

Plot F, Great Jackson Street

Manchester

Heritage Statement

Prepared by



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Prepared for:

**Great Jackson
Street Estates
Limited**

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PLOT F, GREAT JACKSON STREET, MANCHESTER: HERITAGE STATEMENT

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1 INTRODUCTION

1.1 Purpose

This Heritage Statement has been prepared to accompany the planning application for the redevelopment of the Site known as “Plot F” of the Great Jackson Street SRF (Strategic Regeneration Framework), Manchester, which forms part of a multi-phased development of the area that is bounded by the A57 (M) Mancunian Way, the Deansgate Interchange roundabout, the A56 Chester Road and Garwood Street / River Place.

The Site itself is bounded by Great Jackson Street to the south and west, the Boatmans apartment building to the east, and the now completed Deansgate Square towers and industrial units to the north. The remaining southern end of Owen Street crosses the centre of the Site in a north-south direction (See Figure 1 below).



Figure 1: Oblique aerial view looking north towards the Site (indicated in red) showing the Mancunian Way in the foreground. The cluster of extant tall residential buildings at the centre of the image are now largely complete, and known as ‘Deansgate Square’.

Full Planning Permission is sought for the erection of two residential towers of 51 stories in height providing accommodation, separated by a landscaped space at street level.

This Heritage Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy. In particular, the Statement is presented to accord with the national policy requirement of the National Planning Policy Framework (NPPF, 2019) Paragraph 194, to describe the significance of the heritage assets affected and the consequent potential impact of the Proposed Development.

This Statement should be read alongside the accompanying planning stage drawing set and Design and Access Statement, by SimpsonHaugh & Partners and Planning & Tall Building Statement, by Deloitte Real Estate, which provide further details of the Proposed Development.

1.2 Research methodology

This statement is the result of an extensive process which synthesises literature and documentary research, analysis, site inspection, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and Statements.

Surveys of the Site and surrounding areas were conducted in April 2021 by visual inspection, in order to map out the immediate area surrounding the Site and of the setting of the designated heritage assets that could be affected by the proposals.

1.3 Authorship

This Statement has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

2 THE SITE

2.1 The Site and Statutory Designations

The Site, known as “Plot F” of the Great Jackson Street Strategic Regeneration Framework (SRF) area, forms a crescent-shaped plot to the northern side of Great Jackson Street. The Site is largely cleared, with the exception of a c1980s industrial shed/unit to the western side which will be demolished as part of the proposals.



Figure 2: Map indicating the location of the Site, outlined in red. (Source: Land registry)

2.2 Listed Buildings

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are **no listed buildings within the defined Site area**, however, due to the height and location of the Proposed Development there is potential for the proposed towers to impact the setting of a number of listed buildings in the surrounding area.

There are 21 listed buildings and one scheduled ancient monument located within a 500m radius of the boundary of the Site (listed below), which could be affected by the Proposed Development (See Figure 3 below):

1. Eastern wall fragment of Roman fort, Scheduled Ancient Monument
2. Church of St George, Grade II*
3. Churchyard Walls, Gate Piers and Gates of St. George's Church, Grade II
4. Former Bridgewater Canal Offices, Grade II

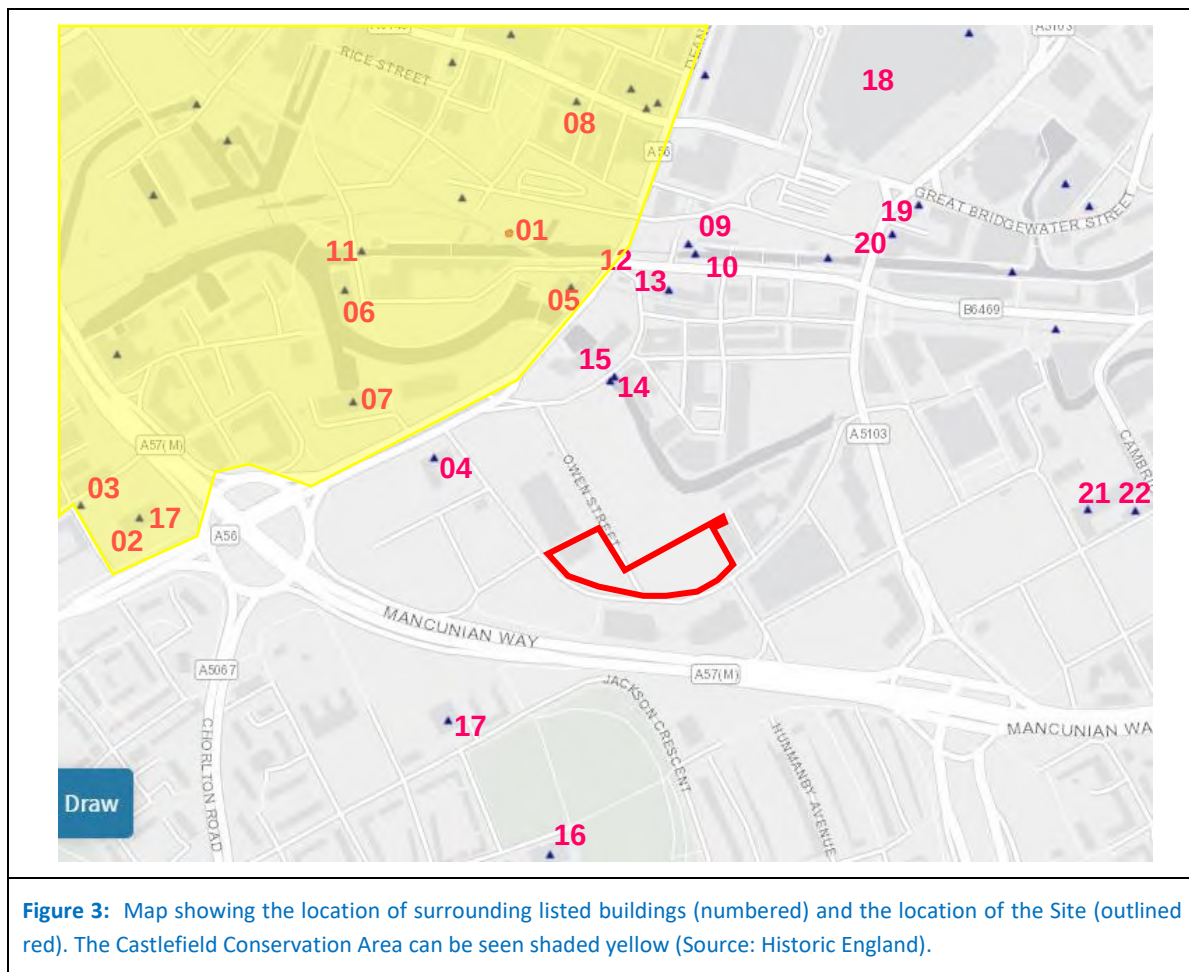
5. Artingstalls Auctioneers (378 Deansgate), Grade II
6. Merchant's Warehouse, Grade II
7. Middle Warehouse at Former Castlefield Goods Yard, Grade II
8. 29-41 Liverpool Road, Grade II
9. Lock-Keeper's Cottage at Lock No 91 Next to Gaythorn Tunnel, Grade II
10. Lock No. 91, at east end of Gaythorn Tunnel, Grade II
11. Rochdale Canal Lock No 92 (Dukes Lock) and Castle Street Bridge, Grade II
12. Manchester South Junction and Altrincham Railway Viaduct, Grade II
13. Deansgate Station, Grade II.
14. Floodgate on east side of Knott Mill Bridge, Grade II
15. Boundary Stone on Knott Mill Bridge, Grade II
16. Roman Catholic Church of St. Wilfrid, Grade II
17. School House, Grade II
18. G MEX (Manchester Central), Grade II*
19. The Britons Protection Public House, Grade II
20. Nos. 13-17 Albion Street, Grade II
21. Former Cotton Mill on West side of junction with Cambridge Street, Grade II
22. Mill Chimney Stack on West side of junction with Cambridge Street, Grade II

Whilst buildings in close proximity to the Site have been identified as the most sensitive to any potential visual impact, any additional heritage assets will be identified through the Characterisation Appraisal in Section 5.2, and Visual Impact Assessment in Section 7.

2.3 Conservation Areas

Whilst the Site is not located within a Conservation Area, it is located approximately 250m from the south-eastern boundary of the Castlefield Conservation Area. The Conservation Area is the largest in Manchester and focuses on the early canal and railway infrastructure and associated warehousing to its south-eastern side (closest the Site), which is in contrast to the more modern developments to the northern side of the Conservation Area (see Figure 3).

As the Site is within the setting of the Castlefield Conservation Area, any proposed development upon the Site has the potential to impact its character and appearance. This will be assessed in Section 7.



3 POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

As the Site is located close to the southern boundary of the Castlefield Conservation Area, the proposed height of the Proposals could have an effect on its character and appearance, **Section 72** of the Act is therefore of relevance, as it requires the Local Planning Authority to pay special attention to the ‘*desirability of preserving or enhancing the character and appearance*’ of the designated area.

