

Appendix 9-A Heritage Assessment

Apex Tower, Great Bridgewater Street,
Manchester

January 2022

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Client

Arrowsmith Investment Limited

Our reference

AWAM3001

January 2022

Executive Summary

1. This Heritage Assessment has been prepared by Turley Heritage on behalf of Arrowsmith Investment Limited in connection with two full planning applications for residential and commercial development ('the proposed development') on Sites A and B at Great Bridgewater Street and Albion Street in Manchester (collectively referred to in this Assessment as 'the site').
2. The formal descriptions of development for both applications are as follows:

Site A: 'Erection of a 26-storey residential tower for 72 apartments (Use Class C3,) with associated car parking, cycle parking, substation, servicing, and associated landscaping works.'

Site B: 'Erection of a 7-storey building with commercial floorspace (Use Class E/Sui Generis) on the first and second floors and four floors (3rd-6th) of residential containing 4 apartments (Use Class C3), with associated parking and servicing.'
3. There are no heritage assets within the site but it is adjacent to the grade II listed Britons Protection public house ('the Britons Protection'), close to other listed buildings and there are conservation areas within the wider surrounding area. Therefore, in determining the submitted full planning applications, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings. The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework 2021 (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
4. The site currently comprises two parcels of land, predominantly vacant but covered in asphalt hardstanding and used for occasional private car parking and storage. Historically they formed part of the developed frontage to Great Bridgewater Street, Albion Street and Trumpet Street, and in combination with the Britons Protection, would have contributed to the mix of industry, housing and commercial uses in this part of the city. They now form discordant gap sites and create a weak frontage to Albion Street and the corner with Great Bridgewater Street.
5. The open and undeveloped nature of the existing site means that the Britons Protection is currently clearly visible and appreciable in its entirety. Demolition of former buildings has however also resulted in loss of context and fragmentation of the setting of the listed building. Overall, the site in its current form, neither contributes to nor detracts from the significance of the listed building.
6. The site is visible to varying degrees from the other identified heritage assets. It is not an aspect of setting that contributes to their significance and is neutral.
7. Based on our assessment of heritage assets with potential to be affected by the proposed development, it is concluded that there would be no harm to the significance of G-Mex (now Manchester Central), 13-17, Albion Street, Chepstow House, Peveril Of The Peak Public House, Lee House, the Midland Hotel, Rochdale Canal Lock Number 90,

Rochdale Canal Lock Number 89, Castlefield Railway Viaduct, the St Peters Square or Albert Square Conservation Areas. The proposed development would (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

8. The proposed development would affect the way in which the Britons Protection Public House is experienced and appreciated and reduce its distinctiveness in the townscape given its adjacency to the proposed development, the height of the building proposed on Site A and the contrast between the diminutive building and the tower. Steps have been taken to reduce and minimise this impact including a triple height space from ground to third floor and the Britons Protection will be viewed alongside the narrow and tapered edges of the buildings. The historic interest and architectural interest of the Britons Protection and ability to appreciate that interest would be unchanged, including the contribution made by its interior. Overall, it is however concluded that there would be less than substantial harm to the significance of the listed building and of a moderate level.
9. Paragraph 202 of the NPPF is therefore engaged, which states the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
10. PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
11. A review of the public benefits of the proposed development and the balancing of identified harm with those benefits is undertaken in the accompanying Planning and Tall Buildings Statement prepared by Zerum, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1. Introduction

- 1.1 This Heritage Assessment has been prepared by Turley Heritage on behalf of Arrowsmith Investment Limited in connection with two full planning applications for residential and commercial development ('the proposed development') on Sites A and B at Great Bridgewater Street and Albion Street in Manchester (collectively referred to in this Assessment as 'the site').

- 1.2 The formal descriptions of development for both applications are as follows:

Site A: 'Erection of a 26-storey residential tower for 72 apartments (Use Class C3,) with associated car parking, cycle parking, substation, servicing, and associated landscaping works.'

Site B: 'Erection of a 7-storey building with commercial floorspace (Use Class E/Sui Generis) on the first and second floors and four floors (3rd-6th) of residential containing 4 apartments (Use Class C3), with associated parking and servicing.'

- 1.3 There are no heritage assets within the site but it is adjacent to the grade II listed Britons Protection public house ('the Britons Protection'), close to other listed buildings and there are conservation areas within the wider surrounding area. Therefore, in determining the submitted full planning applications, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings. The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework 2021 (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

- 1.4 The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 194 states the following:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

- 1.5 To comply with these requirements, Section 2 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 3 (with reference to a Heritage Asset Plan at Appendix 2) and the significance and setting of assets with 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 Assessment concludes with a summary and conclusions at Section 6.

- 1.6 This assessment has been undertaken on the basis of published information, proportionate archival research and has been informed by site visits. It has been

prepared in accordance with Historic England Good Practice Advice on 'Managing Significance in Decision Taking in the Historic Environment' (GPA 2) and 'The Setting of Heritage Assets (GPA 3).'

2. The Site

Context

- 2.1 The site comprises two parcels of land at the corner of Great Bridgewater Street and Albion Street. Site A is a broadly triangular area of land extending from Great Bridgewater Street in the north and Trumpet Street to the south. It is adjacent to the grade II listed Britons Protection Public House to the east and follows the curve of Albion Street to the west. It is currently an open area of asphalt hardstanding and used for surface level car parking.
- 2.2 Site B is a narrow area of land also extending from Great Bridgewater Street in the north to Trumpet Street in the south. It is sandwiched between the Britons Protection and the Jurys Inn Hotel and is an area of hardstanding used for occasional storage and car parking.
- 2.3 To the east of the site on Great Bridgewater Street is the Jurys Inn Hotel. Most buildings on Great Bridgewater Street, with the exception of the Britons Protection and Peveril of the Peak public house, are large scale and positioned close to the street frontage, creating an enclosed urban grain. To the north, across Great Bridgewater Street is the Bridgewater Hall. The open/wide road junction of Great Bridgewater Street/Lower Mosley/Albion Street is to the immediate west of the site, with the descending route of the Metrolink, the energy centre and 'tower of light' of Manchester Civic Heat and Power Network and Manchester Central beyond. To the rear of the site is Trumpet Street and the north elevation of 13 – 17 Albion Street.

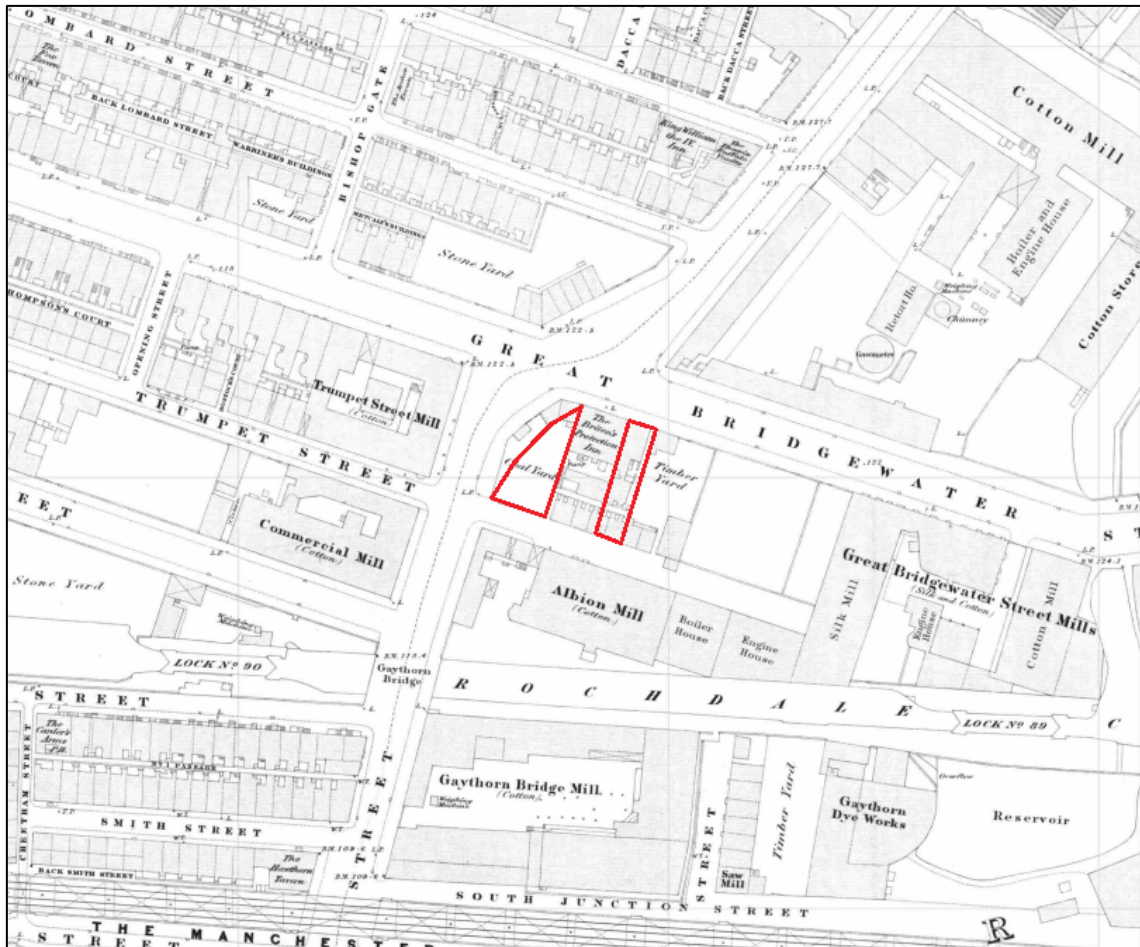
Summary of History and Development

- 2.4 Until the end of the 18th century, the area surrounding the site was laid out as largely agricultural land with development concentrated along the Roman road of Deansgate (formerly known as Alport Street). To the south of the site, a series of cotton mills and finishing works lay along the River Medlock associated with the region's textile industry.

