occupying no.119 was moved into the new build unit, and the ground floor unit has remained vacant since.



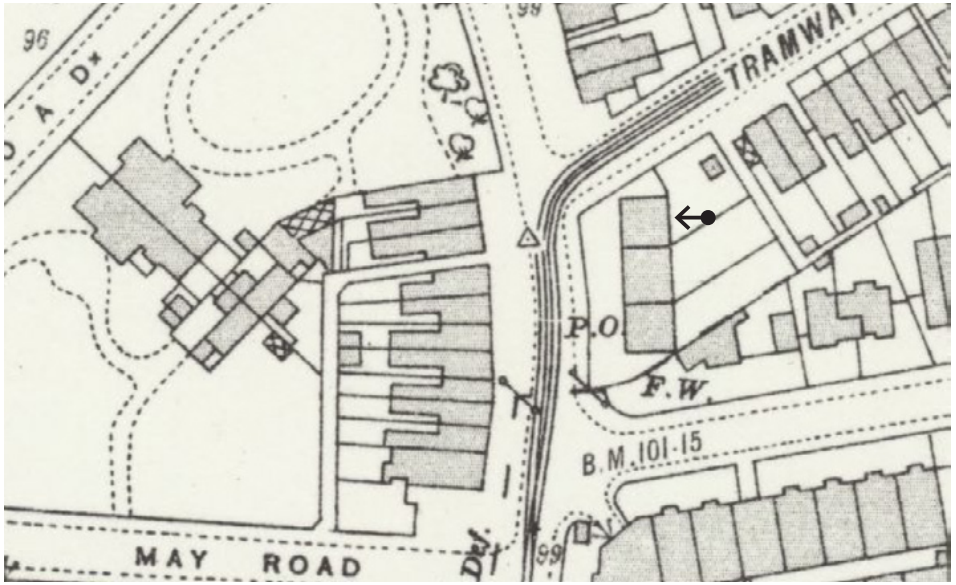
1889 Ordnance Survey map with 119 Withington Road annotated



119, 'Ambleside' villa and 121 Withington Road on the 1889 Ordnance Survey map.



119, 'Ambleside' villa and 121 Withington Road on the 1915 Ordnance Survey map.



119, 'Ambleside' villa and 121 Withington Road on the 1949 Ordnance Survey map with illustrated subdivisions



119 (annotated), 'Ambleside' villa and 121 Withington Road in 1930 (Manchester City Council m67841).



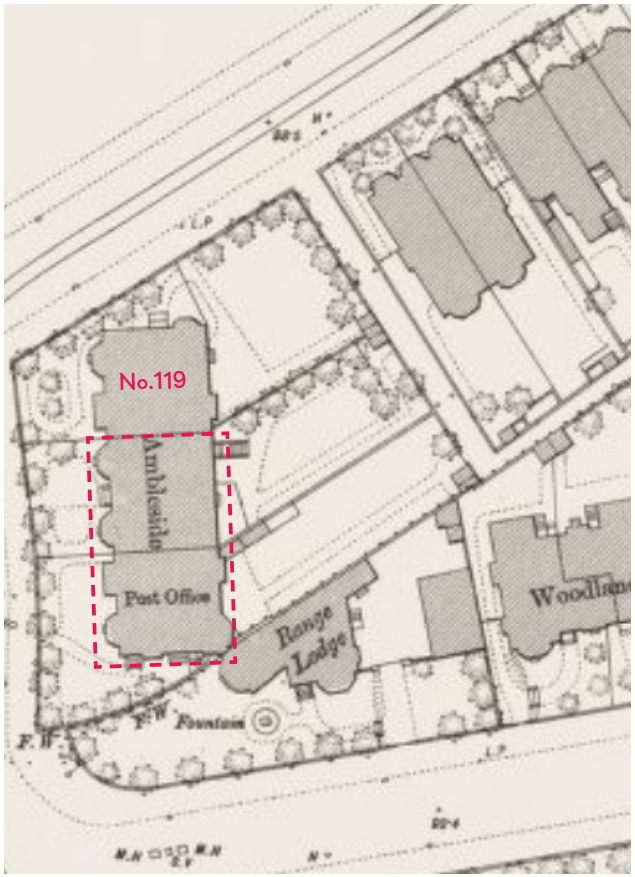
121 Withington Road in 1962, just prior to demolition of it, and the 'Ambleside' unit (MCC m41067).