Although the Site does not contain any listed buildings, the proposals could have an indirect impact upon the settings of listed buildings in the wider townscape. **Section 66** of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving the building or its setting*” when considering whether to grant planning permission.

3.2 National Planning Policy Framework (NPPF) (2019)

The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (**paragraph 8**).

It will be clear that the Proposals for Plot F are part of a larger Masterplan for the area that focuses on providing sustainable uses for the Site and, therefore, aims to demonstrate that it accords with the definition of sustainable development.

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**paragraph 197**). The Proposed Development seeks to address this policy requirement by demonstrating that the proposed development will conserve the character and appearance of the nearby Castlefield Conservation Area and the settings of identified heritage assets.

It will be clear that development within or adjacent to heritage assets could have some impact on their setting, and that it could be either neutral, beneficial or harmful. The fundamental design objective is to ensure that the balance of the impact on the settings of the identified heritage assets minimises any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact.

This Heritage Statement seeks to contribute to such evidence, demonstrating that the Proposed Development will result in either a neutral impact or limited instances of “*less than substantial harm*” in terms of its visual

impact on the character and appearance of the Castlefield Conservation Area and the settings of identified listed buildings.

In preparation of this document, *Planning Policy Guidance: Conserving and Enhancing the Historic Environment* (last updated, July 2019) provides further information on the implementation of the policies within the NPPF and has been utilised as part of this assessment.

3.3 Manchester City Council Core Strategy, 2012

It will be clear that relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. In particular it notes that the Council *"will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form"* (**Policy CC9**).

This key regeneration objective is tempered by the need to ensure that, *"historic Sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (**paragraph 12.21, Policy EN3**). This evidently also requires development proposals to be sensitive to the inherent significance of the heritage asset and clarity of evidence in order to justify the impact.

3.4 Unitary Development Plan - Saved policy DC19.1 (Listed Buildings)

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

Of relevance to the Proposed Development, **Policy DC19.1 (Paragraph d)** notes that the Council will seek to *"preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity"*.

3.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the NPPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

In particular, this statement has been written in accordance with Historic England's recent guidance on *"Statements of Heritage Significance"* (Oct, 2019). The recent guidance note calls for a staged approach to decision making.

Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) and Good Practice Advice Note 3 (The Setting of Heritage Assets, as amended in December 2017), and Good Practice Advice Note 4 (Tall Buildings) were utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF.

4 HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the potential heritage significance of the Site and its immediate environs as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city.

This section of the Statement analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of central Manchester.

4.2 Historical background of the Site and immediate environs

Historically, the Site comprised a number of densely developed streets of terraced housing, which along with the surrounding area were largely cleared of all buildings during the 1950s and 1960s. This mass clearance was in conjunction with the major re-planning of Chester Road and the construction of the Mancunian Way dual carriageway and traffic island to the immediate west.

Before the clearances of the 1950s and 60s the Site originally fell under the historic District of Hulme, which was transformed from rural pastures during the Industrial Revolution in the latter part of the 18th century and into the early decades of the 19th century, when its resident population increased fifty times. Such a massive population influx forced the rapid construction of many houses into the limited space available, with living conditions being very poor as families lived in slum dwellings and back-to-back terraced houses (See Figure 4).

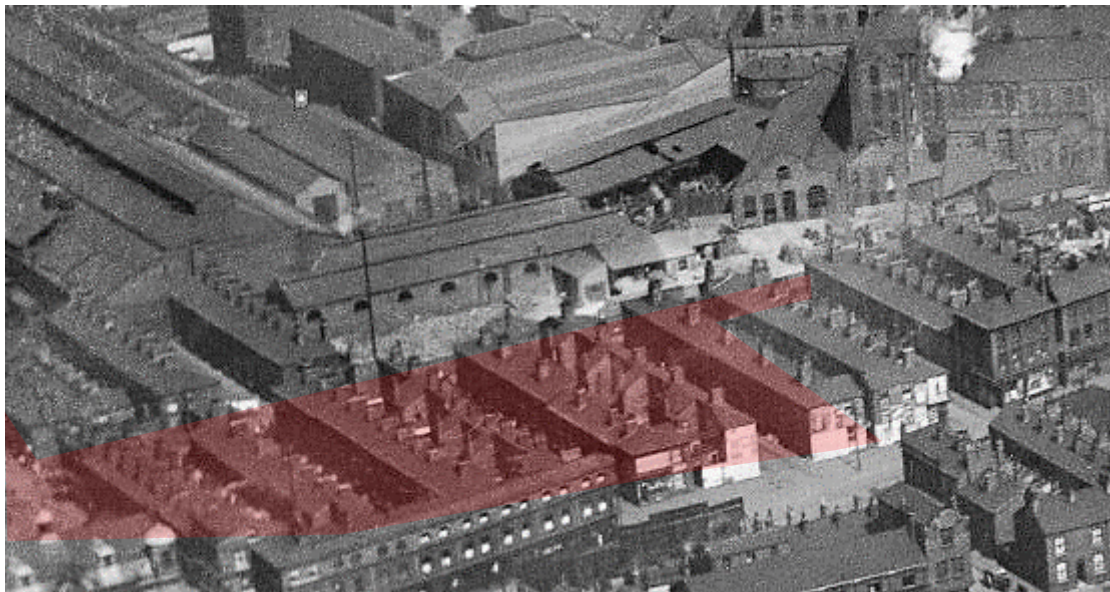


Figure 4: Looking north across the Site (shaded red) in 1921, showing the high density of terraced buildings across the Site and wider area, which are mixed with large industrial factories and mills. (Source: Britain from above)

The Site was first developed as part of this first wave of residential housing for lower class workers, and comprised 7-8 terraced streets, principally, Alpha Street, Beta Street, Frost Street, Flora Street, Pond Street, Owen Street and Riga Street, which were constructed between 1832 and 1843.

So desperate were conditions in Hulme that in 1844, the Manchester Corporation (now Manchester Council) were forced to quickly pass new laws prohibiting the further building of such back-to-back slum dwellings. However, those that were already built by that date were not to be demolished and remained fully inhabited across the Site and surrounding streets until well into the mid-20th century.



Figure 5: Looking into Alpha Street in 1955 shortly before their demolition. Alpha Street was located to the eastern end of the Site.



Figure 6: Looking north-east along City Road (now City Road East) towards the Site (left) with the entrance into Beta Street on the near left in 1954 (Source: Manchester Archives).



Figure 7: Looking north over the Site (shaded red) in 1939, showing the largely unaltered early-19th century appearance of the area. Note the beginning of slum clearances to the bottom of the image (Source: Britain from above).



Figure 8: Looking east over the Site (shaded red) in 1939, showing the fine-grain nature of the residential terraced blocks. Note the beginning of slum clearances to the right of the image (Source: Britain from above).

To the west of the Site is the historic district of Castlefield, which now forms the Castlefield Conservation Area. Castlefield began to be developed with the construction of the canal waterways in 1761, which saw the first purpose-built canal in the world being constructed to transport coal from the Duke of Bridgewater's mines in Worsley to Manchester.

A number of large warehouses were built in association with the new canal and its basins to accommodate goods being transported and to supply the needs of the rapidly growing population of Manchester, which by this period was the fastest growing city in the world. With the development of the railways in the 1830s/40s the area quickly became traversed by multiple levels of railway viaducts carrying the various railway lines across the existing canal network and wider area into the city.

With the decline of the railway networks and canal use, the area became largely derelict from the 1950s onwards. During the 1950s and 1960s a number of early canal warehouses were demolished in Castlefield, and large-scale slum clearances were undertaken across the Hulme district with all residential buildings and streets being demolished including the area containing the Site which was also entirely cleared during this period (See Figures 9-12, below).



Figure 9: Alpha Street in 1955 showing its partial demolition. (Source: Manchester Archives)



Figure 10: A view of the rear of houses on River Place (right) and houses fronting Alpha Street (left) during demolition in 1955. (Source: Manchester Archives)



Figure 11: A view looking east along City Road during demolition works in 1956, showing the rear of properties in Beta Street (left). (Source: Manchester Archives)

The subsequent construction of the A57(M) Mancunian Way motorway and road realignment of City Road East during the 1960s further disconnected this part of Hulme from the wider city and resulted in an area of poor pedestrian connectivity largely. The area became predominately used for surface car parking light industry.

Since the 1980s, the character and uses of the area of Castlefield have changed dramatically following the area's renaissance and redevelopment as a residential district, which is now a popular area for bars, offices and visitor attractions. However, in stark contrast, the Site and its immediate environs remained in a semi-derelict condition until the initial redevelopment of the plot to the north of the Site in 2015, which now forms the residential towers known as Deansgate Square.



Figure 12: A photo taken from a similar location to that in Figures 6 and 11 above as seen in 1961 following the completion of mass demolition of all streets and houses across the Site and surrounding streets. (Source: Manchester Archives)



Figure 13: A photo taken from slightly further east along City Road in 1973, showing the south-east of the Site still being used as a car forecourt. To the right of the Site is a new public house called the Boatmans Home, which is now the site of the “The Boatmans” apartment building. (Source: Manchester Archives)

The now completed Deansgate Square towers and landscaped amenity spaces formed the first phase of largescale redevelopment in the area, alongside the Crown Street development to the west of the Site, which have also recently been completed and collectively form part of the wider Great Jackson Street Regeneration Framework area.