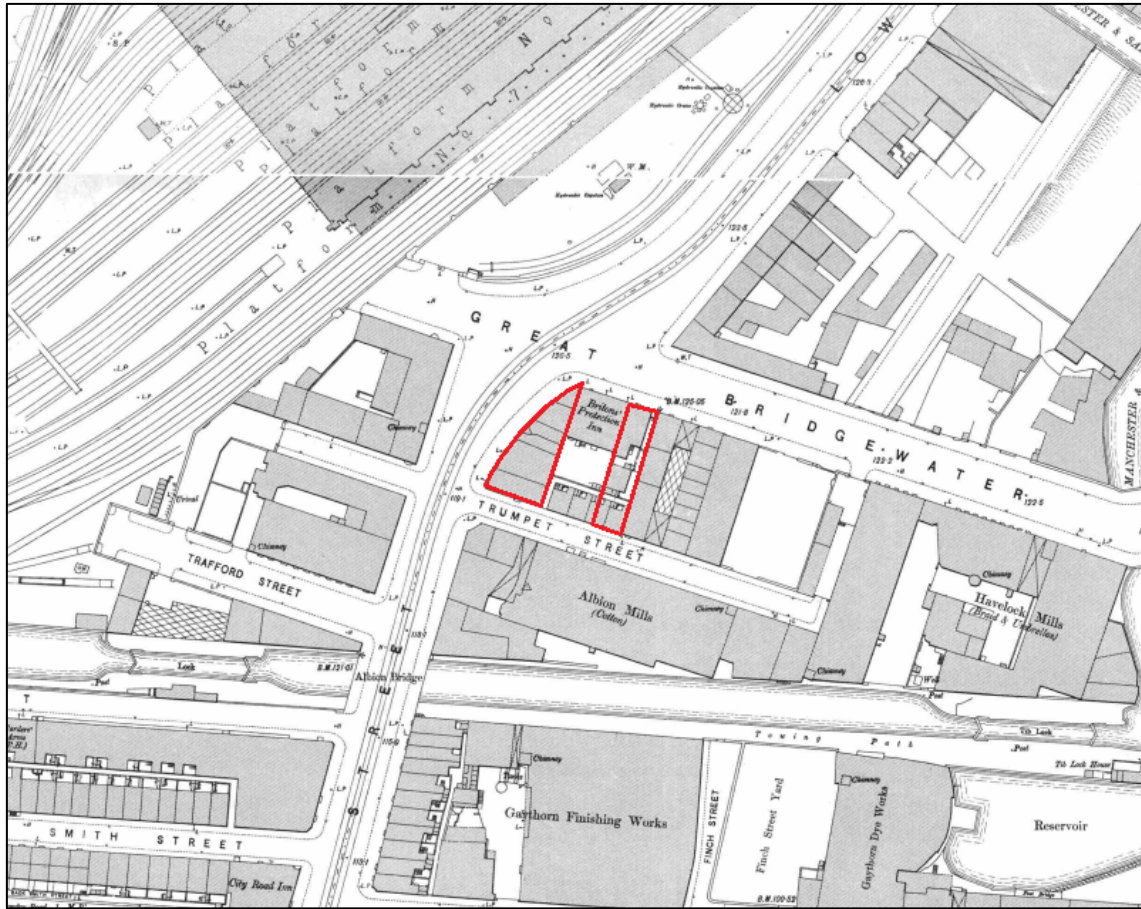


- 2.5 A surge in growth of the cotton industry during the late 18th century was heightened by the construction of the canal system between 1790 and 1805¹ which connected Manchester with the principal towns in the manufacturing districts. A formal grid pattern of streets was laid out in the area around this time and Pigots Map of 1813 (Figure 2.1) shows the early stages of this street pattern.

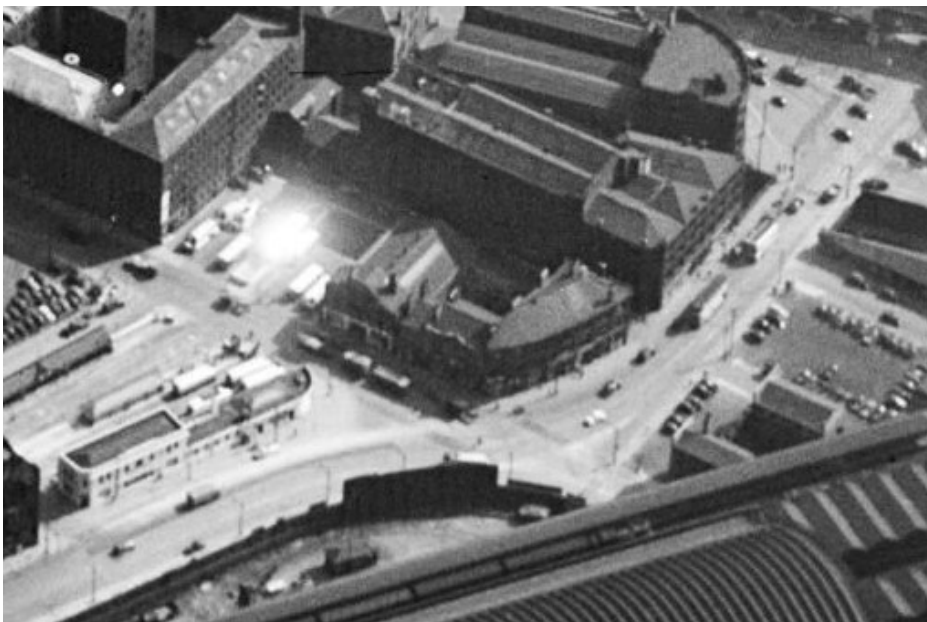
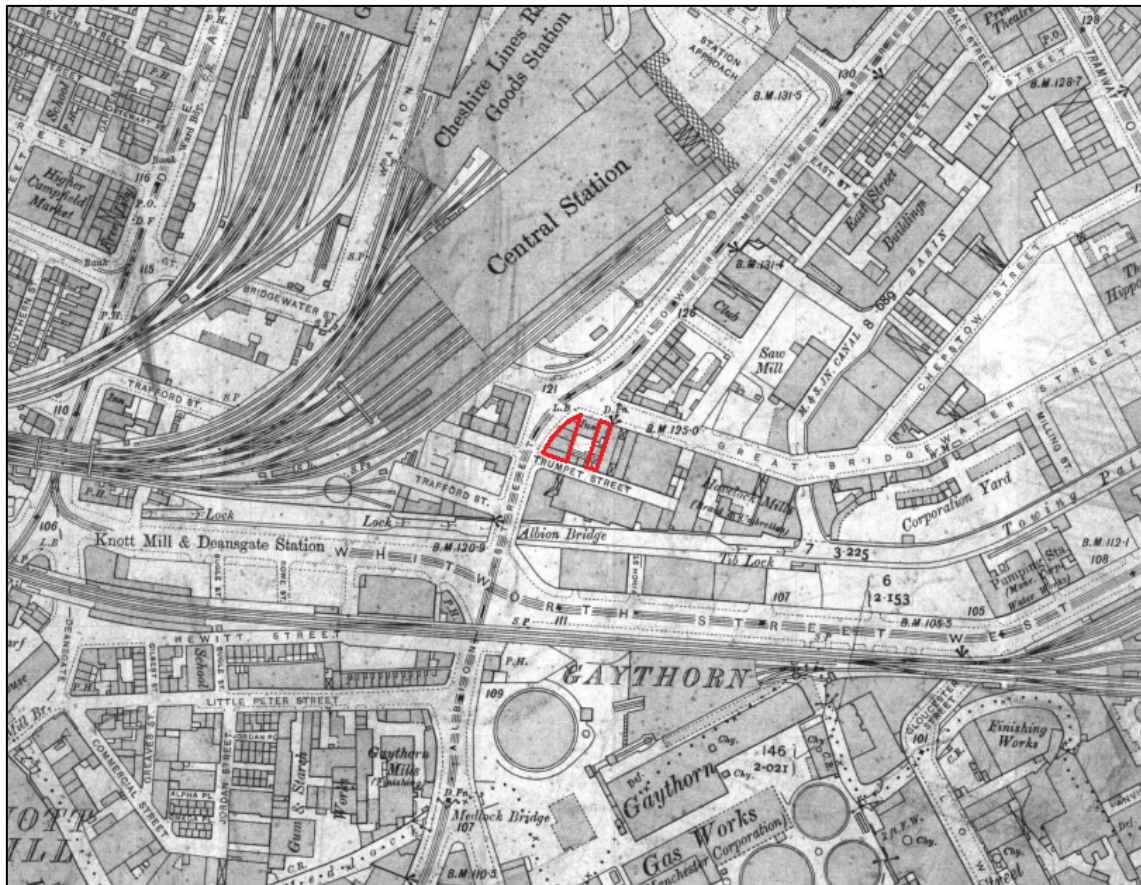
¹ N. Pevsner, C. Hartwell & M. Hyde (2004) The Buildings of England, Lancashire: Manchester and the South-East