Left: 119 Withington Road on Google satellite imagery in 2000, Right: 1889 OS mapping

Illustrating the cleared land following the recent demolition of the public house, which itself required demolition of 'Ambleside' and no.121 in the 1970s





2.3 Relevant legislation, policy and guidance

Planning legislation

Legislation	Relevant sections/paragraphs to assessment (summarised)
Planning (Listed buildings and conservation areas) Act 1990	• Section 66 - LPAs' general duty in respects of listed buildings in the exercise of planning functions • Section 72 - LPAs' general duty in respects of conservation areas the in exercise of planning functions
Levelling-up and Regeneration Act 2023	• Part 3: Planning, notably Chapter 3: Heritage

Planning policy

Framework	Relevant sections/paragraphs to assessment (summarised)

National Planning Policy Framework (2026)	• Section 1 'Introduction':
	  • Paragraph 17 - The overarching objectives of achieving sustainable development
	• Section 4 'Achieving sustainable development':
	  • Policy S3 - Presumption in favour of sustainable development
	• Section 14 ' Achieving well-designed places':
	  • Policy DP3: Key principles for well-designed places
	  • Policy DP4: The design process
	• Section 20 'Conserving and enhancing the historic environment':
	  • Policy HE4: Securing the conservation of heritage assets
	  • Policy HE5: Assessing effects on heritage assets
	  • Policy HE6: Proposals affecting designated heritage assets
	  • Policy HE7: Decisions on non-designated heritage assets
	  • Policy HE9: Conservation areas
	  • Policy HE10: Loss or removal of heritage assets

Continued overleaf

Planning policy (cont.)

Framework	Relevant sections/paragraphs to assessment (summarised)
Greater Manchester Places for Everyone Joint Development Plan 2022 - 2039 (Adopted 2024)	• Policy JP-S1: Sustainable Development • Policy JP-P1: Sustainable Places • Policy JP-P2: Heritage
Manchester City Council Core Strategy 2012 - 2027 (Adopted 2012)	• Policy CC9: Design and Heritage • Policy DM1: Development Management • Policy EN1: Design Principles & Strategic Character Areas • Policy EN3: Heritage

Manchester City Council Unitary Development Plan Saved Policies (2012)	• The Core Strategy replaced many of the policies within the Unitary Development Plan, however some remain extant:
	  • Policy DC14: Shopfronts and related signs
	  • Policy DC15: Advertisements, hoardings and posters
	  • Policy DC18: Conservation Areas

Planning guidance

Guidance	Relevant sections/paragraphs to assessment (summarised)

National Planning Practice Guidance (various dates)	• Section 'Design: process and tools':
	  • Paragraph 001 - Achieving well-designed places through collaborative approaches within the planning process, and with reference to the National Design Guide
	  • Paragraphs 009 to 015 - Making decisions on design in the planning process
	  • Paragraphs 016 to 018 - Tools for assessing and improving design quality
	  • Paragraphs 019 to 023 - Engaging communities with the design process
	• Section 'Environmental impact Assessment':
	  • Paragraphs 001 to 057 - The legislation, purpose, and process of EIA, including consideration of heritage, townscape & visual effects, within the planning system
	• Section 'Historic Environment':
	  • Paragraph 002 - Defining what is meant by the conservation and enhancement of the historic environment, and how the NPPF engages with change to it
	  • Paragraphs 006 to 021 - Decision making for the historic environment, including: 'heritage significance' and its importance in decision making (006 & 007); the avoidance and minimisation of harm (008); the assessment of impact and significance within the application process (009-010 & 018); the setting of heritage assets (013); and the balance of public benefits with heritage harm (020).

National Design Guide (2019)	• The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. Many matters relate, directly or indirectly, to heritage, townscape, and visual considerations, including dedicated sections for 'Context', 'Identity', and 'Built form'.

Manchester City Council Shopfront and Signage Design Guide SPD	• The SPD sets out best practice for shopfronts and signage design across the City in order to promote positive change in the context of its urban environment.
	• Four key design principles are outlined:
	  • Context
	  • Definition
	  • Access
	  • Sustainability
	• The SPD specifically states that: "*in the context of the historic environment, particularly when dealing with listed buildings, buildings in conservation areas and non-designated heritage assets, the design, detailing and quality of new shopfronts and alterations to existing shopfronts should preserve or enhance the building and the area where they are located. The works should follow best practice guidance and be sympathetic to their context and location.*"

Continued overleaf

Planning guidance (cont.)

Guidance	Relevant sections/paragraphs to assessment (summarised)

Whalley Range Conservation Area management documents and summary	• Manchester City Council's website provides information on the conservation area, its history and the buildings which survive today. It also provides guidance on the control of development and opportunities for improvement and enhancement.
	• Of particular note is the following guidance:
	  • Owners of property in the area are encouraged to retain the original character and detail of their houses or premises.
	  • When submitting an application for a new building, designers should look at the wider area rather than just the site. It is important to see how the proposal fits into its context. In this regard, the elevations, form and massing of adjacent buildings should be included in a submission for a new building.

Technical guidance

Source	Relevant sections/paragraphs to assessment (summarised)

Historic England	• Historic Environment Good Practice Advice in Planning (GPAs) series, including:
	  • GPA2 'Managing Significance in Decision-Taking in the Historic Environment' (2015)
	  • GPA3 'The Setting of Heritage Assets' (2017)
	• Historic England Advice Note (HEANs) series, including:
	  • HEAN12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets
	• 'Conservation Principles, Policies and Guidance' (2008)

Department for Digital, Cultural, Media & Sport	• 'Principles of Selection for Listed Buildings' (2018)

3 The proposed development

3.1 The proposed development

Full details of the proposals are contained within the application's supporting planning and design documents. In summary, the development involves the renovation of 119 Withington Road for a mixed commercial and residential use, with rear extension to provide additional capacity, and associated landscape and access works.