4.4 Map regression

In order to understand how the site and the area around it have developed in detail historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

Table 1: Historic Map regression

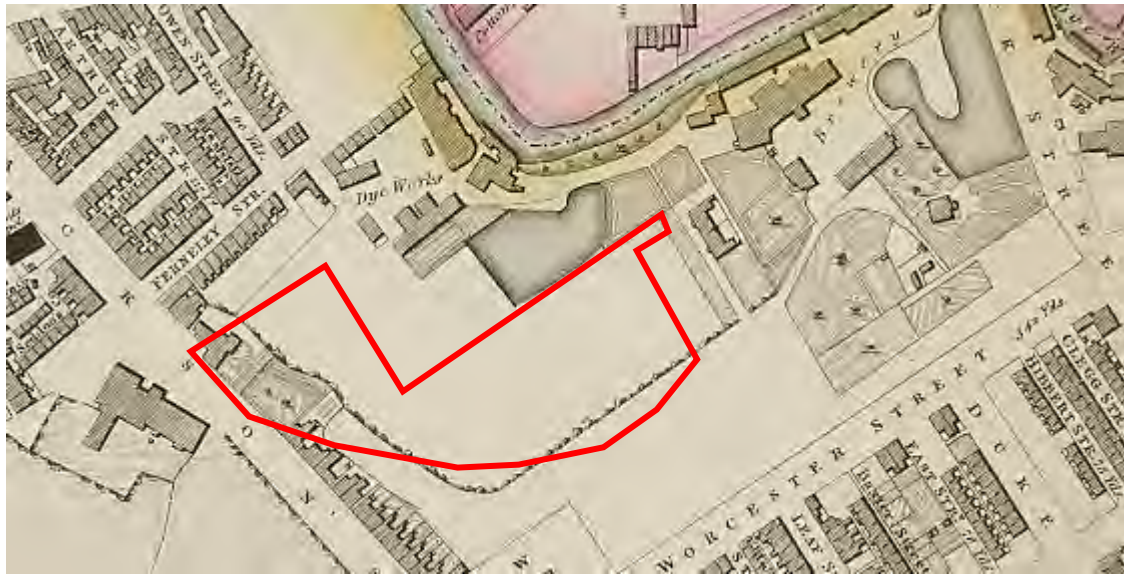


Figure 14: 1832 Bancks & Co – At the beginning of the 1830s the Site was undeveloped and remained in use as agricultural land. To the north, however, a number of industrial premises were developing along the banks of the River Medlock.



Figure 15: 1851 OS - By the middle of the 19th century the area had become extensively developed with a mix of terraced houses, slum dwellings and industry, which had all developed in the 1830s and 40s. This map shows the Site to be fully developed with a number of terraced island blocks.

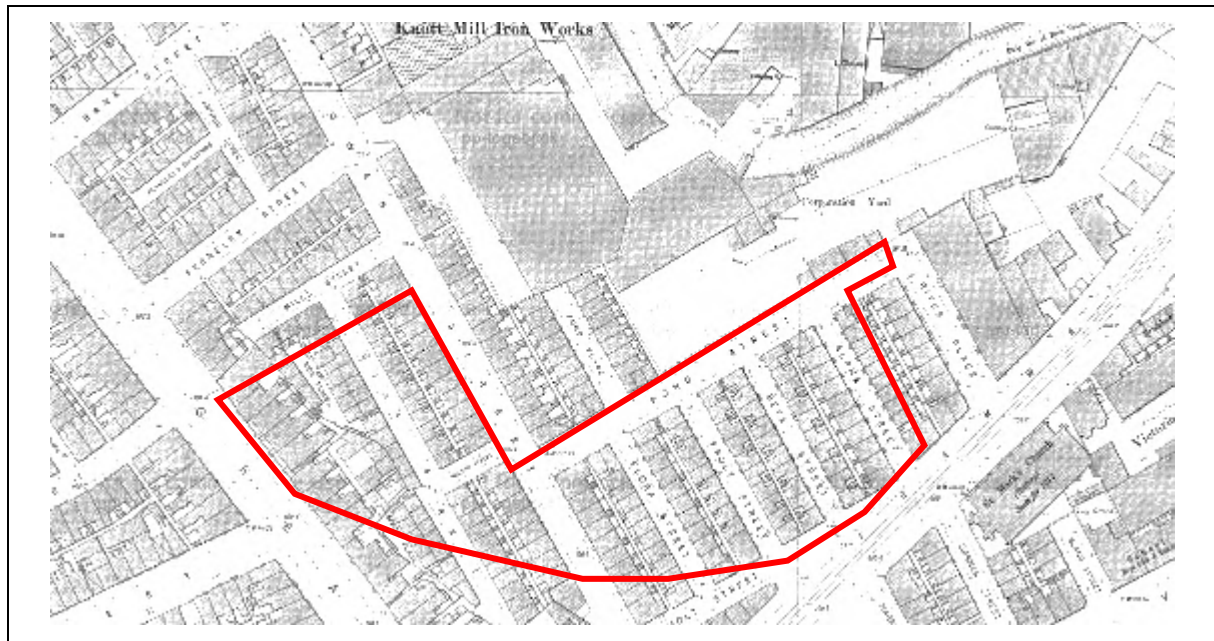


Figure 16: 1891 OS – By the beginning of the 1890s the Site had changed little and continued to be occupied by densely packed terraced housing. To the north of the Site the industrial premises along the River Medlock had grown considerably. To the south of the Site, City Road has been constructed, cutting through the earlier streets and buildings.



Figure 17: 1922 OS – By the beginning of the 1920s the site had changed little.

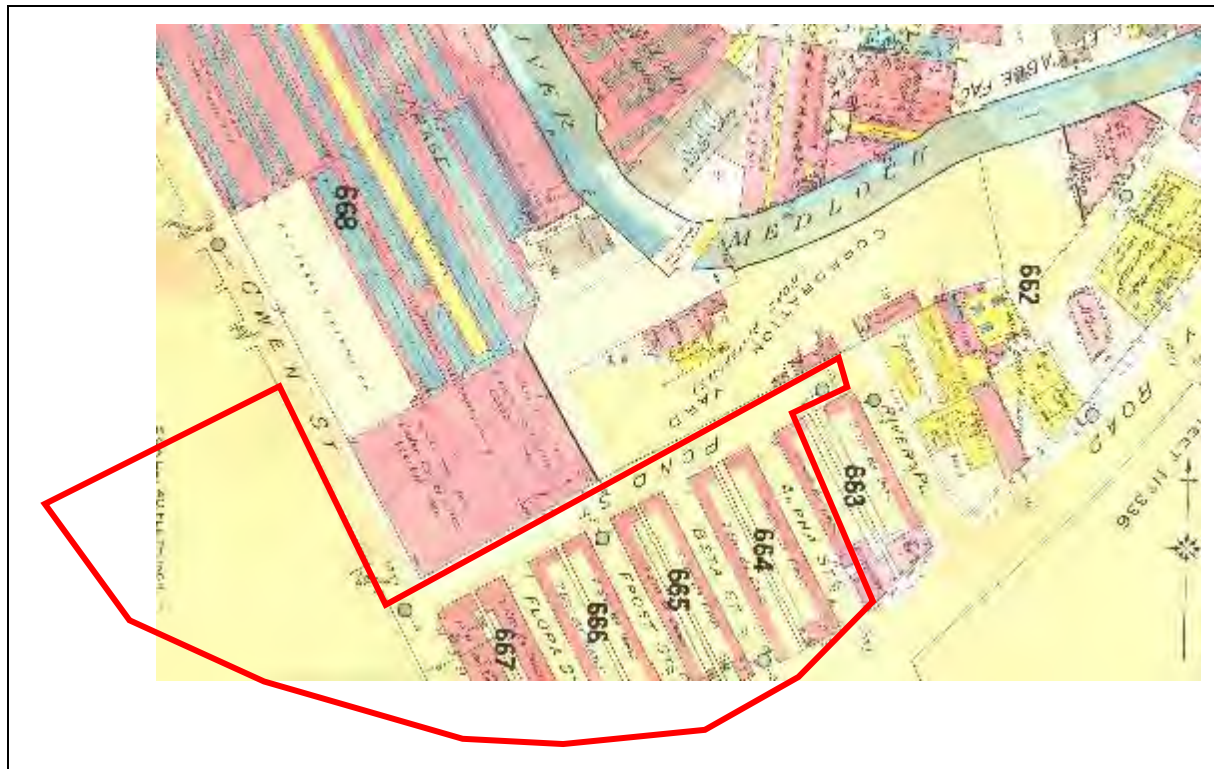


Figure 17: Goads Fire Insurance Plan (Revised to 1942) – shows the Site to be little altered.