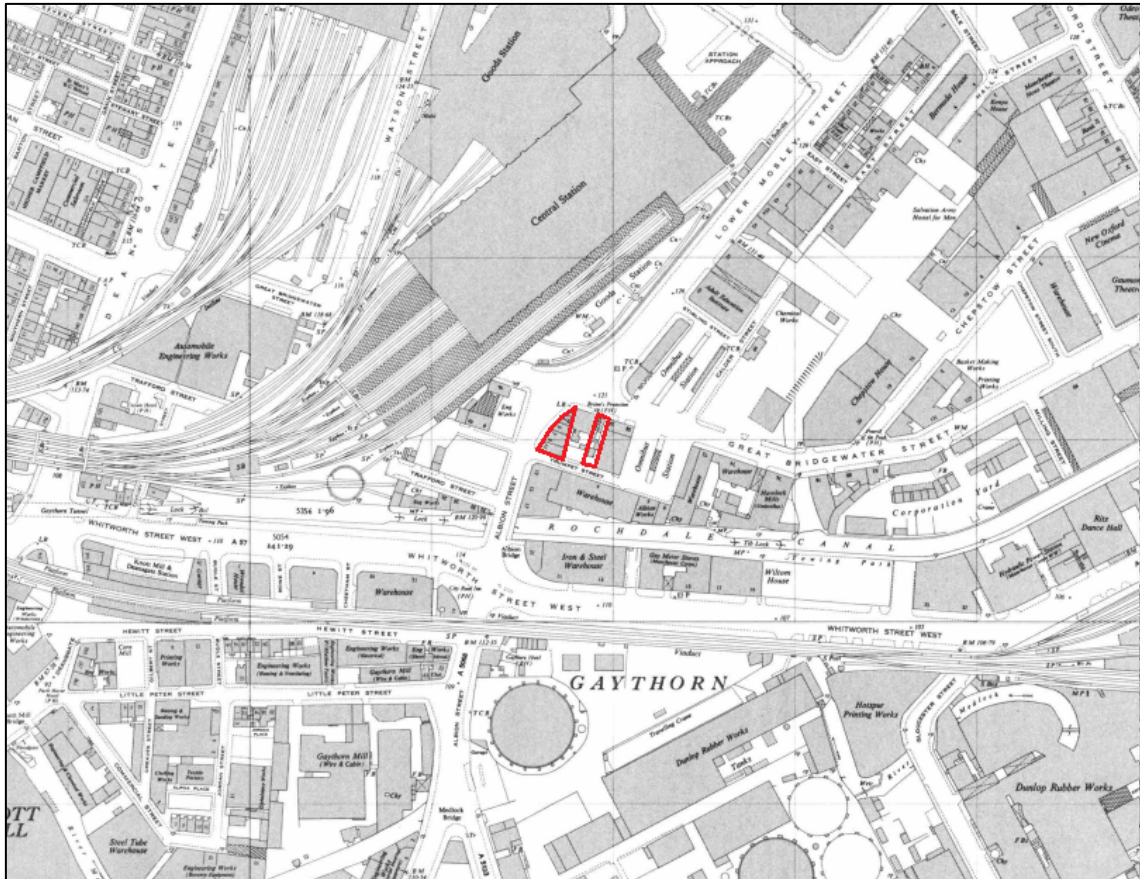


- 2.6 By the middle of the 19th century, the booming textile industry had expanded northwards and as illustrated in the 1851 Ordnance Survey map (Fig 2.2), the area surrounding the site was developed with a number of large cotton mills. The 'Britons Protection Inn' is clearly identifiable on the 1851 map in combination with a timber yard to the east, a coal yard and associated buildings on Site A and dwellings lining Trumpet Street to the south.



- 2.7 The construction of Manchester Central Station and its associated infrastructure in 1876-9 resulted in dramatic change to the character of the area. The station and railway lines replaced a number of the mills in the area and the resulting change to the urban grain and character of the area is visible in the 1891 map at Fig 2.3. The 1891 and 1908 maps show Site A densely developed with a series of buildings arranged perpendicular to Albion Street (Figs 2.3 and 2.4). Site B was occupied by two narrow buildings with a row of dwellings still extant to the south. These are also evident on the 1957 map at Fig 2.5, albeit the Trumpet Street dwellings had been demolished by this time and a bus station added to the east, on the current site of the Jurys Inn Hotel.





2.8 During the late 20th century and early 21st century the area surrounding the site has undergone marked change with the introduction of a number of modern buildings of

increasing height and scale. The Bridgewater Hall and the large office buildings to the north were developed in the late 20th century. The Beetham Tower to the west was built in 2006 as a highly visible landmark and is now joined with additional tall buildings, including the Axis tower close to the site and the Deansgate Square towers beyond. In combination with the HOME development to the south of Whitworth Street West, the Tower of Light and a number of other extant planning permissions in the surrounding area, the site occupies an area experiencing significant change.

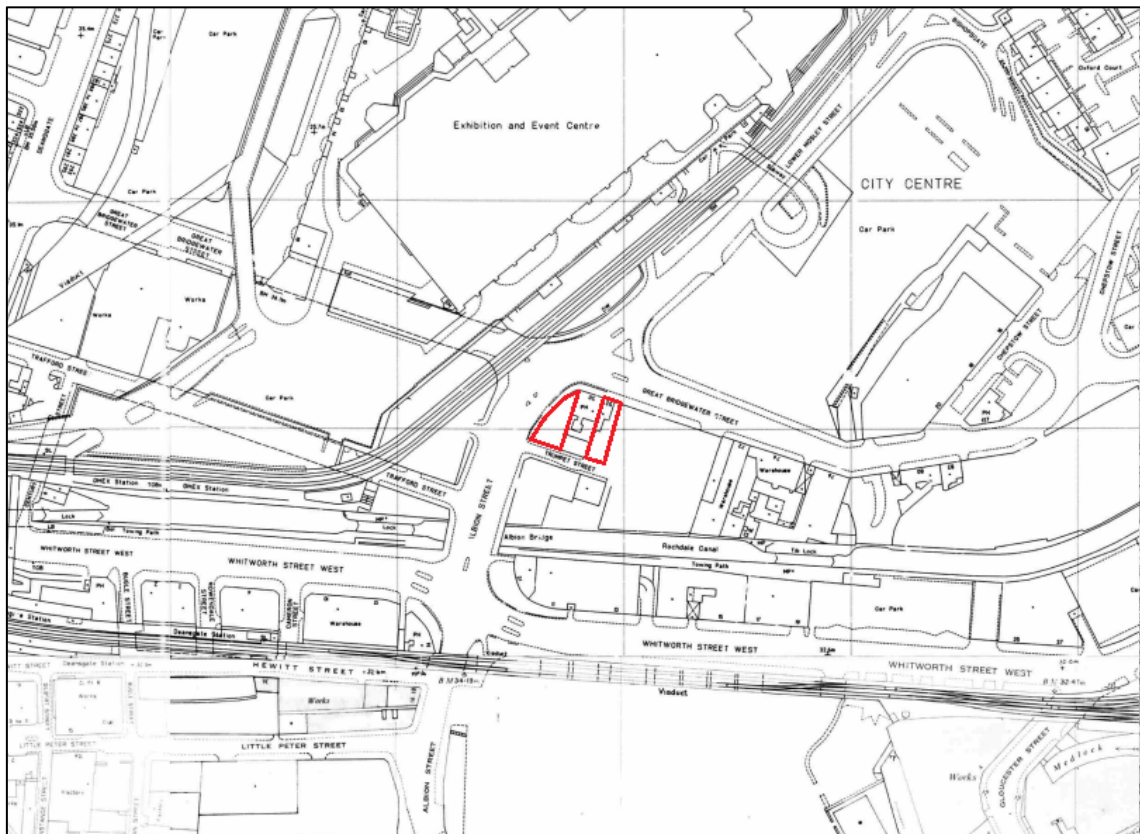


Figure 2.8: OS map of 1995, 1:1,250

3. Heritage Assets

3.1 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.”²

Study Area

3.1 In defining an appropriate Study Area, best practice guidance, professional experience and judgement, and a review of the potential effects of the proposed development on built heritage has been applied. The nature and extent of the proposed development and likely inter-visibility, as informed by a Zone of Theoretical Visibility (ZTV) (included at **Appendix 0-B-6, ES Volume II**), has assisted in informing the extent of the Study Area.

3.1 All designated and non-designated heritage assets within a 500m Study Area from the site boundary have been identified and the potential effect of the proposed development on these assets has been considered. The following factors have been taken into consideration:

- The nature and scope of the proposed development;
- The proximity of heritage assets to the proposed development;
- The degree of inter-visibility between heritage assets and the site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features (informed by the ZTV and site visits); and
- The significance of the relevant heritage assets and the contribution made by their setting, including any known historic or functional relationships.

3.2 The proposed development, due to its height, may be visible beyond the Study Area and it is also possible that it would be visible from other heritage assets not individually assessed in this document. These heritage assets are unlikely to experience effects as a result of distance with only the upper stages of the proposed development being visible as part of an already established grouping of tall buildings and city skyline.

3.3 In accordance with the NPPF and Historic England guidance the judgements made in this Assessment are based on the effect of the proposed development on the **significance** of heritage assets, rather than whether the development will be visible from them, although this is also a consideration.

3.4 Site visits together with consideration of the above factors has affirmed that the proposed 500m Study Area is appropriate. The designated and non-designated heritage assets within the Study Area and potential to be affected are discussed and

² DCMS, National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

evaluated below and all heritage assets within the Study Area are illustrated on the Heritage Asset Plan at Appendix 2 of this Heritage Assessment.

Designated Heritage Assets

- 3.5 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.

Listed Buildings

- 3.6 Listed buildings with potential to be affected by the proposed development are identified below and proportionately assessed within this report.

Listed Building	Grade
G-Mex (now Manchester Central)	II*
The Britons Protection Public House	II
13-17, Albion Street	II
Chepstow House	II
Peveril Of The Peak Public House	II
Lee House	II
Midland Hotel	II*
Rochdale Canal Lock Number 90, Approximately 30 Metres West Of Albion Bridge	II
Rochdale Canal Lock Number 89 (Tib Lock), On South Side Of Havelock Mills	II
Castlefield Railway Viaduct from GMEX to Dawson Street	II

Conservation Areas

- 3.7 The Study Area includes seven conservation areas. The proposed development is likely to be visible from these to varying degrees, however it is concluded that from five of the identified conservation areas, including Castlefield, the proposed development would be visible as a backdrop or in distant views, and in combination with existing tall buildings that influence the setting of these designated areas. Five of these conservation areas are therefore unlikely to experience effects. St Peters Square Conservation Area and the Albert Square Conservation Area are proportionately assessed within this report due to the likely presence of the proposed buildings in key views southwards.