The elements considered most likely to affect heritage significance are:

- The renovation of 119 Withington Road at the corner plot within the conservation area;
- External alterations through re-fenestration and shop front renewal;
- Rear extension including street facing elevations.



Extract from CreateItStudios design pack, illustrating the scale and form of the rear extension (not to scale)

4 Heritage assessment

4.1 Introduction

The heritage assessment examines the potential effects of the development on buildings, features, places, and spaces of heritage interest.

The assessment:

- Identifies heritage assets likely to be affected by the proposed development;
- Analyses and describes the nature, level, and extent of those assets' heritage significance;
- Assesses the nature and level of impact upon that significance, or experiences of it, from the proposed development.

Consideration is given to those assets located within the site's surroundings or wider context, to understand how impact could be incurred through development within heritage assets' settings.

Assessment is undertaken through a combination of desk-based and site survey. The method aligns with best practice as defined with prevailing national and local guidance. In line with NPPF chapter 20, the level of detail provided is proportionate to the identified assets' importance and is sufficient to understand the potential impacts of the proposal on their heritage significance.

4.2 Heritage context

The site

The site does not contain any designated heritage assets. No.119 is located within the Whalley Range conservation area, and may be considered to hold the status of 'non-designated heritage asset'.

Immediate surroundings

The immediate surroundings are the western-most areas of the historic Whalley Range suburb adjoining Withington Road. There are no designated heritage assets within this area but multiple 19th and early 20th century buildings which may be considered non-designated heritage assets and, collectively, contributors to the conservation area.

Wider context

The wider context is the Whalley Range suburb, much of which is designated as a conservation area. There is a low density of listed buildings, with character drawn primarily from contribution of many, locally significant features. c.300m east is Alexandra Park, a registered park and garden, but at a distance sufficient for their to be no relationship with the site.

4.3 Potentially affected heritage assets

A robust scoping exercise identified those assets with potential to be affected by the proposed development in a manner that would materially alter their significance, or the experiences of it.

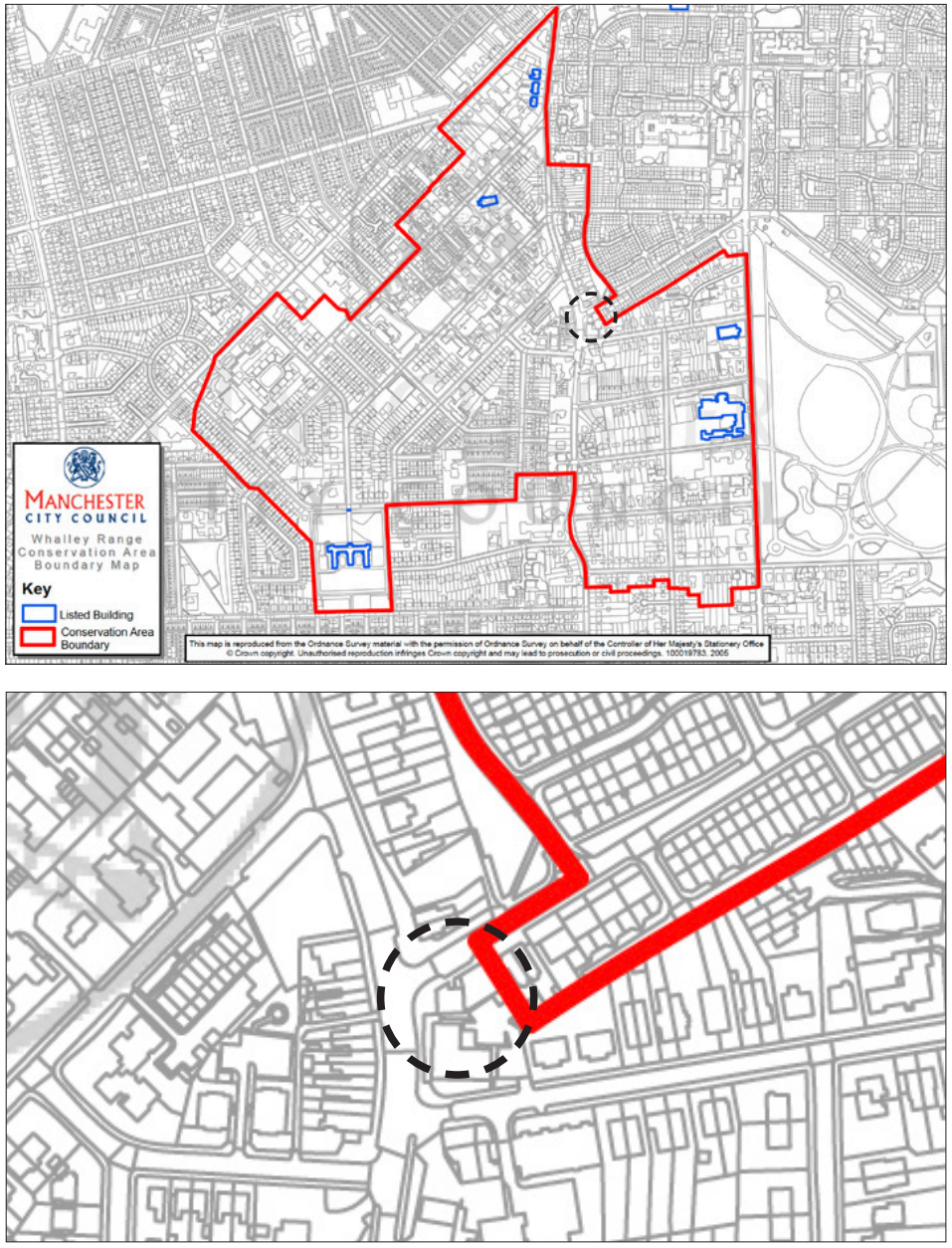
In summary, the scoping phase included a desk-based study and spatial analysis, including analysis of relevant datasets (e.g. NHLE, HER) to establish a short list of assets, areas and viewpoints with potential impacts. Followed by field based assessment to determine the maximum nature and degree of effects for consideration.