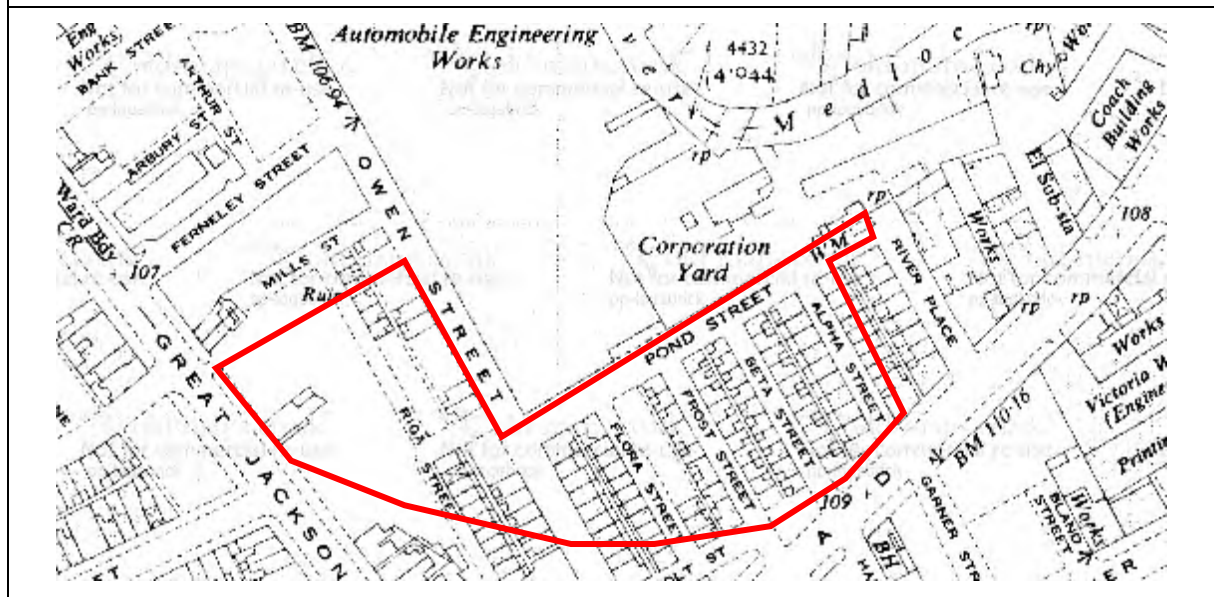


Figure 18: 1951 OS – By the middle of the 20th century the Site and its surroundings had started to change with the beginning of the clearances of several historic blocks of housing under the slum clearance programmes to the eastern side of Flora Street and houses around Riga Street.

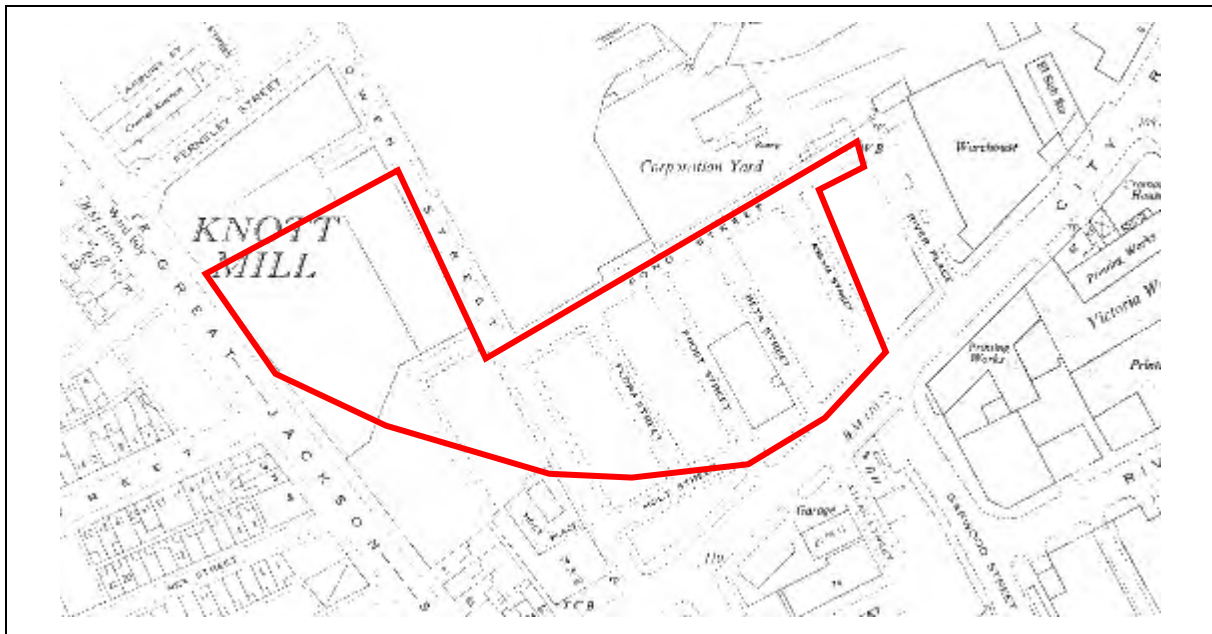


Figure 19: 1962 OS – By 1962 the widespread clearance of the area was almost complete, seeing all buildings and streets across the Site being demolished, dramatically altering the townscape surrounding the Site, which can be seen to be now entirely shorn of any historic context.

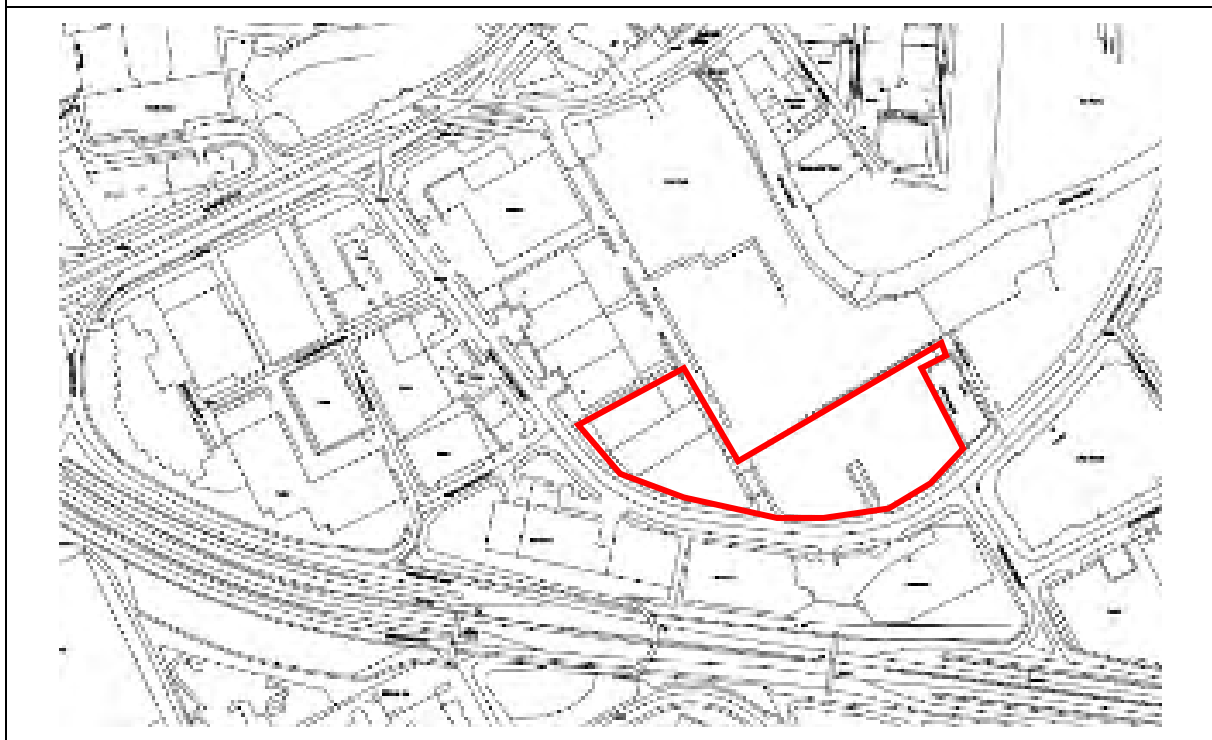


Figure 20: 2004 OS – By 2004 the Site remains largely unaltered with the surviving demolition sites remaining as rough, surface car parking. To the west of the Site can be seen two industrial warehousing units, which were constructed as a range of similar warehouses during the circa late-1970s.

4.5 Summary

In summary, this area has witnessed dramatic cycles of development and change which resulted from the rise and decline of industry and development of workers housing within the residential areas of Hulme and Castlefield from the early 19th-Century, to the mid-20th Century.

The area first developed in the early-19th century with densely populated residential streets of terraced workers housing and industrial premises, which were all subsequently demolished during the widespread slum clearances of the 1950s and 1960s to allow for the major road re-planning of Chester Road and construction of the new Mancunian Way dual carriageway.

Following a renaissance in city centre living during the 1980s and 1990s, the area of Castlefield to the north-west of the Site was redeveloped for predominately residential uses, with new apartment buildings being constructed along City Road East, and the northern side of Chester Road.