Conservation Areas

St Peters Square Conservation Area

Albert Square Conservation Area

Non-Designated Heritage Assets

- 3.8 There are non-designated heritage assets within the Study Area. These are assets on the Greater Manchester Historic Environment Record and identified on the Heritage Asset Plan, however due to distance and limited inter-visibility the significance of these assets is unlikely to be affected and they have been excluded from assessment.

4. Assessment of Significance

- 4.1 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.”³

Listed Buildings

- 4.2 Listed buildings are designated heritage assets that hold special architectural or historic interest. The principles of selection for listing buildings are published by the Department for Digital, Culture Media and Sport (DCMS) and supported by Historic England’s Listing Selection Guides for each building type.

Conservation Areas

- 4.3 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 revised and republished its guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Setting

- 4.4 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral⁴.”

- 4.5 Historic England has published guidance⁵ 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”.

- 4.6 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.

- 4.7 Further guidance on the definition of setting and how it should be taken into account is set out in PPG. PPG Paragraph 013 sets out that:

3 MHCLG (2021) National Planning Policy Framework (NPPF) – Annex 2: Glossary

4 MHCLG (2021) National Planning Policy Framework (NPPF) – Annex 2: Glossary

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

“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”.

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

Heritage Assets

- 4.9 The following Tables 4.1 and 4.2 describe the significance of the heritage assets within the Study Area that have the potential to be affected by the proposed development. These have been grouped based on their proximity, group value and shared setting considerations. The tables cover the following assets:

- Listed Buildings; and
- Conservation Areas

Table 4.1: Listed Buildings

Listed Building		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance
The Britons Protection Public House		The Britons Protection is an early 19th century public house. It is built from red brick under a slate roof with a raised parapet and is three storeys over a cellar with a symmetrical façade. The front elevation is painted white at ground floor with roughcast above. The building has a double depth plan with added rear wings. The façade consists of pilastered jambs with foliate capitals, foliate consoles at each end and a cornice above. The upper floors have simple pilasters to their corners. The 1930's interior survives relatively unaltered. The significance of the building is attributed primarily to its historic interest. It is an early 19th century public house of interest as one of a few buildings in the vicinity which provide evidence of the former uses and character of this area of Manchester. Architecturally the building is also of interest, but it is characteristically modest and historically formed part of a small group of buildings of similar scale and appearance with a continual frontage; its current prominence is accentuated by the loss of neighbouring buildings. The surviving 1930's interior makes a marked contribution to its significance.	The Britons Protection is primarily and directly experienced from the junction with Albion Street (A5103) and Great Bridgewater Street, where its principal elevation can be best viewed and experienced. The building is however also experienced and appreciable in longer views south eastwards from Lower Mosley Street in which its white parapet is eye-catching and the character of the traditional pub has a degree of distinction and presence. The public house was historically part of a continuous developed street frontage to Great Bridgewater Street, but adjacent buildings have been demolished leaving the building appearing isolated and experienced within a more open setting, including the modernised road junction to the west. . The setting of the public house has continually evolved and changed as a result of 19th and 20th century developments in the area, and more recently as a result of a trend towards larger scale modern tall buildings. The scale of the building relative to its context has therefore changed; it has an increasing relationship with larger scale buildings.
G-Mex (now Manchester Central)		GMEX is the former Manchester Central Station, built in c.1876-9 for the Cheshire Lines Committee as the fourth railway terminus in Manchester. The building is a landmark within the city as testament to the wealth and ambition of the railway companies, and providing evidence of the evolution of railway infrastructure in the later 19th century. The building is constructed from wrought iron and glass with brick side walls. It is rectangular in its plan form with a single segmental mass of fifteen bays with 210 foot span and is built on extensive undercroft. The single span arched roof is the largest unsupported single span structure outside London and as a result the building has a striking appearance and robust form. The station was closed in 1967 and re-opened in 1986 as a conference and events centre. The significance of Manchester Central is therefore ascribed to its architectural special interest and its bold and uncompromising form, as well as its historic interest as a former railway station dating from the mid to late 19th century, designed by the architect Sir John Fowler for the Cheshire Lines Committee.	The building is fronted to the north by a modern pedestrian square; to the east is Lower Mosley Street and Metrolink infrastructure and Watson Street is to the west. To the south is an open car park. It is directly experienced from the pedestrian square to the north of the building which allows for a view of the curved roof form of the building. The distinctive roofline of the building is also visible from Great Bridgewater Street, Lower Mosley Street, and Albion Street, and this form is glimpsed from various other positions throughout the city.

Listed Building		Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance
13-17, Albion Street		13-17 Albion Street is a mid to late 19th century former warehouse. It is in the Venetian Gothic Style and constructed from red brick with sandstone dressings under a slate roof. The building rises to four storeys with a basement with principal façades facing Albion Street and Trumpet Street and a canted front entrance. To the rear the remains of winching structures extend over the canal. The building was converted into offices during the late 20th century and the interior has been extensively altered, and the roof replaced.	The building fronts Albion Street to the west, Trumpet Street to its north and the Rochdale and Bridgewater Canal link to its south. It is best experienced from Albion Street where the decorative elevations are most visible, and from the rear, where the canal winching structures are visible and contribute towards appreciation of the former use of the building. The overall prominence of the building has been reduced by other development in its setting and this has evolved and changed since its construction.
Chepstow House		Chepstow House is a former shipping warehouse which dates to c1874 and was designed in the Eclectic Style. The building is constructed from red brick with sandstone dressings and a slate roof. It is three storeys with basement and attic in an irregular plan form. The building was converted into office use in the late 20th century. It is of architectural interest for its eclectic style and historic interest as a shipping warehouse from the mid to late 19th century. It is also of interest for its association with Sam Mendel, a textile merchant, for whom it was constructed.	The building is large scale and positioned on an island site. It is bounded to the north by the course of the former Salford Junction Canal. To the east is a modern office development and west Great Bridgewater Street. Chepstow Street is to the south. The large scale and expansive elevations of the building combined with the linear streets in the area mean that it is visible from various locations.
Peveril Of The Peak Public House		The Peveril of the Peak is an early 19th century public house with late 19th century external and internal alterations. It is notable for its coloured faience tiles which clad the south, east and north elevations. The rear elevation (west) is plain. The building is two storeys under a shallow hipped roof. The Peveril of the Peak therefore has architectural interest for its distinctive elevations, and historic interest as a public house which dates to the early 19th century and for the survival of its late 19th century interior and exterior.	The building is bounded by Great Bridgewater Street to its west and south and Chepstow Street to its north. To the east is an open car park. The building is positioned in a V-shape which is enclosed by roads (albeit partly pedestrianised to Chepstow Street). The building is primarily and best experienced from Great Bridgewater Street to its west and south, where the full impact of its tiled elevations can be experienced. The building holds an association with the former warehouses and industrial buildings in the area which illustrate the former industrial use of the area.

Listed Building	Special Architectural or Historic Interest (Significance)		Contribution made by Setting to Significance
Midland Hotel		The Midland Hotel dates to c.1898-1903 and was designed by Charles Trubshaw in an eclectic style with Neo Baroque and Art Deco influences. The building is built on an irregular pentagon plan form, forms two irregular courtyards within the site, and is of five diminishing storeys with basement and attic floors. Its prominent location and position close to the road network emphasises its massing and architectural detailing. It is identified in the list entry description as a very prominent building representative of the cosmopolitan wealth and taste of late 19th century Manchester, and as an early example of a steel-framed building. It is clad in brown polished granite at ground floor with red brick and buff terracotta above with cellars, attics and projecting turrets, attic gables and dormers. It is described in the Pevsner Architectural Guide as “Louche and undisciplined, but so confident as to be an essential part of the Manchester streetscape.” The building is of historic interest as a purpose built hotel for the Midland Railway Company.	The Midland Hotel is located in the city centre on an island site and is enclosed to the north by Peter Street, to the east by Lower Mosley Street; Windmill Street to the south and Mount Street to the west. To the north is the grade II* Central Library and to the south is the grade II* listed G MEX (former Central Railway Station), to which it was historically and physically linked, providing accommodation for passengers arriving at the station. The building encloses a lightwell. The building is principally experienced in views southwards from St Peters Square, from Peter Street, Lower Mosley Street and in views northwards where the scale of the hotel and impressiveness of its elevations can be appreciated in combination with Manchester Central and as part of a grouping of civic buildings.
Lee House		Lee House comprises a former warehouse, forming an extension to the Tootal, Broadhurst and Lee building (56 Oxford St) and dating from the early to mid-20th century (c.1928-31). The building is designed in the Art Deco / International Style and is constructed from a steel frame clad in brown brick with bronze framed windows and Portland stone dressings. It is of eight storeys over a basement with six bays to Great Bridgewater Street with broad corner pilasters and narrow chamfered piers, all of brick. The building is of historic interest as a mid-20th century warehouse in the Art Deco style. The building was designed by the architects Harry S Fairhurst and Sons. It was originally conceived at 17 storeys but was never completed due to the Great Depression	The building is bounded to the north by Great Bridgewater Street, to the east by the Tootal, Broadhurst and Lee building, and the south by the Rochdale and Bridgewater Canal link. To the west is a modern residential development. The building is principally experienced from Great Bridgewater Street and the junction with Chepstow Street where the height and detailing of the principal facades and the architectural confidence of the building can be appreciated. The building is also visible along the canal path. More broadly the building is experienced as part of a modern and changed city centre where both traditional and modern buildings in a range of styles and heights are appreciable. The building has an association with the development and history of the adjoining Tootal, Broadhurst and Lee building.