From the scoping exercise, **119 Withington Road, its immediately neighbouring historic buildings, and the wider Whalley Range conservation area** were the assets considered to be affected.

figure 4.1 | heritage context and potentially affected assets



Historic buildings potentially affected by the proposed development:
A: 119 Withington Road
B: 4-6 Yarburgh Street
C: 117 Withington Road
D: 98 Withington Road
E: 100-120 Withington Road
F: 131 Withington Road and 29-31 Range Road



Whalley Range Conservation Area and its listed buildings, with 119 Withington Road circled

4.4 119 Withington Road

Overview

- A later 19th century domestic building subsequently converted to commercial use.
- A candidate non-designated heritage asset within a Conservation Area.

Heritage significance

119 Withington Road is not a listed building nor one identified within the local list, but is an historic structure located within the Whalley Range Conservation Area.

This building is the surviving, northern element of a terrace that once contained three villas, constructed c.1870 and originally constituting numbers 119 through 121.

No.119 became the detached unit seen today following the demolition of the terrace's central ('Ambleside') and southern (no.121) villas in the later 20th century. This has materially diminished significance, and limits the capacity to recognise the intended character and composition of the building. While much altered no.119 does, however, retain some aesthetic merit through the survival of a some traditional features and decoration.

The date of construction places the terrace after the initial, and most significant phase of development within the Whalley Range suburb (from 1834). The terrace dated to a subsequent period of smaller, and higher density development, more focussed on residential and commercial buildings for middle-class communities.

While the building's character is traditional and contains aspects of the local vernacular, it is not, therefore, form part of the collection of much larger, more ornate, and higher-status, residential buildings that are most significant to the Whalley Range locality.

The legible division and conversion of the former residential terrace for retail purposes does provide some illustration of wider trends in suburban development occurring across the early decades of the 20th century: demonstrating how local houses in prominent locations (such as this corner plot) were adapted for new uses and local demands. The partial survival of a traditional shop front is also notably rare in this location.

On balance, we consider the building to be of a low, and local level of heritage significance, but potentially one sufficient interest to warrant the status of a non-designated heritage asset.

Form and construction

119 Withington Road is a square-plan, two-storey building of solid-wall red brick construction typical of its period of development.

It is detached but originally formed part of a longer and now largely demolished terrace of three villas.

The demolition has resulted in a three-sided hip roof. The roof has overhanging eaves to the north and west, street facing elevations. Roof materials are modern tiles.

Two chimney stacks have been removed from the northern apex of the roof, and near the corner of the northern and eastern elevations.





North elevation (Yarburgh Street)

The ground floor has a raised central door with a neoclassical surround, surmounted by a semicircular brick arch.

To the left of the door is a projecting three-sided bay window on a raised plinth, which has been bricked up. The decorative open pediment surmount to the bay has been lost.

To the right of the door is a projecting brick extension added to form a shopfront in the early decades of the 20th century. Elements of a timber shopfront survive, including cornice, fascia, and console brackets. It is unclear if these are original to the early 20th century scheme, or were subsequent like-for-like replacements. The display window has been bricked up.

The first floor has two horizontally aligned PVC casement windows (the right obscured by a sign board) set in recessed window surrounds with a banded brick patterned framing.

The brick pattern is laid in Flemish bond, with stone banding between ground and first floor, and above first floor.

Overall, despite the degree of alteration, the surviving historic form and decorative fabric remains legible, and has some prominence in its outward face from the corner plot.



The northern elevation in 1961 above (Manchester City Council m33064)



CreateItStudios existing north elevation









North elevation









West, primary elevation (Withington Road)

The western elevation mirrors the features and aesthetic of the north.

The ground floor has two shopfronts subdivided into two bays covered by modern metal roller shutters, concealing modern fenestration, but surmounted by the remaining extent and elements of the timber shop front described previously (concealed by tarpaulin in the photography).

The first floor has two horizontally aligned PVC casement windows again set in recessed window surrounds with simple brick banded detail.

The brick pattern is in Flemish bond, again with stone banding.