In contrast the southern side of Chester Road was used as a location for light industrial units and surface car parking, which itself has recently seen the completion of the first phases of the Strategic Regeneration Framework (SRF), forming the Deansgate Square residential towers, and the Crown Street development, forming the Elizabeth Tower and Victoria Residence.

5 CHARACTERISATION APPRAISAL

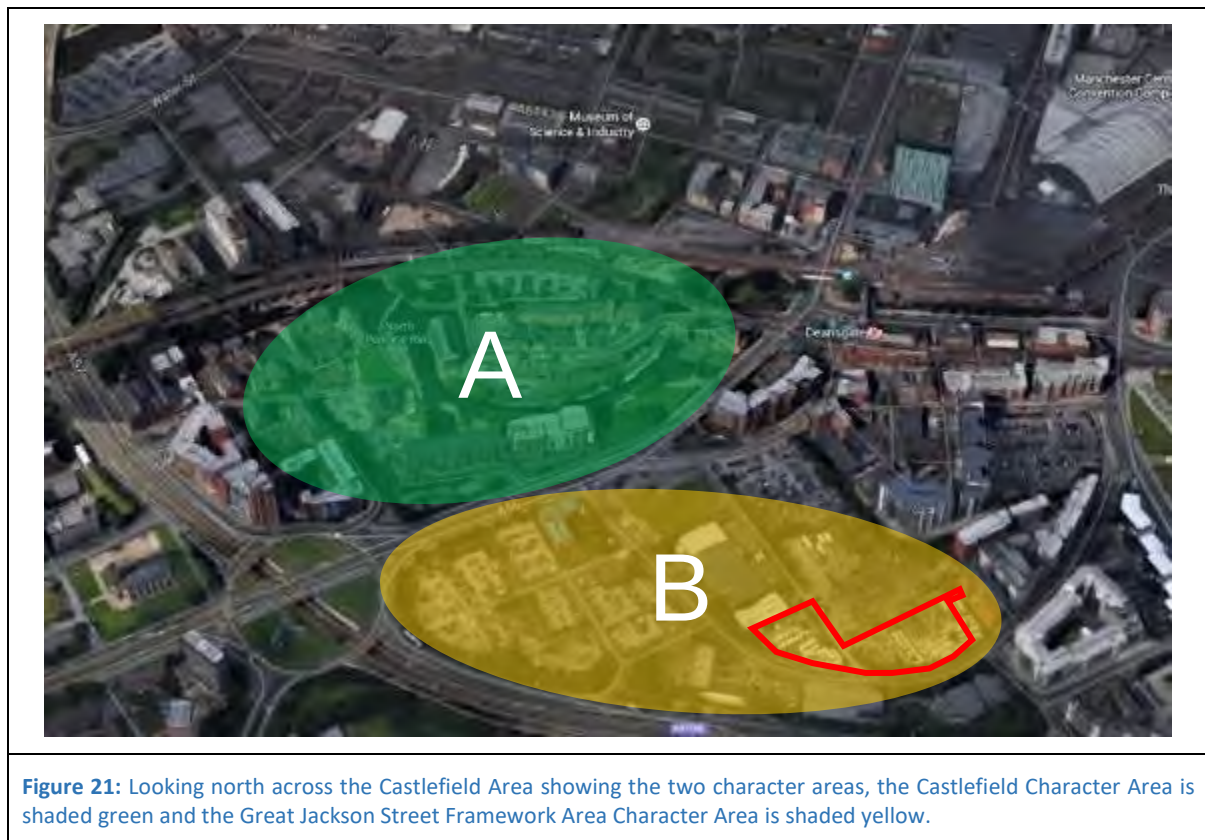
5.1 Introduction

This section of the Heritage Statement describes the key character areas surrounding the Site and assesses their relative historic and architectural importance. The characterisation appraisal and significance assessment will inform the subsequent Visual Impact Assessment of the Proposed Development which follows in Section 7.

For the purposes of this assessment the immediate area surrounding and including the Site has been split into the following two distinctive character areas (see Figure 21 below):

Character Area A – Castlefield Area

Character Area B – Great Jackson Street Framework Area Character Area



5.2 Analysis of the Area

The appraisal of each character area is set out as follows:

- Key Heritage Assets within the Character Area
- The character and interrelationship of spaces within the environs of the Site
- Contribution made to the character of the area by greenery and green space

- The architectural and historic qualities of the buildings & prevalent / traditional building materials
- Form, setting and character of public realm
- Skyline, views and vistas
- The extent of intrusion or damage (negative factors) and the existence of any neutral areas.

5.3 Character Area A – Castlefield Area

Location

For the purposes of this Heritage Statement, the character area has been defined as the area bounded to the north by the high-level railway viaducts, to the east by Castle Street, to the south by Chester Road and the Bridgewater Viaduct, and by Blantyre Street to the west.

Discussion

The character area is located within the south-eastern side of the boundary of the Castlefield Conservation Area, which contains important remains in the form of the former Roman Fort, two surviving early canal shipping warehouses and 19th century brick and cast iron railway viaducts. The Castlefield area has evolved over a very long period of time, firstly with the Romans building their fort on elevated ground, partly protected by the River Irwell and Medlock.



Figure 22: Looking north across Castlefield in 1999, showing the redevelopment of the Castlefield area. The location of the Site is located just off the bottom right corner of the image.

Later, canals were dug where natural water courses could be diverted to maintain water levels, originally cut in order to bring the Duke of Bridgewater's coal from his coal fields in Worsely. Canal basins, wharves and

warehouses were so numerous by the time the railways were built in the 1830s, that the only practical means of introducing railway transport to the area was by building several viaducts high above the canal network. Castlefield is indeed now characterised by its later viaducts as much as its original canals.

The viaducts have become an indelible part of the landscape, valued and treasured as part of Manchester's industrial heritage. The variety of building materials used in Castlefield is very wide. Stone, brick and slate are used extensively, but the most impressive building components are the massive steel columns supporting the railway viaducts and the viaducts themselves, which are constructed of iron lattice beams.



Figure 23: 1986- Looking east towards the ruined Merchants Warehouse (built c1827), illustrating the dereliction of the area at this time.



Figure 24: 1987- Looking west from the 92nd lock of the Bridgewater Canal, illustrating the dereliction of the area at this time.



Figure 25: 2019 – Looking towards the Site from Castlefield Basin, showing the Deansgate Square towers during construction. To the right is the Grade II listed Middle Warehouse, whilst the Grade II listed Merchants Warehouse can be seen to the left.



Figure 26: 2020 - Dukes 92 Bar and restaurant, located at the 92nd lock, which opened as part of the first wave of regeneration in Castlefield in 1991. Note the completion of the Deansgate Square towers to the right background.

Although the present built environment at the conjunction of the river, canals and railways is quite different from the busy industrial area of the 18th and 19th centuries, the character of the historic warehouses and old transport network is still prevailing over the newly built blocks of housing and offices.

However, the new buildings erected in the area in recent years have created a different spatial configuration to what existed historically, not least in terms of permeability and connections with the surrounding buildings and

open spaces. The original character of enclosure of Castlefield Basin, created by low-lying topography and intricate transport networks secluded it from the rest of the city.

The conversion of the existing industrial buildings into residential and leisure premises since the 1980s, has resulted in more connectivity to the rest of the city and surrounding areas. These changes have allowed greater public access and enjoyment of the industrial architecture and spaces of Castlefield.

The character of the area has changed dramatically in the past 30 years, following Castlefield's renaissance and redevelopment during the mid-1980s. The area's function and structures were always connected to the canal and the basins, and the warehouses, wharfs and docks born as consequence of the canal activity. With the decline of the industry and the city's economic well-being, the abandonment of the canals followed soon after, leaving the area largely derelict from the 1950s onwards.

Castlefield has been transformed from a derelict and abandoned area, into an upmarket waterside district of offices, apartments, galleries, bars, and visitor attractions. The finest aspects of Castlefield include the combination of the old and new, views over historic waterways, bridges, viaducts, and walkways, and is a successful large-scale regeneration initiative. By contrast the past light industrial nature of the Site give an undefined, fragmented appearance reducing the quality of the urban environment, which has lost its early urban grain.



Figure 27: The Wharf public house and restaurant, built in 1998.

The recently completed Deansgate Square and Crown Street developments immediately outside of the Conservation Area to the south-east have changed long range views from within the Conservation Area, but are considered to be understood as a contemporary backdrop, and do not negatively impact upon the enclosed, historic character of the Castlefield basin as a whole.

5.4 Character Area B – Great Jackson Street Framework Area Character Area

Location

For the purposes of this statement, the Character Area has been defined as the area bounded to the north by Chester Road, to the east by the rear of buildings to the east of Great Jackson Street, and to the west and south by the Mancunian Way.

Discussion

The area first developed during the mid-to-late 18th Century, with a handful of domestic buildings intermittently placed along streets which had been laid out by 1794, but not yet fully developed at that time. By the 1830s the entire area had been fully developed, with the majority of buildings being low quality terraced houses, pubs and pockets of small-scale industry and schools.