Listed Building	Special Architectural or Historic Interest (Significance)	Contribution made by Setting to Significance
Rochdale Canal Lock Number 90, Approximately 30 Metres West Of Albion Bridge, Rochdale Canal Lock Number 89 (Tib Lock) to south side of Havelock Mills 	The two canal locks date to the early 19th century (1804-05) and are part of the group of nine constructed as part of the canal system for Manchester to serve the booming cotton industry. Individually and collectively they illustrate the historic development and advancement of Manchester’s transport infrastructure in the early 19th century. Each lock is still in working order and consists of a 14 foot width chamber with coursed sandstone sides, and pairs of timber gates at both ends. They are listed as good examples of early 19th century canal locks constructed for the Rochdale Canal Company and have group value. The structures are of historic interest as early 19th century canal infrastructure linked with the Rochdale and Bridgewater Canals. They are associated with the construction of the Rochdale Canal, which enabled development of the city’s textile industry in the late 18th century through improved transport methods.	The two locks are arranged along the route of the Rochdale Canal in central Manchester. The canal is enclosed by towpaths to the north and south, and to the north side by Deansgate Locks and Great Bridgewater Street and to the south Whitworth Street West. Development along these thoroughfares includes 19th century warehousing and modern brick canal side apartments of similar massing and contrasting metal cladding. To the immediate north of Lock no 90 is the large scale Axis development and the wider area contains a number of large scale developments including Beetham Tower to the north and Deansgate Square to the south. The locks are primarily and directly experienced from the accompanying canal towpath, where they can be appreciated as part of the wider canal system including a Lock Keepers Cottage to the west and their functional significance can be understood. More widely they are experienced in combination with former warehouses, the viaduct and modern development, however they are below street level. The locks are part of a series of 9 on the extension linking the Rochdale and Bridgewater Canals and were built for the Rochdale Canal company.
Castlefield Railway Viaduct from GMEX to Dawson Street 	A late 19th century imposing railway viaduct in a mixture of red brick, cast iron and wrought iron running from the former Central Station to Dawson Street. Gothic style with an elegant arched bridge with Gothic pierced spandrels and brick piers over Rochdale Canal. The viaduct is of historic interest for illustrating the late 19th century development and advancement of the transport infrastructure of Manchester. The tall and imposing viaducts were constructed to house the new railway tracks, due to the lack of space in the city due to the presence of the canals and significant industrial and warehouse buildings in the 19th century.	The viaduct is continuous and its setting consists of urban development to its north and south, of varying character, height and density, and including some significantly sized modern towers. It is appreciable from a wide area as it traverses the city and is prominent to varying degrees and depending on the interaction of buildings and open spaces with it. The structure holds strong group value with neighbouring railway structures (both contemporary and later). The Rochdale and Bridgewater canals and Manchester Central form an association with the viaduct in collectively illustrating the development and advancement of Manchester’s transport infrastructure in the 19th century.

Table 4.2: Conservation Areas

Conservation Areas	Special Character and Appearance (Significance)	Contribution made by Setting to Significance
St Peters Square Conservation Area 	St Peters Square Conservation Area is formed of a group of grand and imposing commercial, cultural and civic buildings. To the east is St Peters Square formerly the location of St Peters Church which was demolished in 1907. As found today, it is an important historic urban space from which the grand and civic qualities of the surrounding historic buildings can be experienced. The key characteristic of the conservation area is “one of civic grandeur”⁶, although it also contains a number of high quality, equally grand	The conservation area has a strong visual relationship with Albert Square Conservation Area which forms part of its setting to the north. The two areas collectively form the focus of the civic centre of the city and the high quality and grand scale of the buildings project a strong sense of civic pride. To the east, the setting is formed by Deansgate Conservation Area which continues the grand yet varied commercial character further down Peter Street. These three conservation areas collectively encompass the remains of the Victorian city.

⁶ Manchester City Council website (www.manchester.gov.uk)

Conservation Areas	Special Character and Appearance (Significance)	Contribution made by Setting to Significance
	commercial buildings notably the Midland Hotel. The majority of the buildings date from the 19th and early 20th century, and exhibit a mix of architectural styles which add variety to the townscape. Modern buildings within the conservation area such as One St Peters Square maintain the grand scale and form of the surrounding historic buildings but their glazed lightweight appearance and simple form give them a subservient appearance. The majority of the buildings are listed, reflecting the high architectural quality of the area.	To the south east, the setting of the conservation area is formed by the former Central Station with views of this prominent structure from Mount Street and Lower Moseley Street, in the context of modern development such as the Beetham Tower beyond. There is an important visual and historic relationship with the Midland Hotel and the former Central Station, the hotel forming a terminus of the Midland Railway Company's line from London⁷. This relationship remains visually legible through the maintenance of the open space between the two buildings.
Albert Square Conservation Area 	Consistent with St Peter's Square Conservation Area, the key characteristic of this conservation area is that of civic grandeur with the dominant town hall and extension forming the focal point. Albert Square is an important enclosed urban space where the full visual effect of the Town Hall and its projection of civic pride is understood. The buildings on the north and south sides of the square are more modest in scale and finished in a mixture of yellow and red brick and stone which "helps to emphasise the civic importance of the Town Hall"⁸. A number of the buildings and structures are listed reflecting the high architectural quality of the conservation area.	The setting of the conservation area is formed by a number of other neighbouring conservation areas which collectively encompass the remains of the Victorian and Edwardian centre of the city. As stated above, there is a strong relationship with St Peter's Square Conservation Area. Both conservation areas collectively form an important civic and commercial group. The scale of the buildings provides an experience of enclosure and grandness. The setting of the conservation area to the south has changed considerably through the introduction of modern tall buildings which are visible from Albert Square and provide a diverse backdrop to the group of historic buildings.

⁷ Manchester City Council website (www.manchester.gov.uk)

⁸ Manchester City Council website (www.manchester.gov.uk)

Contribution of the Site to Significance of Heritage Assets

- 4.10 The site currently comprises two parcels of land, predominantly vacant but covered in asphalt hardstanding and used for occasional private car parking and storage. Historically they formed part of the developed frontage to Great Bridgewater Street, Albion Street and Trumpet Street, and in combination with the Britons Protection, would have contributed to the mix of industry, housing and commercial uses in this part of the city. They now form discordant gap sites and create a weak frontage to Albion Street and the corner with Great Bridgewater Street.
- 4.11 The open and undeveloped nature of the site means that the Britons Protection is currently clearly visible and appreciable in its entirety. Demolition of former buildings has however also resulted in loss of context and fragmentation of the setting of the listed building. Overall, it neither contributes to nor detracts from the significance of the listed building
- 4.12 The site is visible to varying degrees from the other identified heritage assets. It is not an aspect of setting that contributes to their significance and is neutral.

5. Impact Assessment

- 5.1 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, MCC, in determining the submitted full planning applications has a statutory duty to pay special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.
- 5.2 Case law has confirmed that Parliament's intention in enacting s66(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 cause no harm'.⁹
- 5.3 The setting of conservation areas is not expressly protected by primary legislation. However, the NPPF states that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.4 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 199 requires, when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 5.6 Paragraphs 201 and 202 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.7 Paragraph 206 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 5.8 The relevant heritage legislation, policy and guidance context for consideration of the proposed development is also set out in full in Appendix 1 of this Heritage Assessment.
- 5.9 The key heritage issue to be taken into consideration in assessing the proposed development is therefore impact on the significance of designated heritage assets as a result of development within their setting.

⁹ East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

- 5.10 A series of verified Photomontage Viewpoints have been prepared and are included in Appendix 0-C, ES Volume II. These are referred to throughout this assessment.

The Proposed Development

- 5.1 Two full planning applications are submitted for two separate residential and commercial buildings on Sites A and B at Great Bridgewater Street and Albion Street in Manchester.

Location and Siting

- 5.2 A ground plus 25 storey building is proposed on Site A with associated car parking, cycle parking, substation, servicing, and associated landscaping works.
- 5.3 The erection of a 7 storey building is proposed on Site B with commercial floorspace on the first and second floors and associated parking and servicing.

Form and Appearance

- 5.4 The proposed building on Site A has a tapered plan form with a narrow elevation to Great Bridgewater Street and a wider rear elevation to Trumpet Street. A curved primary elevation follows the curved western boundary of the site to Albion Street, composed of aluminium framed glazing with perforated metal panels. The straight east facing elevation is finished in terracotta cladding. An open triple height space is proposed at ground floor with columns supporting the upper floors. The main entrance to the building and ground floor concierge and circulation space are concentrated in the southern part of the site, with vehicular access and visitor parking spaces off Trumpet Street. A section of floor plan has also been cut out at the rear of the site where the proposed building adjoins the beer garden of the Britons Protection.
- 5.5 A narrow rectangular building is proposed on Site B, accessed from Great Bridgewater Street. The lower five floors of the building will have greater solidity in terracotta cladding with the upper two storeys in aluminium framed glazing, consistent with the approach taken to Site A.
- 5.6 Further information on the design of the proposed development is set out in the Design and Access Statements prepared by Leach Rhodes Walker.

Impact on Significance

Listed Buildings

- 5.7 The **Britons Protection (grade II listed)** is an early 19th century public house of interest as one of few buildings in the vicinity that provide evidence of the former uses and character of this area of Manchester. It is characteristically modest architecturally and the surviving 1930's interior makes a marked contribution to its significance.
- 5.8 Historic maps evidence that the Britons Protection formed part of a group of buildings of similar scale lining Great Bridgewater Street and Albion Street. Although the existing undeveloped site enables views of the building and accentuates its prominence, it also suffers from loss of context. The pub now exists in a fragmented setting including vacant land used for occasional car parking that does not contribute to or better reveal its significance. The pub also occupies a much changed setting,

characterised by the modern road network and a combination of traditional and modern buildings, including those of increased footprint and height.