Again, despite the degree of alteration, the surviving historic form and decorative fabric remains legible, and has some prominence in the outward face to the main road.



The northern and western elevation in 1962 (Manchester City Council m41062)



CreateItStudios existing west elevation









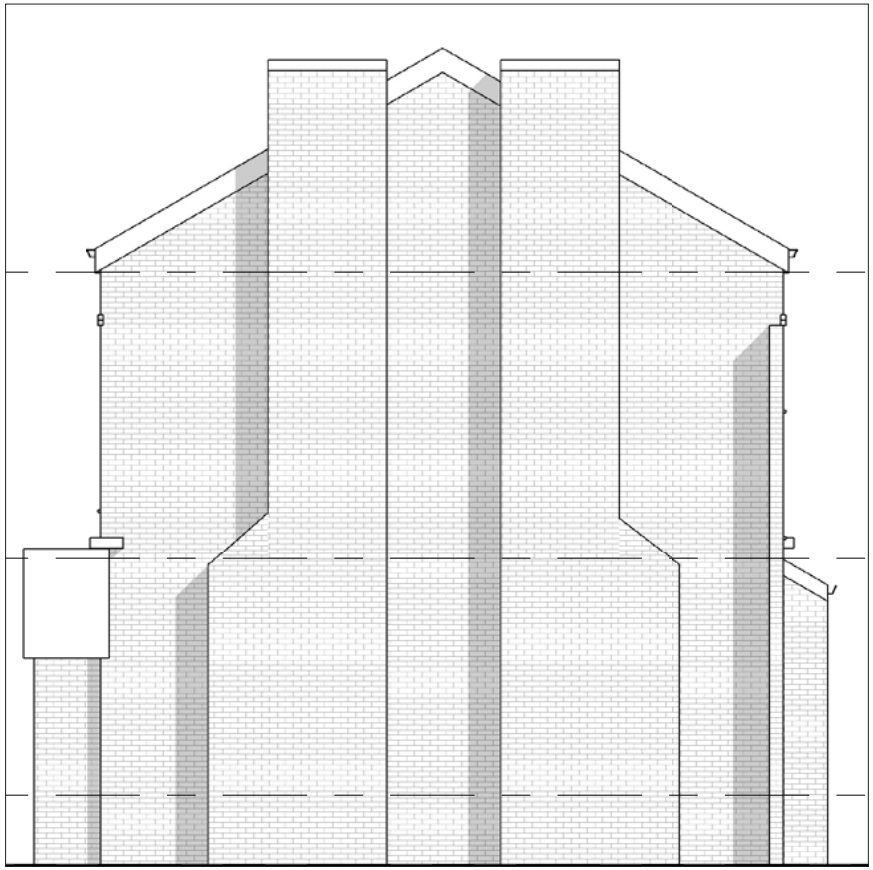
Shopfront internal view

South elevation

The south elevation is the exposed former internal party wall of no.119 and 'Ambleside'.

It has no decoration or fenestration, with two projecting chimney stacks rising through both the ground and first floors. It is considered to hold no heritage interest.

CreateItStudios existing south elevation





East elevation (Rear)

The ground and first floor of this rear elevation is an expanse of brick laid in running bond.

The left third has a ground floor projecting extension and a first floor uPVC window.

The central third has three vertical windows. The upper two are uPVC casement windows and the lower one has been bricked up.

The right third is blank.

Embedded brick arch lintels survive, evidencing the original layout and dimensions of windows, with the replacement uPVC, requiring targeted brick infill and demolition.

Given its limited original architectural interest and degree of subsequent alteration the heritage significance of this rear elevation is considered to be de minimis.



** For the Whalley Range Conservation Area guidance see: https://www.manchester.gov.uk/parks-leisure-and-the-arts/parks-playgrounds-allotments-and-open-spaces/conservation-areas/introduction27*

Setting

119 Withington Road is located near the north eastern boundary of Whalley Range, a suburban residential area south of Manchester. The buildings in Whalley Range are architecturally diverse, the product of 190 years of suburban development. Manchester City Council* notes that its buildings are generally red or orange-red brick with stone dressings, though some houses are buff brick with yellow stone.

The immediate setting of this building is mostly characterised by two-storey red or orange brick buildings, often with some architectural detailing including stone dressings and prominent gable end decoration. This aligns to the character of no. 119 Withington Road, providing some, subtle group value.

The building possesses a degree of prominence as a corner building on the Withington Road, which draws added attention to its architectural interest.

The experience beyond its immediate area (defined in outline as Dudley Road to the north, May Road to the south, and Sedgeborough Road to the east) is limited due to the curve of Withington Road, the more forward position of the Range Medical Centre in the building line, and the density of similarly massed buildings along Yarburgh Road to the east. While an end-of-street building, no.119 does not therefore function as a terminating vista structure or focal point.

Balancing all factors, setting makes a minor positive contribution to significance, primarily through a shared architectural heritage with neighbouring historic buildings, and elevated prominence of a corner plot location.

View south west along Yarburgh Street with no.119 central



Withington Road north approach







Withington Road south approach







4.5 Whalley Range Conservation Area

Overview

- A contiguous area of historically significant suburb, containing constituent buildings, places and spaces that contribute to its significance.
- The site is located in National Character Area: 55 - Manchester Conurbation.