The early field patterns of Mr George Lloyd to the south of the area, which formed roughly triangular field sizes, remained a feature of the initial phase of house/street construction which retained these previous boundaries as part of the new street patterns and house dimensions.



Figure 28: An aerial view (c2019) looking north across the Site and wider character area showing the largely cleared character of the Site, and ongoing construction of the Deansgate Square towers to the north (top) and Crown Street development to the west (left) of the image. (Source: Google maps)

During the 19th century the area was redeveloped by the construction of new residential streets and terraced housing and slum dwellings which accommodated local workers. These houses largely consisted of red-brick buildings, each being simply constructed and designed.

However, by the late 1950s, a programme of slum clearances saw the majority of these streets being cleared of houses and subsequently developed to form large light industrial units and areas of surface car parking, primarily across the Site.

Between 1964 and 1969 a major new redevelopment of the road networks to the south of the Site was undertaken. The new 'Mancunian Way' multi-lane ring road was constructed to the immediate west and south of the area, which resulted in further swathes of houses being demolished.

The plots to the immediate west and north of the Site have undergone radical redevelopment over the past three years and has now been transformed into a new residential district with the creation of new residential towers with associated amenity spaces and facilities as part of the wider Great Jackson Street Regeneration Framework. In particular, the recently completed Deansgate Square scheme has completely transformed the townscape by introducing a cluster of four high-rise residential towers to the north of the Site (Figures 29-32).



Figure 29: An aerial view looking north-east across the St George's traffic island and Mancunian Way in 2020, illustrating the recent Crown Street development (foreground) and Deansgate Square development. The location of the Site is shaded red.



Figure 30: An aerial view looking north across the Site (shaded red) in 2019, illustrating the ongoing construction of the Crown Street development (left) and Deansgate Square development (right). The location of the Site is shaded red.



Figure 31: Looking south-west along Silvercroft Street in 2021, showing the recently completed Victoria Residence development and the Elizabeth Tower development of Crown Street Phase 1, which is now nearing completion (right).



Figure 32: Looking north-east along Silvercroft Street in 2021, showing now completed Deansgate Square residential towers in the background.



Figure 33: Looking west into the former Pryme Street, showing the groundworks being undertaken for the initial phase of the Crown Street Phase 2 development.

5.5 Summary

- The Site is located approximately 250m from the south-western boundary of the Castlefield Conservation Area.
- The Site has served a series of former uses including early 19th century residential streets, surface car parking and large modern industrial units.
- The construction of the A57 (M) Mancunian Way removed much of the original street pattern of the immediate area and creates both physical and visual barriers between the north and south sides of the Site.
- The Site retains no buildings or structures of heritage significance, and now comprises cleared plots and one late-20th century industrial shed.
- The area to the north of the Site is now dominated by the completed Deansgate Square development, whilst to the west is the partially completed Crown Street development, which together form part of the wider Great Jackson Street Strategic Regeneration Framework.
- The original tight urban grain of the area was removed with the demolition of the 19th century dwellings during the 1950s and 1960s and has again now recently been transformed into a dense residential district with the construction of the Deansgate Square towers, and the Crown Street development which has introduced large, tall towers occupying island sites.
- There is consequently high capacity for change within the site area, with the precedent for height already established within the immediate environs.

6 SIGNIFICANCE APPRAISAL

6.1 Introduction

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance"*. Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment.

Consequently, the significance of an identified heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The heritage interest pertaining to a site may be considered to be **high, medium, low** or **none/detrimental** as regards the three categories defined above.

The Site itself contains no surviving historic buildings or structures, and no statutory heritage designations, and is considered to be of **no historic or architectural and artistic interest**.

The Site is considered to be of **low archaeological interest**, which focuses largely on potential nineteenth-century remains. Evidence of post-medieval and Industrial period activities within the Site may also survive in the form of buried archaeological remains, with any Roman remains potentially surviving at a greater depth. Further information is set out within the Archaeological Impact Assessment submitted in support of this application.

6.2 Settings of Listed Buildings

There are no listed buildings/structures within the Site, however, due to the height and location of the Proposed Development there is the potential for visual impact upon the settings of neighbouring listed

buildings. Consequently, it is the *contribution* of the setting to the significance of each of the heritage assets needs to be established.

For these purposes, the *contribution* of the setting to the significance of any given heritage asset is considered to be either **high**, **medium**, **low** or **negligible**. The assessment is presented in tabulated form in Table 2 below. Refer to Figure 2 above for locations of the identified heritage assets.

Table 2: Designated heritage assets: Contribution of setting to significance			
Number given in Figure 2	Building	Designation	Setting contribution to significance of heritage asset
1	Eastern wall of the Roman fort	Scheduled Ancient Monument	The setting of the wall fragment was entirely enclosed by a low-level, red brick railway viaduct arch in the 1840s, and has now only viewed when standing within the railway arch. Due to the enclosed nature of the wall fragment, the setting of the wall cannot be impacted upon by any development outside of the railway arch. The contribution of setting to significance, therefore, is negligible.
2	Church of St George	II*	The historic setting of the church has been almost entirely lost as a result of extensive development throughout the 20th century, notably the construction of the A56 Chester Road and the A57(M) Mancunian Way to the south and east of the building respectively. To the north of the church, the historic grid iron layout of streets remains in place albeit the majority of the warehouses have been demolished and replaced with early 21st century apartment buildings. The sole surviving aspect of the historic setting of the church is in its immediate surroundings, the churchyard and the separately listed churchyard walls/gate piers discussed below. The historic setting of the church has been almost entirely lost to recent development and busy, multi-lane road networks, which has removed all historic urban form and context. Consequently, the setting of the church as a whole is best appreciated from its immediate surroundings. The contribution of setting to significance, therefore, is low.
3	Churchyard Walls, Gate Piers and Gates of St. George's Church	II	The significance of the walls and railings are integral to the historic immediate setting of the church. As seen with St George's Church itself, the historic setting of the walls and gate piers have been almost entirely lost to modern redevelopment and road networks, resulting in these perimeter features being solely appreciated from within the churchyard and the setting of the adjacent church as discussed above. The contribution of setting to significance, therefore, is low/medium.
4	Former Bridgewater Canal Offices	II	The former Bridgewater Canal Offices retain their elegant, classical frontage fronting onto Chester Road, but are otherwise almost entirely devoid of any historic context or setting as a result of the substantial developments of the Deansgate Square and Crown Street towers. The contribution of setting to significance, therefore, is negligible.

5	Artingstalls Auctioneers (378 Deansgate)	II	Whilst there has been substantial development to the south and west sides of the building with substantial developments of the Deansgate Square and Crown Street towers, the area to the north and east of the building retains much of its original early 19th century streetscape quality, forming the Castlefield Basin and around the Bridgewater/Rochdale Canals. The cobbled sett streets, and surviving warehouses serving the canal, along with the three 19th century, high-level railway viaducts to the north, all retain much of their original form and contribute substantially to the setting of the former chapel. The former church's setting is best understood from within the Castlefield basin, and from short and medium-range views travelling east and west along Chester Road and Deansgate. The contribution of setting to significance, therefore, is medium.
6	Merchant's Warehouse	II	This warehouse retains a considerable amount of its original setting to the east side and the Bridgewater Canal to the west, and forms a significant component of the Castlefield Conservation Area. Within a wider context, the Bridgewater Viaduct is visible to the north and the neighbouring Middle Warehouse, of a similar age and type, may be seen within the immediate area of the basin. Where much more recent residential and office blocks have been added within vacant plots around the canal, these have tended to respect the proportions and the materials of the original warehouses surrounding them, thus leaving the overall historic environment intact, or at least with a sense of continuity and coherence. The setting of the warehouse is entirely seen and appreciated from within the close environs of the Castlefield Basin area, where it forms a key element of that area. The contribution of setting to significance, therefore, is medium/high.
7	Middle Warehouse at Former Castlefield Goods Yard	II	The Middle Warehouse is now in use as apartments and has lost much of its setting to the south due to the busy nature of the A56 Chester Road, the associated demolition of surrounding buildings and the recently completed Deansgate Square and Crown Street residential towers. To the northern side, however, the building retains much of its original canal-side setting, forming a significant component of the character and appearance of the Castlefield Conservation Area. The warehouse is almost entirely appreciated from within the environs of the Castlefield Basin area, where its principal frontage faces onto the canal. The contribution of setting to significance, therefore, is medium.
8	29-41 Liverpool Road	II	Due to the domestic scale and position of the buildings, the setting of the row of terraced houses/shops is only appreciated from Liverpool Road, when viewed travelling east or west, which cannot be seen in conjunction with the Site. The contribution of setting to significance, therefore, is low.
9	Lock-Keeper's Cottage at	II	The building's setting is largely intact due to its position between the high walls of Whitworth Street West and the high-level railway viaduct directly behind (north), which largely enclose the setting of the building