- 5.9 The proposed development would affect the way in which the pub is experienced and appreciated and reduce its distinctiveness in the townscape given its adjacency to the proposed development, the height of the building proposed and the contrast between the diminutive building and the tower. This relationship is illustrated in Photomontage Viewpoint 03 looking south westwards on Lower Mosley Street, adjacent to the east elevation of the Midland Hotel (Figure 5.1). The pub already co-exists with modern buildings of increased footprint and height but the immediacy of its relationship with the proposed development means there is greater impact and it is considered that the significance of the listed building would be harmed.

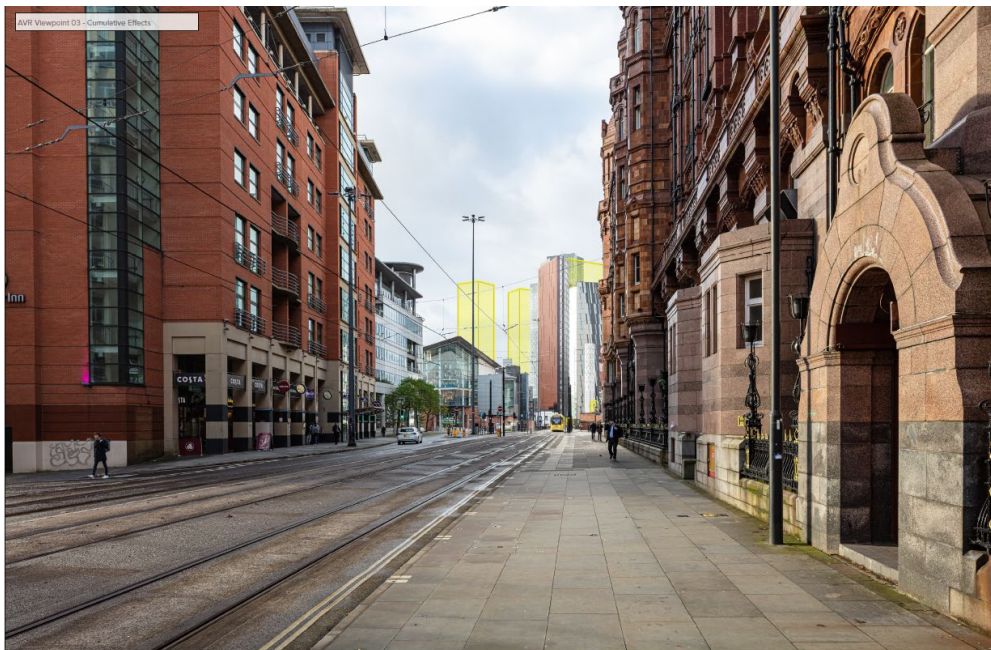


Figure 5.1: Photomontage Viewpoint 03 | Lower Mosley Street

- 5.10 Steps have been taken to reduce and minimise this impact, the most notable of which is the triple height space from ground to third floor that ensures the front and west facing elevations of the Britons Protection remain clearly visible and appreciable. This deviates from the historic arrangement and reveals more of the listed building (historic maps and aerial photographs evidence concealment of its west elevation) but seeks to minimise impact of the proposed tower by creating a more recessive relationship in street views. The constrained site necessitates narrow buildings and the Site A tower tapers northwards. The Britons Protection is therefore principally viewed alongside the narrow and tapered edges of the buildings and the curved elevation to Albion Street.
- 5.11 The historic and architectural interest of the Britons Protection and ability to appreciate that interest would be unchanged, including the contribution made by its interior. Taking these factors into consideration it is concluded that the harm caused to the significance of the listed building would be less than substantial and moderate.

- 5.12 The impact of development on the beer garden of the Britons Protection is considered separately in an Overshadowing Assessment prepared by GIA (see ES Chapter 8 Daylight and Sunlight and the summary included in Section 6 of the Planning and Tall Buildings Statement by Zerum).
- 5.13 **GMEX (now Manchester Central) (grade II* listed)** is the former Manchester Central Station, built in c.1876-9 for the Cheshire Lines Committee as the fourth railway terminus in Manchester. The building is a landmark within the city as testament to the wealth and ambition of the railway companies.
- 5.14 As illustrated by Photomontage Viewpoint 04 (Figure 5.2) the proposed development would also be clearly visible from Manchester Central, both in views in combination with the listed building from Lower Mosley Street and Albion Street and in views of the former station from Mount Street and Windmill Street to the north.

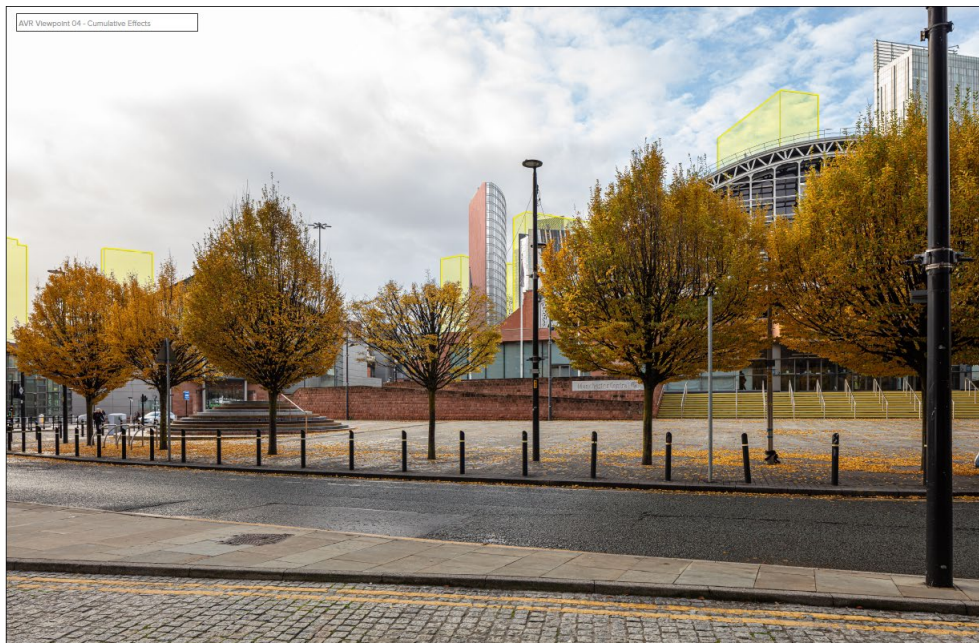


Figure 5.2: Photomontage Viewpoint 04 | Windmill Street

- 5.15 The proposed development will occupy an area of existing and proposed modern buildings of increased footprint and height (as indicated at Figure 5.2) and will be read in this context. Photomontage Viewpoint 04 illustrates that contextual buildings are proposed. The proposed materials and palette relate to the warm red tones of the historic townscape in this part of the city. The curved glazed façade to Albion Street addresses the street pattern and the roof form of Manchester Central. The orientation of the building and narrow width of the site means that it would appear slender in these views.
- 5.16 The proposed development would constitute change within the setting of Manchester Central and would be viewed cumulatively with existing and proposed tall buildings. However based on the height, scale, mass, design and materials of the proposed development and the character of its existing and evolving setting, it is not considered that the significance of Manchester Central would be harmed.

- 5.17 **13-17 Albion Street (grade II listed)** is a mid to late 19th century former warehouse, converted to offices in the late 20th century. It is Venetian Gothic in style and constructed from red brick with sandstone dressings under a slate roof.
- 5.18 The former warehouse is located to the immediate south of the site and the proposed development would therefore be clearly visible in combination with the listed building in views from Albion Street and the junctions with Trafford Street and Whitworth Street West. Photomontage Viewpoint 08 at Figure 5.3 illustrates the impact of the proposed development in views northwards on Albion Street, close to the junction with Whitworth Street West.
- 5.19 The listed building fronts Albion Street to the west, Trumpet Street to its north and the Rochdale and Bridgewater Canal link to the east and south and is best experienced from Albion Street where the principal façade is appreciable. Legibility of its function of the building as a former warehouse is evident in its relationship with the canal network.



Figure 5.3: Photomontage Viewpoint 08 | Albion Street

- 5.20 Based on the orientation of the listed building and the way in which its architectural and historic interest is principally experienced and appreciated in views from the west and in combination with the canal network, it is not considered that its significance would be harmed. Existing open views of the north facing side elevation of the building would be obscured by the proposed development, however former buildings on the site, although lower, would also have also partially or wholly screened this elevation and the listed building already occupies a setting characterised by a number of modern buildings of increased height. The significance of the listed building as a former warehouse in the Venetian Gothic style will be sustained.
- 5.21 **Chepstow House (grade II listed)** is a former shipping warehouse dating to c1874 and designed in the Eclectic Style, the **Peveril of the Peak Public House (grade II listed)** is

an early 19th century public house with late 19th century external and internal alterations and is notable for its coloured faience tiles and **Lee House (grade II listed)** is a former warehouse, forming an extension to the Tootal, Broadhurst and Lee building, designed in the Art Deco/International Style and dating from the early to mid-20th century.