Heritage significance

Elements of Whalley Range are significant in being the legacies of Manchester's earliest and once most accomplished suburbs. Laid out from 1832 by banker Samuel Brooks it was created as "a desirable estate for gentlemen and their families," away from the congestion of the industrial city. This aligned to multiple, comparable 'parkland' suburbs emerging across the country (e.g. Edgbaston, Birmingham; Calverley Park Tunbridge Wells; The Park, Nottingham), which collectively reflected growing trends and fashions for out-of-town residences set within Arcadian townscapes.

Roads were laid out and building plots sold under conditions intended to ensure development matched Brooks's vision, with rules and restrictions written into the ground leases. This created a coherent townscape of large high-quality villas, within a planned arrangement of tree lined streets, and a densely verdant settings through private garden schemes.

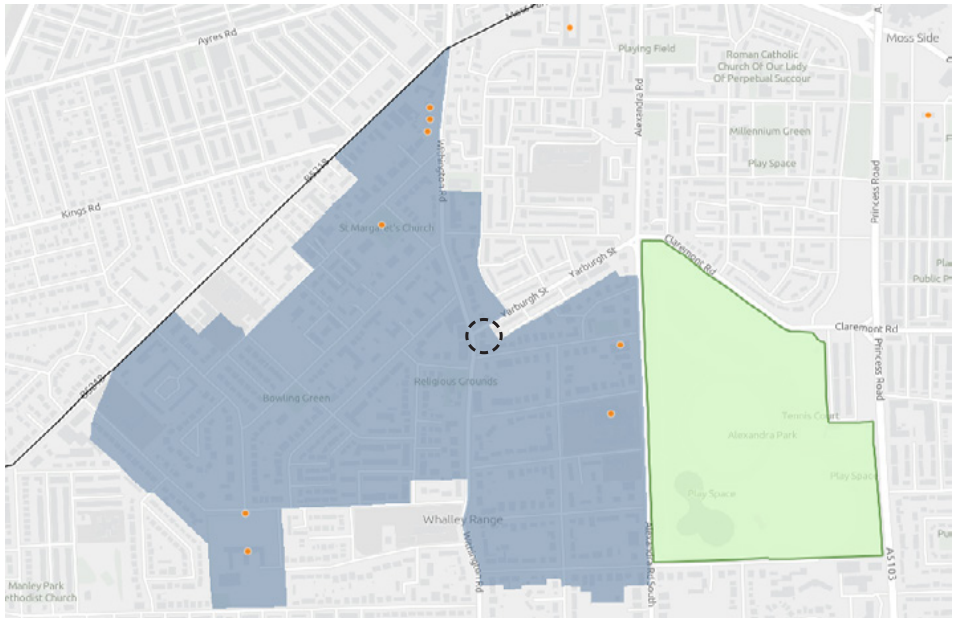
Across the 19th and early 20th centuries the suburb expanded, with different forms and emphasis, bringing a significant variety of low and medium density development, with each phase adopting the domestic architectural styles of the era.

In the 20th century the much expanded Whalley Range suburb experienced the effects of wider trends for the decline of Victorian 'inner' suburbs. Such places became less desirable locations for high-status single family properties, with a pattern of deterioration emerging including unsympathetic alterations, widespread subdivision, and relatively extensive demolition and redevelopment. In Whalley Range significant impacts emerged from clearance of the early 19th century houses to facilitate new, higher density units. The 1991 designation of the conservation area was made in direct response.

Today, despite the widespread alterations, many elements of the original estate layout survive, and multiple areas of distinctive historic character continue to make marked positive contributions to local character. This includes many large houses and ornate villas, of multiple styles and periods, lining tree-lined avenues.

There is a notably low density of individually listed buildings for a conservation area, and few of the villas are designated (an exception being 4–14 Withington Road). Significance primarily, therefore, draws from the collective contributions of many non-designated buildings and features.

Extent of the Whalley Range Conservation Area boundary (blue), its listed buildings (orange), and neighbouring Grade II Registered Park and Garden Alexandra Park (green), with 119 Withington Road circled.



Contribution of the site

119 Withington Road forms part of the later 19th century phases of development that expanded the Whalley Range suburb into its surroundings. This places it outside of the original, and most important eras and areas of construction, but still within the wider 'heyday' of the estate, and prior to the 20th century decline.

The building is part of a more medium density of residential development that characterised this second, major phase of construction. The form and aesthetic is illustrative of the period: far simpler than the grand, earlier villas (made to be more accessible to the middle classes), but still containing elements of intentional design, detailing and decoration.

As with its individual significance, the contribution of no.119 to the conservation area's architectural character has been significantly impacted by the loss of two-thirds of the original terrace. However, the surviving architectural detailing of its northern and western elevations and the relatively prominent corner plot mean that, despite this degree of alteration, it can still be considered to make a slight positive contribution to the Conservation Area.