	Lock No 91 Next to Gaythorn Tunnel		and allow it to be more easily appreciated and understood when traveling along the low-level towpath of the Rochdale Canal. Due to the distance of the building from the Site, and its typology/surrounding buildings, it is not considered to be affected by any development on the Site. The contribution of setting to significance, therefore, is medium.
10	Lock No. 91, at east end of Gaythorn Tunnel	II	The historic setting and context of the canal lock largely remains by virtue of its low-level position, domestic scale and continued use. The wider setting has also survived substantially intact in this instance, including the retention of numerous 19th century viaduct structures and walls surrounding it. In the context of the site, the setting of the lock is only appreciated from its immediate environ when viewed looking east and west along the canal towpath, and forms a group with the adjoining lock keeper's cottage. The contribution of setting to significance, therefore, is low.
11	Rochdale Canal Lock No 92 (Dukes Lock) and Castle Street Bridge	II	The historic setting and context of the canal lock and bridge remains fundamentally intact by virtue of its domestic scale and continued use. The wider setting has also survived substantially intact in this instance, including the retention of numerous 19th century buildings surrounding it and a network of canal inlets and cobbled set streets. In the context of the site, the setting of the lock and bridge are only appreciated from their immediate environs, and when viewed looking east and west along the canal towpaths. The contribution of setting to significance, therefore, is low.
12	Manchester South Junction and Altrincham Railway Viaduct	II	The viaduct has group value with the two neighbouring railway viaduct structures, and due to the length and scale of the structure it can be appreciated within several different settings; these are understood as being ever changing depending on the urban form and or context of the viaduct in that particular location. In the context of the Site, the viaduct's setting is best understood from within the Castlefield basin area where the viaduct forms part of the multi-level environment, adjacent to associated railway viaducts and bridges. The contribution of setting to significance, therefore, is medium.
13	Deansgate Station	II	Deansgate Station lies between two distinct areas of the city centre, specifically the commercial area along Deansgate running north-east from the station and the Castlefield area to the south-west. The station is almost entirely understood and appreciated in its when viewed from its principal curved corner elevation on the corner of Deansgate and Whitworth Street West. The setting of the building is apricated from within its immediate environs, and largely depends upon its visual relationship with the attached high-level viaduct, which passes over Deansgate in two places. The building's wider setting has been substantially altered in recent years with the completion of the Deansgate Square and Crown Street tower developments, which have introduced a number of very tall towers within the immediate backdrop of the principal view of the station.

			The contribution of setting to significance, therefore, is low/medium .
14	Floodgate on east side of Knott Mill Bridge	II	The setting of the floodgate has been completely erased due to modern development to all sides, and can only now be seen from the level of the river itself, and the recently completed public realm of Deansgate Square. Due to the size of the structure, its setting is entirely experienced from the immediacy of the structure itself and would not be affected by any development upon the Site. The contribution of setting to significance, therefore, is negligible.
15	Boundary Stone on Knott Mill Bridge	II	The setting of the stone has been complexly erased due to the development to all sides. Due to the size of the stone, its setting is entirely experienced from the immediacy of the stone itself. The contribution of setting to significance, therefore, is negligible.
16	Roman Catholic Church of St. Wilfrid	II	The setting of St Wilfred's Church retains no historic context or buildings, and is only now appreciated from the immediately surrounding streets. In the context of the site, the church is located at a reasonable distance and is disconnected both visually and physically from the Site. The contribution of setting to significance, therefore, is negligible.
17	School House	II	The setting of the former school has changed dramatically since the 1960s, with the Mancunian Way being constructed along the rear of the property, removing all historic context from the north, and the substantial recent developments of the Deansgate Square and Crown Street towers to the north. In the context of the site, the school building is only fully appreciated from its principal elevation on Jackson Crescent, where the recently completed substantial Deansgate Square and Crown Street towers are seen and understood as development in the distance. The contribution of setting to significance, therefore, is negligible.
18	G MEX (now Manchester Central)	II*	The setting of Manchester Central has been significantly compromised by later surrounding development with the only remaining historic context now being the neighbouring Midland Hotel (also Grade II*) and viaduct to the south. The contribution of setting to significance, therefore, is low/medium.
19	The Britons Protection Public House	II	The Britons Protection retains little of its historic setting, except for the only other surviving element of historic context being the Grade II Nos. 13-17 Albion Street to its rear. The building's setting is now largely surrounded by recent development of medium to large scale. The contribution of setting to significance, therefore, is low.
20	13-17 Albion Street	II	Nos. 13-17 Albion Street retains little of its historic setting except for the Britons Protection public house to its immediate north-east. The building's setting is now surrounded largely by recent development. The contribution of setting to significance, therefore, is low.

21	Former cotton mill on west side of Cambridge Street	II	The former cotton mill comprises a range of buildings and a separately listed chimney stack (Grade II), which together form a group on the corner of Cambridge Street and Hulme Street. The setting of the building has been lost to its south by the replacement of historic buildings with large surface car parks, however its setting is still largely appreciated from within the immediate surrounding streets and from within the complex itself. The contribution of setting to significance, therefore, is low/medium.
22	Mill chimney on west side of Cambridge Street	II	As noted above, the chimney structure forms part of the wider former mill site, which together form a group on the corner of Cambridge Street and Hulme Street. The setting of the chimney is appreciated from surrounding streets and from within the Grade II listed complex itself. The contribution of setting to significance, therefore, is low/medium.

6.3 Conservation Areas

The Site is situated approximately 250m to the south-east of the boundary of the Castlefield Conservation Area. This is the largest conservation area in Manchester and can be divided into several distinct character areas.

The focus of the Conservation Area is the Castlefield Basin and Liverpool Road areas, as these areas contain a large number of listed buildings and best represent the development of the canal, railways and industry in this part of the city.

The numerous viaducts and bridges constructed as part of the development of the railways dominate the character of this area, primarily across the basin, creating a unique multi-level environment which is straddled by both warehouses and canals. These structures resulted from the growing rail network in and out of Manchester during the second half of the 19th Century. Different rail companies constructed their own lines into the city resulting in new lines passing through Castlefield having to be operated at high level to prevent them from obstructing road and canal traffic below, which has created a unique multi-level character to the basin area.

In recent years, the area has been redeveloped for residential, commercial and recreational use which has restored something of the former historic urban grain to the area making it an open and vibrant area.

The area to the south-east of the conservation area, and around the Site, has recently seen very significant development including several high-rise residential apartment schemes forming the Deansgate Square and Crown Street tower developments, which have created an entirely new setting/backdrop to the Castlefield Basin when looking south and south-west towards the Site, comprising a number of tall, modern tower structures within the near distance.

6.4 Statement of Significance for the Site

- The early residential and other buildings across the site were entirely cleared during the 1950s/60s.
- The Site yields **no historical, artistic or architectural interest**.
- The Site has a level of **low archaeological interest**, which is focused largely on potential nineteenth-century remains. Evidence of post-medieval and Industrial period activities within the Site may also survive in the form of buried archaeological remains, with any Roman remains potentially surviving at a greater depth. Further information is set out within the Archaeological Impact Assessment submitted in support of this application.”
- The area surrounding the Site is clearly distinguished by two character areas: the Castlefield Character Area, which falls within the Castlefield Conservation Area, and the Great Jackson Street Framework Area Character Area, of which the Site forms a part.
- Regarding the Castlefield Conservation Area, the characterisation appraisal demonstrates that the site is not experienced from the immediate conservation area, but due to the proposed height and nature of the proposed development may have the potential to impact on the character and appearance of the conservation area.
- The prominent corner location of the Site represents an opportunity to enhance the currently semi-derelict and negative appearance of the streetscape, allowing the Site to be form part of the recently completed wider development scheme of Deansgate Square.

7 HERITAGE IMPACT ASSESSMENT

7.1 Introduction

This assessment of the potential impact of the Proposed Development on the surrounding heritage assets concerns the potential indirect (visual) or direct (physical) impact. As there are no designated or locally listed buildings within the defined Site area, it will be clear there will be no direct (i.e. physical impact). The focus of the following heritage impact assessment (HIA) will therefore focus on the visual impact on identified surrounding heritage assets. The significance of each heritage asset's setting has been established above in preparation for the following impact assessment.

The key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in national and local policy.

Reference should be made to the drawing pack and Design & Access Statement by SimpsonHaugh Architects for full details of the proposals.

7.2 Measuring Heritage Impact

It is first necessary to determine the magnitude of heritage impact potentially afforded by the proposals, based on an understanding of how, and to what extent, the Proposed Development would impact the significance of the settings of identified designated heritage assets in the wider townscape.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the settings of identified listed buildings. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise their positive heritage interest (as outlined above) the impact on their significance will be deemed adverse.

The effects are typically rated as: **High, Medium, Low, Negligible or Neutral**, and can be **adverse** or **beneficial**.

The criteria for assessing the magnitude of impact of indirect heritage impacts, such as the change to the setting of listed buildings, are set out in **Table 3** below. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (Jan, 2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: *"The Setting of Heritage Assets"* (*Historic Environment Good Practice Advice in Planning. Note 3*).

Indirect Heritage Impacts occur as a secondary consequence of the development and comprise changes which could affect the appreciation or experience of the architectural or historic interest of the identified heritage assets.