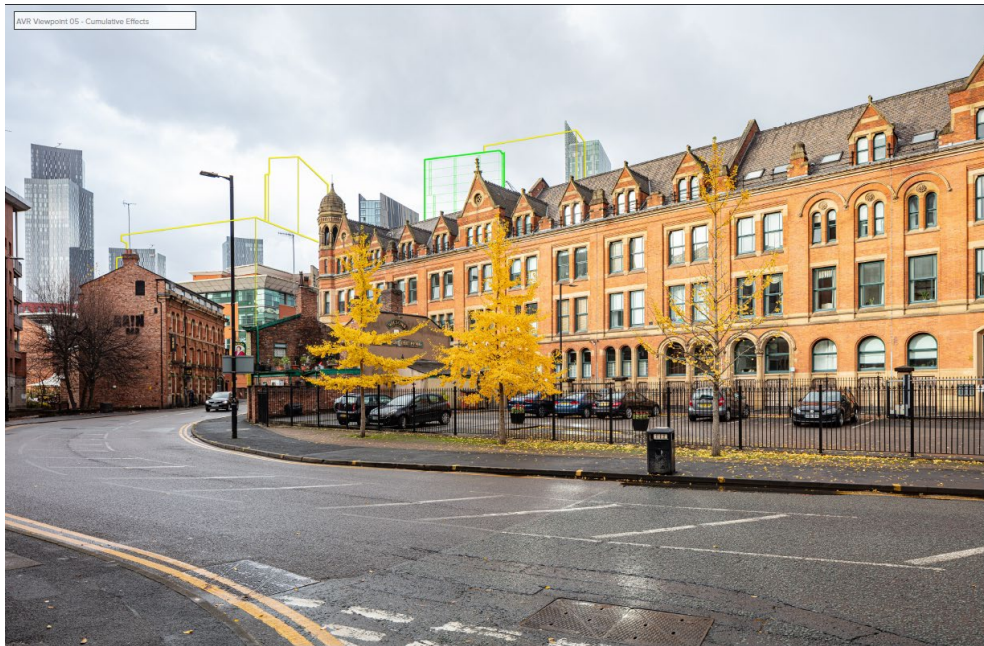


Figure 5.4: Photomontage Viewpoint 05 | Great Bridgewater Street

- 5.23 From these assets, the proposed development will be visible in combination with existing taller buildings that function as a backdrop. Viewpoint 05 shows that the upper stages of the proposed tower would rise above the articulated roofscape of Chepstow House, however in combination with the existing Beetham Tower and Axis. The more recent Deansgate Towers are also clearly appreciable in views westwards and together with the cumulative schemes outlined in yellow, the proposed development will form part of the existing and evolving city skyline appreciable from the setting of these assets.
- 5.24 Although an additional tall building, and closer to these assets, it is not considered that the character of the setting of these assets would change to the extent that their individual significance would be harmed.
- 5.25 The **grade II* listed Midland Hotel** dates for the late 19th century. It was built for the Midland Railway Company and designed by Charles Trubshaw in an eclectic style with Neo Baroque and Art Deco influences. Its prominent location and position close to the road network emphasises its massing and architectural detailing.

- 5.26 As shown in Photomontage Viewpoint 03 at Figure 5.1, the proposed development, the tower in particular, will be visible in views southwards of and from the Midland Hotel. In these views the proposed development will however be visible at a distance and will form part of a grouping of existing tall buildings, including Axis, Deansgate Square and the Civic Heat and Power Network Tower of Light. The proposed tower will appear narrow in these views and in a material that resonates with the warm tones of the Midland Hotel and Manchester Central. The proposed development would not obstruct or impede views of the Midland Hotel, nor would it detract from the prominence, stature or architectural interest of the grade II* listed building. Its significance would be sustained.
- 5.27 **Rochdale Canal Lock Number 90 and Rochdale Canal Lock Number 89 (both grade II listed)** are located to the west and east of the site and form a group with Lock 91 and a Lock Keepers Cottage. Collectively they are surviving early 19th century structures associated with the Rochdale Canal by the Rochdale Canal Company. They were added to the statutory list and ascribed special interest for their historic interest and functional significance. They have collective group value and the most important and contributory aspect of their setting is the visual and functional connection they still possess with the canal. The locks are below street level and although the proposed development is likely to be visible from Lock 90, it will form part of the already mixed setting of these assets, comprised of former warehouses, a railway viaduct and modern development. It will not affect or harm the historic or functional significance of the locks.
- 5.28 The **Castlefield Railway Viaduct from GMEX to Dawson Street (grade II listed)** is a large scale functional asset that is experienced within a modern cityscape of buildings of a variety of ages, styles, scale, massing and height. Photomontage Viewpoint 09 (Figure 5.5) provides an indication of the extent to which the proposed development would be visible from this section of the viaduct. This illustrates that the buildings will occupy an already mixed and altered context, viewed in combination with Axis and other cumulative schemes, should they be implemented. Whilst visible from the viaduct, it will have no effect on the historic, functional or architectural significance of the asset.



Figure 5.5: Photomontage Viewpoint 09 | Whitworth Street West

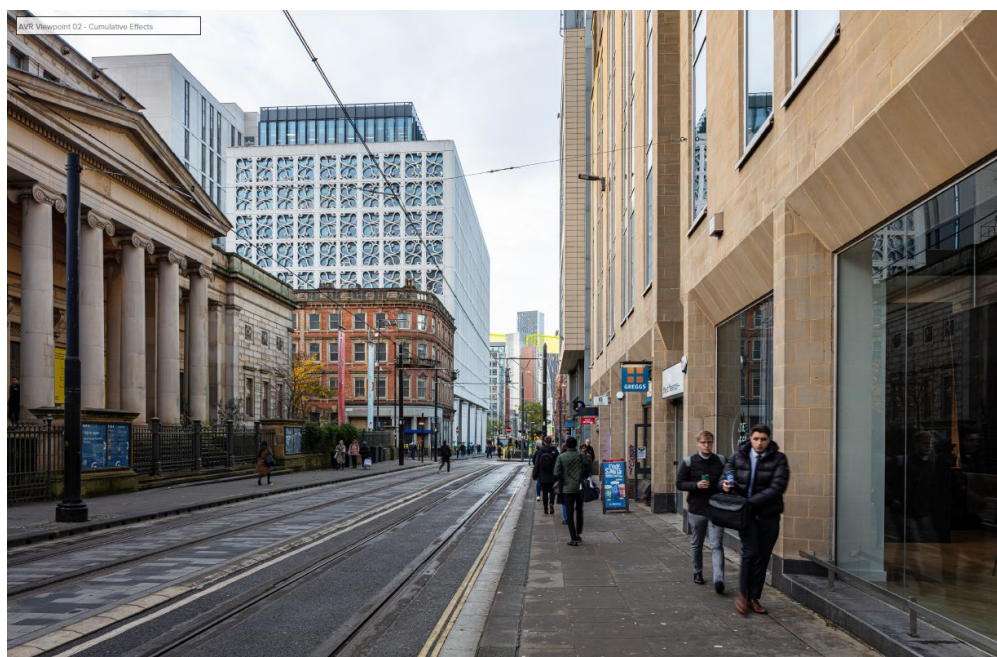


Figure 5.6: Photomontage Viewpoint 02 | Mosley Street

Statutory Duty and the NPPF

- 5.30 Based on our assessment of heritage assets with potential to be affected by the proposed development, it is concluded that there would be no harm to the significance of G-Mex (now Manchester Central), 13-17, Albion Street, Chepstow House, Peveril Of The Peak Public House, Lee House, the Midland Hotel, Rochdale Canal Lock Number 90, Rochdale Canal Lock Number 89, Castlefield Railway Viaduct, the St Peters Square or Albert Square Conservation Areas. The proposed development would (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 5.31 The proposed development would affect the way in which the Britons Protection Public House is experienced and appreciated and reduce its distinctiveness in the townscape given its adjacency to the proposed development, the height of the building proposed and the contrast between the diminutive building and the tower. Steps have been taken to reduce and minimise this impact including a triple height space from ground to third floor and the Britons Protection will be viewed alongside the narrow and tapered edges of the buildings. The historic and architectural interest of the Britons Protection and ability to appreciate that interest would be unchanged, including the contribution made by its interior. Overall it is however concluded that there would be less than substantial harm to the significance of the listed building and of a moderate level.
- 5.32 Paragraph 202 of the NPPF is therefore engaged, which states the following:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 5.33 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 5.34 A review of the public benefits of the proposed development and the balancing of identified harm with those benefits is undertaken in the accompanying Planning and Tall Buildings Statement prepared by Zerum, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Regional Planning Policy

- 5.35 In accordance with Draft Policy JP-P 2 of Places for Everyone, the proposed development conserves those elements which contribute to the significance of identified heritage assets, with the exception of the Britons Protection. The weighing of harm to this asset with public benefits is set out in the Planning and Tall Buildings Statement.

Local Planning Policy

- 5.36 In accordance with Policies EN2 and EN3 of the Manchester Core Strategy and Policy DC18.1 of the saved Citywide Development Control Policies, the proposed development will sustain the significance of the historic environment, including nearby listed buildings. It complies with Policy DC19 by preserving those elements of setting that contribute to the significance of the identified listed buildings.
- 5.37 The identified harm should be addressed in accordance with the statutory duty of the 1990 Act and requirements of the NPPF.

6. Conclusions

- 6.1 This Heritage Assessment has been prepared by Turley Heritage on behalf of Arrowsmith Investment Limited in connection with two full planning applications for residential and commercial development ('the proposed development') on Sites A and B at Great Bridgewater Street and Albion Street in Manchester (collectively referred to in this Assessment as 'the site').
- 6.2 Based on our assessment of heritage assets with potential to be affected by the proposed development, it is concluded that there would be no harm to the significance of G-Mex (now Manchester Central), 13-17, Albion Street, Chepstow House, Peveril Of The Peak Public House, Lee House, the Midland Hotel, Rochdale Canal Lock Number 90, Rochdale Canal Lock Number 89, Castlefield Railway Viaduct, the St Peters Square or Albert Square Conservation Areas. The proposed development would (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 6.3 The proposed development would affect the way in which the Britons Protection Public House is experienced and appreciated and reduce its distinctiveness in the townscape given its adjacency to the proposed development, the height of the building proposed and the contrast between the diminutive building and the tower. Steps have been taken to reduce and minimise this impact including a triple height space from ground to third floor and the Britons Protection will be viewed alongside the narrow and tapered edges of the buildings. The historic and architectural interest of the Britons Protection and ability to appreciate that interest would be unchanged, including the contribution made by its interior. Overall it is however concluded that there would be less than substantial harm to the significance of the listed building and of a moderate level.
- 6.4 Paragraph 202 of the NPPF is therefore engaged, which states the following:
- "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 6.5 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 6.6 A review of the public benefits of the proposed development and the balancing of identified harm with those benefits is undertaken in the accompanying Planning Statement prepared by Zerum, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1: Legislation, National and Local Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:-

“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” (s66(1))

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

National Planning Policy

National Planning Policy Framework, 2021

Paragraph 194 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 197 of the NPPF states that planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Conservation is defined as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

Paragraph 200 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and

- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

In weighing applications that directly or indirectly affect non-designated heritage assets, Paragraph 203 of the NPPF states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Regional Planning Policy

Places for Everyone (publication stage August 2021)

Draft Policy JP-P 2 states that proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Local Planning Policy

Manchester Core Strategy (2012-2027)

Manchester Local Plan

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

Policy EN 2 of the Core Strategy relates to tall buildings, which are defined as ‘buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline’. It further states that proposals for tall buildings will be supported where it is demonstrated that they:

- “Are of excellent design quality,
- Are appropriately located,

- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.”