A further contribution is drawn from the subtle group value it shares with neighbouring, contemporary Victorian and Edwardian buildings. These collectively illustrate a history of development within this area of the Whalley Range suburb, albeit being of an era outside the core reasons for designation. Nor is the grouping particularly notable, nor special architecturally, when considered relative to the conservation area as a whole.

4.6
Neighbouring heritage assets

As identified, there are a small collection of other 19th and early 20th century non-designated historic buildings experienced collectively with 119 Withington Road. For completeness, these are identified here, with a proportionate summary of their heritage interest.



117 Withington Road

Built between 1889 and 1915 in red brick with horizontal yellow stone banding with minor neo-Tudor gable end detailing. Of a relatively late date within Whalley Range's key phases of suburban development, and of a ubiquitous style and common materials: some, but limited heritage interest.



100-120 Withington Road

Built between 1889 and 1915, as a row of red brick 'shopping parades' with minor neo-Tudor gable end detailing. Within Whalley Range they were later infill developments, on the former grounds of a demolished early 19th century 'Brook Villa'. Again, late date, ubiquitous style and common materials: some, but limited heritage interest.



4-6 Yarburgh Street

Semi-detached brick buildings located just outside the Whalley Range Conservation Area, built between 1870 and 1889. Some brick detailing comparable to 119 Withington Road, and a similarly simple aesthetic. Some local interest, but again generally limited. 4-6 Yarburgh Street



98 WIthington Road

A red brick building with neoclassical detailing and a prominent roof cupola. Built in the 1930s as a shop and Hall, and originally including a Police Station. It is recorded on the HER with reference 2225.1.0. The building is perhaps the most accomplished of the collection, but still has a local level of interest.



131 Withington Road and 29-31 Range Road

Remnants of a once much large complex associated to the former Manchester Carriage and Tramway Company's Depot (HER reference 17358.1.0). The complex was constructed between 1870 and 1888, and operated for many decades. Partial demolition began in phases from the mid 20th century.

The elements constituting numbers 29-31 Range Road were renovated in the early 21st century, with a substantial roof extension to enable conversion to residential, and retention of the Gothic façade (2003 planning permission 067798/FO/2003/S1). 131 Withington Road is the partial survival of the main, corner gateway to the depot, featuring fragmented neoclassical detailing.

4.7 Impact assessment

119 Withington Road

The renovation and re-purposing of no.119 offers to reinstate the building's traditional aesthetic, and contribution to the conservation area.

The intention to reinstate a traditional shop front is welcome. The exact design and approach subject to further investigation as to feasibility and viability. The detailed design is therefore expected to be addressed through planning conditions, with intention to deliver a frontage of timber construction, traditional design, and appropriately illuminated signage, in line with the council's dedicated SPD. The retention of a ground floor commercial use also aligns to the long-term occupation and maintenance of that store front.

The reinstatement of sash windows above will represent a significant improvement upon the existing uPVC. So too will the 'unboxing' of the bricked-up bay window on the north elevation, again reinstating once prominent street-facing decoration.

Together the shopfront and fenestration works will constitute an enhancement on the building's condition and material quality. A traditional aesthetic will be reintroduced, and the capacity to understand the building as a legacy of local 19th century suburban development much improved.

The rear extension is a notable addition to the built form, but we do not consider this inherently harmful. An important factor is the evidence that no.119 is a partially surviving historic building: one of an original terrace of three units lost to 20th century demolition. As such no.119 was never intended to be a detached building, and its present status (as a singular building at the corner plot) is a product of circumstance, not design.

In our judgement, the footprint, mass, and building line can therefore be extended without adverse effects to heritage significance, subject to design, materials, and detail. Key is ensuring that the new element is of a quality commensurate to the existing building, and the origins and evolution of the units remain legible. Here we consider the designs to aptly meet the brief, adopting materials and detailing from the host building, while pursuing a scale and footprint tailored to ensure the original unit remains a distinctive historic, architectural component.

Balancing all factors we consider the proposed development to present a high level **positive effect**, through reinstating and better revealing key elements of no.119's significance and aesthetic.

Whalley Range conservation area

The renovation of 119 Withington Road will provide enhancements for townscape character and appearance at the Withington Road / Range Road junction.

Among this cluster of 19th and 20th century suburban architecture, no.119 is currently among the lesser contributors. This will be inverted by the proposed development, making it among the best fenestrated units, and with a degree of prominence elevated by the reinstatement of a traditional shop front (being one of very few in the local streetscene).

The attention to detail for both the Withington Road and Yarburgh Street streetscenes is also noted, including the better delineation of a forecourt, and concealment of services (e.g. bins) behind the existing boundary wall, respectively.

Considering the conservation area as a whole this will constitute a **positive effect** for local character and appearance, albeit one of localised change, and within an area that is not of a key contribution to heritage significance (a minor effect).

Neighbouring heritage assets

For the neighbouring historic buildings the renovations will again elevate the contributions of no.119 to their setting - as part of a cluster of contemporary buildings that have a slight group value. The effect is again a minor **positive effect** for:

- 4 Yarburgh Street
- 117 Withington Road
- 100-120 Withington Road
- 98 Withington Road

There is anticipated to be **no effect** for 29-31 Range Road and 131 Withington Road due to the greater distance between the areas in which the positive change to no.119 will be appreciable, and where these assets are experienced.

4.8 Position

Summary of assessment

- 119 Withington Road is the surviving element of a mostly demolished c.1870 terrace. Despite the level of alteration, a residual significance may be sufficient to warrant a 'non designated heritage asset' status.
- No.119 makes a minor positive contribution to the Whalley Range Conservation Area (a designated heritage asset) through its style, date of construction, position at a corner plot, and relationship with neighbouring historic buildings.
- No.119 does not contribute to the setting of any designated heritage assets, but has some group value with a cluster of neighbouring 19th and early 20th century buildings at the junctions of Withington Road with Range Road and Yarburgh Street.
- The proposed development would have a positive effect on 119 Withington Road, the conservation area, and the neighbouring historic buildings through the reinstatement of key elements of its traditional aesthetic, and the reintroduction of uses commensurate to its long term occupation and conservation.

Summary of heritage effects (in no particular order)

Asset	Status / designation	Level of significance	Impact
119 Withington Road	Non designated heritage asset	Local	High level positive effect
Whalley Range Conservation Area	Conservation Area	Regional	Minor level positive effect
117 Withington Road	Non designated heritage asset	Local	Minor level positive effect
98 Withington Road	Non designated heritage asset	Local	Minor level positive effect
4-6 Yarburgh Street	Non designated heritage asset	Local	Minor level positive effect
100-120 Withington Road	Non designated heritage asset	Local	Minor level positive effect
29-31 Range Road & 131 Withington Road	Non designated heritage asset	Local	None

Heritage policy

The contents of this document are considered to provide sufficient evidence and analysis on the heritage significance of the assets affected, the contributions of setting, and the effects of the proposal upon that significance to satisfy the requirements of:

- National Planning Policy Framework (NPPF) policy HE5.1;
- Places for Everyone Joint Development Plan 2022-2039 (JDP) policy JP-P2; and,
- Manchester City Council Core Strategy 2012 - 2026, policies CC9 and EN3.

In line with NPPF HE5.2, the assessment has identified which heritage assets will be affected, and both the nature and level of effects upon their significance. The assessment concludes positive outcomes for the identified non designated heritage assets and the conservation area.

For the non-designated heritage assets, the effects are to be weighed in the planning balance relative to NPPF policy HE7. Should Manchester City Council accept our assessment of a positive effect, then item HE7.1 will be enacted, which instructs that such proposals should be supported.

For the conservation area, as a designated heritage asset the effects are to be weighed relative to NPPF HE6 and HE9. As per HE6.1, substantial weight should be given to the asset's conservation, and this weight should be applied whether effects are positive or harmful, and in favour of or against approval, respectively.

Items HE6.2 and HE9.3 will be enacted should Manchester City Council accept our assessment that the proposals will preserve and enhance the character and appearance of the conservation area. These again instruct that local planning authorities should support such development.

The proposals will also satisfy the objectives of NPPF HE9.1 through the retention and conservation of a feature that makes a positive contribution to the conservation area, and through the consideration of its special qualities within the design development.

Multiple requirements of the local planning policy framework are also considered to be satisfied. The positive design response, restoring the traditional aesthetic of no.119, ensuring the proposed extension aligns to its quality and character, and beneficial outcomes for the conservation area support the objectives of:

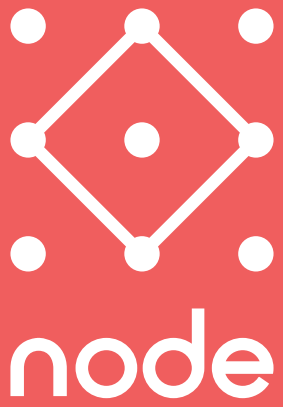
- Core strategy policies:
  - EN3 'Heritage'
  - CC9 'Design and Heritage'
  - DM1 'Development Management'
  - EN1 'Design Principles & Strategic Character Areas'.
- JDP policies:
  - JP-P1 'Sustainable Places'
  - JP-P2 'Heritage'
- Saved policy 18 'Conservation Areas' of the Unitary Development Plan.

The proposed reinstatement of a traditional shop front should satisfy the requirements of the Manchester City Council 'Shopfront and Signage Design Guide' supplementary planning document, together with the saved Unitary Development Plan policy 14 'Shop fronts and related signs'. This is subject to a satisfactory detailed design and method statement, which is anticipated to be determined via planning condition.

Manchester City Council have statutory duties to pay "special attention" to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 Planning (Listing Buildings and Conservation Areas) Act 1990. In our judgement, the level of information provided, combined with the positive outcomes for heritage should provide confidence that these duties will be met when approving the application.

Balancing all factors, the assessment finds the proposed development to satisfy all relevant heritage and design policies at both national and local level.

Should it be required (and our assessments accepted) the positive outcomes for heritage may also be weighed as "public benefits' in a wider planning balance exercise. These could be considered to contribute to the achievement of the NPPF's core goals for delivering sustainable development, through support of its environmental objectives (see NPPF paragraphs 15 to 18).



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