Policy EN 3 (Heritage) of the Core Strategy states that:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains...’

Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

“a) 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.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance or character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.”

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

“d) 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

Planning Practice Guidance

Whilst not planning policy the 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.

Historic England: Historic Environment 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 NPPG. 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.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) ‘The Setting of Heritage Assets’

Historic England published revised guidance relating to the setting and views of heritage assets in 2017. 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'.

Appendix 2: Heritage Asset Plan



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Legend

Application Site

Study Area

Listed Buildings

I

II*

II

Conservation Area

Scheduled Monument

HER Site (point)

HER Site (area)

CLIENT:
Arrowsmith Investment Ltd.

PROJECT:
Great Bridgewater Street, Manchester

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
AWAM3001

DRAWING NUMBER:
GIS_100

CHECKED BY:
HB-S

REVISION:
1.0

STATUS:
Complete

DATE:
19/10/2021

SCALE:
1:5,000 @ A3

Ref	Name	Grade
1	Town Hall	I
2	Manchester Art Gallery	I
3	ALBERT MEMORIAL	I
4	TOWN HALL EXTENSION	II*
5	LAWRENCE BUILDINGS	II*
6	Free Trade Hall	II*
7	MEMORIAL HALL	II*
8	INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO LANCASTER HOUSE)	II*
9	DEANSGATE GOODS STATION AND ATTACHED CARRIAGE RAMP	II*
10	G MEX	II*
11	Manchester War Memorial	II*
12	CENTRAL PUBLIC LIBRARY	II*
13	THE ATHENAEUM	II*
14	MIDLAND HOTEL	II*
15	TOOTAL, BROADHURST AND LEE BUILDING	II*
16	FORMER REFUGE ASSURANCE COMPANY OFFICES	II*
17	Cobden House, 19 Quay Street	II*
18	CHORLTON NEW MILL AND ATTACHED CHIMNEY	II
19	CHORLTON OLD MILL	II
20	MILL ON NORTH EAST CORNER OF JUNCTION WITH CHESTER STREET	II
21	TWO BOLLARDS AT EAST END OF ST JOHNS PASSAGE	II
22	ALBERT CHAMBERS	II
23	CARLTON HOUSE	II
24	ST ANDREWS CHAMBERS	II
25	Gladstone's Statue	II
26	HEYWOODS STATUE	II
27	Former Market Hall	II
28	LLOYDS HOUSE	II
29	FORMER ST MATTHEWS SUNDAY SCHOOL	II
30	MUSEUM OF SCIENCE AND INDUSTRY, AIR AND SPACE MUSEUM	II
31	Manchester South Junction and Altrincham Railway Viaduct	II
32	2, HARTER STREET	II
33	ROYAL LONDON HOUSE	II
34	CASTLEFIELD INFORMATION CENTRE	II
35	Elliot House	II
36	15A, BYROM STREET	II
37	NUMBERS 25 TO 31 AND ATTACHED FORMER CHAPEL	II
38	Canada House	II
39	184 AND 186, DEANSGATE	II
40	ONWARD BUILDINGS	II
41	235-291, DEANSGATE	II
42	FLOODGATE ON EAST SIDE OF KNOTT MILL BRIDGE	II
43	63, GEORGE STREET	II
44	LEE HOUSE	II
45	104, BLOOM STREET (See details for further address information)	II
46	Mill chimney stack on west side of junction with Cambridge Street	II
47	29-41, LIVERPOOL ROAD	II
48	K6 TELEPHONE KIOSK BESIDE SOUTH WEST CORNER OF NUMBER 330 DEANSGATE	II
49	PRINCES BUILDINGS	II
50	61, OXFORD STREET	II
51	ST JAMES BUILDINGS	II
52	HARVESTER HOUSE	II
53	LANCASHIRE HOUSE	II
54	ROYALE CLUB	II
55	ALBERT MEMORIAL HALL	II
56	BASIL HOUSE	II
57	113-119, PORTLAND STREET	II
58	127-133, PORTLAND STREET	II
59	26-30, PRINCESS STREET	II
60	EASTERN HOUSE PORTLAND HOUSE	II
61	32, DICKINSON STREET (See details for further address information)	II
62	110-114, PORTLAND STREET	II
63	116 AND 118, PORTLAND STREET	II
64	PRINCESS BUILDINGS	II
65	34, PRINCESS STREET	II
66	No. 36, PRINCESS STREET, No. 94, PORTLAND STREET, and No. 75, FAULKNER STREET	II
67	LANGLEY BUILDINGS	II
68	THE OPERA HOUSE	II
69	ROCHDALE CANAL LOCK NUMBER 90, APPROXIMATELY 30 METRES WEST OF ALBION BRIDGE	II
70	ROCHDALE CANAL LOCK NUMBER 91 AT EAST END OF GAYTHORN TUNNEL	II
71	ROCHDALE CANAL LOCK NUMBER 89 (TIB LOCK), ON SOUTH SIDE OF HAVELOCK MILLS	II
72	ROCHDALE CANAL LOCK KEEPERS COTTAGE AT LOCK NUMBER 91, NEXT TO GAYTHORN TUNNEL	II
73	11-17, ST JOHN STREET	II
74	12-16, ST JOHN STREET	II
75	24A AND 26, ST JOHN STREET	II
76	Nos. 18 and 20, ST JOHN STREET	II
77	28, ST JOHN STREET	II

Ref	Name	Grade
78	PAIR OF K6 TELEPHONE KIOSKS NEAR LIBRARY	II
79	THE RITZ DANCE HALL	II
80	FORMER ELECTRICITY POWER STATION	II
81	Manchester Oxford Road Station (including platform structures)	II
82	MEMORIAL CROSS	II
83	24, ST JOHN STREET	II
84	21-25, ST JOHN STREET	II
85	8 AND 8A, ST JOHN STREET	II
86	10, ST JOHN STREET	II
87	22, ST JOHN STREET	II
88	K6 TELEPHONE KIOSK IN FRONT OF ST JOHN STREET CHAMBERS	II
89	ROCHDALE CANAL LOCK NUMBER 88, TO EAST OF OXFORD STREET	II
90	SUNLIGHT HOUSE	II
91	109 AND 111, PORTLAND STREET	II
92	SCULPTURAL GROUP ADRIFT TO SOUTH-WEST OF CENTRAL PUBLIC LIBRARY, PETER STREET, MANCHESTER	II
93	14 AND 16, PRINCESS STREET (See details for further address information)	II
94	56-58, PETER STREET (See details for further address information)	II
95	THE PALACE THEATRE	II
96	13-17, ALBION STREET	II
97	FORMER ENTRANCE TO DEANSGATE GOODS STATION INCLUDING NUMBERS 223 TO 233	II
98	BOUNDARY STONE ON KNOTT MILL BRIDGE	II
99	FORMER COTTON MILL ON WEST SIDE OF JUNCTION WITH CAMBRIDGE STREET	II
100	No. 14, BYROM STREET	II
101	CHEPSTOW HOUSE	II
102	BRIDGEWATER CANAL OFFICES	II
103	Manchester Quaker Meeting House, boundary walls and steps	II
104	TWO BOLLARDS AT WEST END OF ST JOHNS PASSAGE	II
105	THE BRITONS PROTECTION PH THE BRITONS PROTECTION PUBLIC HOUSE	II
106	Former Congregational Chapel	II
107	CASTLEFIELD RAILWAY VIADUCT FROM G-MEX TO DAWSON STREET	II
108	CHATHAM MILL	II
109	PEVERIL OF THE PEAK PUBLIC HOUSE	II
110	1-5, CENTRAL STREET (See details for further address information)	II
111	ABRAHAM LINCOLN STATUE	II
112	DEANSGATE STATION	II
113	Manchester & Salford Junction Canal Tunnel	II
114	Electricity Junction Box	II
115	Electricity Junction Box	II
116	Electricity Junction Box on Castle Street, Manchester	II
117	Electricity Junction Box in Castlefield canal basin, Manchester	II
118	Electricity Junction Box in Castlefield canal basin, Manchester	II
119	19, ST JOHN STREET	II
120	BRIDGEWATER HOUSE	II

Ref	List Entry I	Name
121	1001953	Remains of eastern wall of the Roman fort

Ref	Name
122	Bridgewater/Chester Road Viaduct
123	Deansgate/Gaythorn Tunnel
124	Wellington Cotton Waste Mills (former) (Area of Roman Manchester)
125	Picture House Cinema (former)
126	Textile Finishing Works (former)
127	Viaduct, West from Knott Mill and Deansgate Station to Dawson Street
128	White Lion Inn
129	Hotspur Press (Hotspur House) (former Medlock Mill)
130	Police Station (former) (Area of Roman Manchester)
131	Guardian Underground Telephone Exchange – access building
132	12–16 Southern Street
133	Manchester Reform Synagogue, Jackson's Row
134	Crown Hotel (now The Deansgate) (Area of Roman Manchester)

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