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values

<i>imperceptible or appropriately balanced.</i>	which detracts from the special interest of the building fabric.	of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

7.3 Assessment Methodology

In December 2017, Historic England updated their policy guidance on the Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3, Second Edition). The revised guidance calls, in general terms, for a more discursive approach to Visual Impact Assessments and a reduced reliance on matrices and technical assessment. In particular, the guidance states (p. 8) that *“technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”*

With this in mind, and in accordance with the revised policy guidance, the following Visual Impact Assessment is presented in the form of text discussion comprising an assessment of the extent of change to the settings of the identified heritage assets which would arise as a result of the Proposed Development, the impact of that change, and whether any such changes could be considered to amount to either ‘harm’ or ‘substantial harm’ within the terms set out by the NPPF.

Finally, as recommended by the revised Historic England guidelines, the Visual Impact Assessment is supported by a table identifying the *scale* of the impact incurred by the proposed development upon the setting of each identified designated heritage asset and the *significance of effect* of the change in each case which may be *adverse* or *beneficial*. This creates a sliding scale of overall impact ranging from *Major Adverse* through *Neutral* to *Major Beneficial*. This is provided within Table 3, above.

These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011). Whilst prepared for use in relation to World Heritage Sites, this document provides one of the few available international standards for this type of assessment, and hence acts as an acknowledged benchmark for the assessment of heritage impacts.

7.4 Visual Impact Assessment

To assist in this discussion, a series of existing and proposed views have been agreed by the local planning authority, in order to facilitate the Townscape Visual Assessment exercise (completed by Chris Burnett Associates) and the Heritage Visual Impact Assessment carried out below.

Of these, **Views 1, 4, 6, 12, 13, 14, 15, 19 and 20** include heritage assets that could potentially be affected by the development and are thus considered to be **Key Heritage Views** for inclusion within the Heritage Visual Impact Assessment (note, this is separate to the Townscape Visual Assessment).

The 9 heritage views are labelled along with the townscape views on the map extract provided in **Figure 34 below**. The existing and proposed views are provided below following the Visual Impact Assessment text.

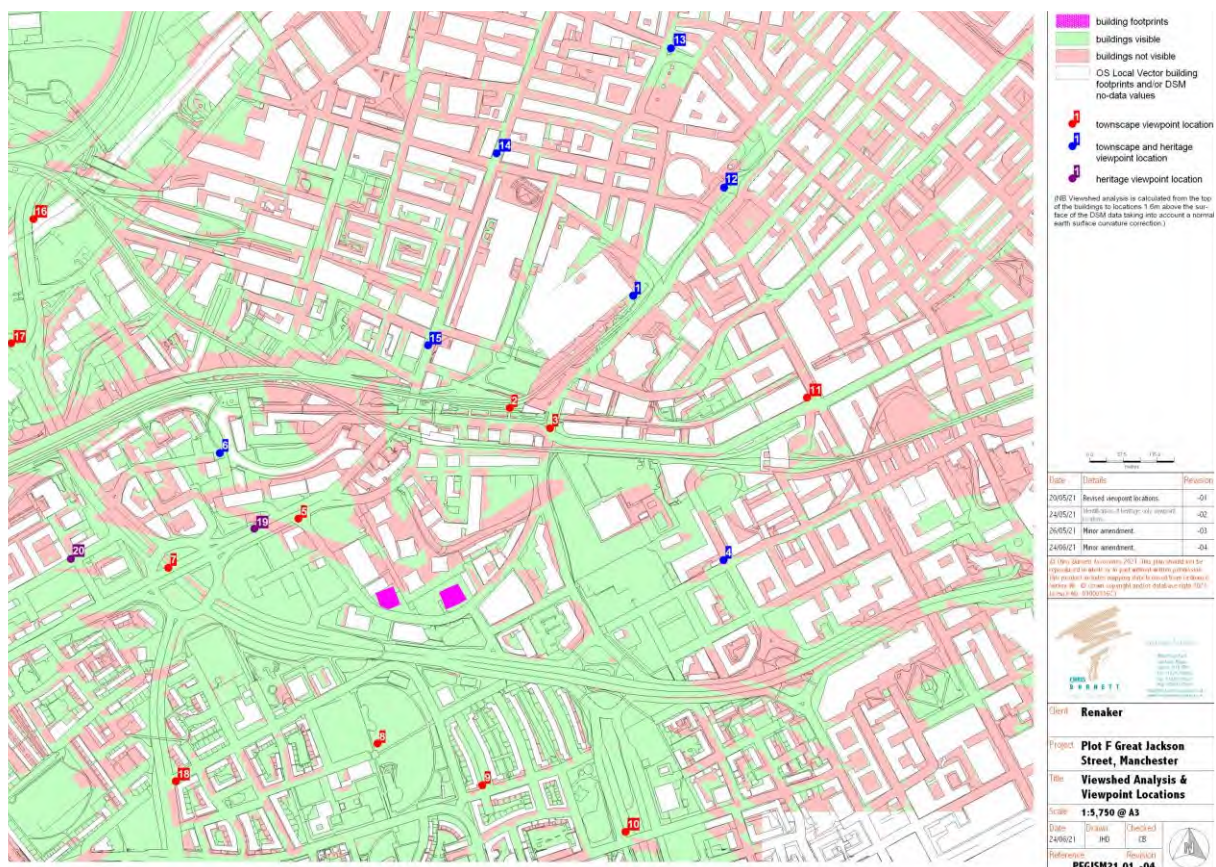


Figure 34: Key views map, illustrating the location of the two proposed towers highlighted purple, townscape viewpoints numbered in red and heritage viewpoints numbered in blue.

7.4.1 Viewpoint 1

Existing

This view is experienced whilst heading away from the main city Centre, looking south-west along Lower Mosley Street towards the Site.

The existing view is dominated by an almost entirely modern cityscape with a number of recently completed residential towers which can be seen across the horizon, including the Axis Tower apartment building immediately behind the white coloured “Tower of Light” structure, the completed Deansgate Square towers to the distant left, and the two Crown Street towers to the distant right. Together, this collection of tall new build elements represents a new residential district away from the city centre.

The foreground of the view is completely occupied with modern road/Metrolink tram infrastructure and the side aspect of the c1990s Bridgewater Hall framing the far left of the view. In terms of heritage interest, the right of the view is framed by the oblique side of the Grade II* listed Manchester Central exhibition centre, whilst the small, white-rendered façade of the Grade II listed Britons Protection Public House and Grade II listed 13-17 Albion Street immediately behind, are indistinguishable to the centre background.

The existing view does not best represent the heritage interests or settings of the identified heritage assets.

Proposed

In the proposed view one of the two proposed towers will be visible to the left of the existing Deansgate Square towers rising immediately behind the Grade II 13-17 Albion Street and Britons Protection public house.

Due to the heritage interests and settings of the two Listed Buildings not being best appreciated from this viewing place, the proposed tower is read and understood as part of the existing cluster of tall buildings that dominate the view.

Consequently, it is considered that the proposed development will not alter the settings or appreciation of the identified Listed Buildings from this view location and is therefore considered to be **neutral**.



View 1: Existing



View 1: Proposed

7.4.2 Viewpoint 4

Existing

This view is experienced looking south-west into Hulme Street towards the Site from its junction with Cambridge Street.

The view illustrates part of a complex of Grade II listed 19th century former cotton mill buildings and Grade II listed chimney, which dominates the view. The buildings are of high group value and dynamically hold the corner of the two streets. To the far left of the view is the corner of a large surface car park, which is largely concealed from view behind mature trees.

Although the original, densely-packed urban context to the left of the mill buildings is now lost to modern surface car parking, the settings of the listed mill buildings to the right of the view are largely unaltered within the immediate environs of the group due to their robust form and design and visual relationship between the buildings/mill yards.

Proposed

The proposed view shows one of the two proposed towers will be partially visible above the Grade II listed mill, and adjacent to the Grade II listed chimney structure.

Although the new tower will be partially visible from this location, it does not detract from the dominant, vertical form of the listed chimney structure, and is read as being part of the established background of the view. It also does affect the ability to understand and appreciate the special interest of the listed mill or the separately listed chimney.

Similarly, the proposed tower does not impact on the heritage interests or setting of the Grade II listed mill buildings to the foreground and will be understood as being part of the recent development in the distance.

Consequently, it is considered that the proposed development will not alter the settings or understanding or appreciation of the identified Listed Buildings from this view location, and the impact is therefore considered to be **neutral**.



View 4: Existing



View 4: Proposed

7.4.3 Viewpoint 6

Existing

View 6 is experienced looking south-east towards the Site from the Castlefield Basin, located within the Castlefield Conservation Area.

This view has been significantly altered in recent years with the construction of a number of new residential towers forming Deansgate Square to the left of the view, and the Elizabeth Tower and Victoria Residence to the right, which now dominate the middle distance of the view.

The foreground of the view comprises a number of features that are characteristic of this part of the Conservation Area, including part of the Bridgewater Canal and loading docks to the Grade II listed Middle Warehouse (centre) and surrounding open spaces and mature planting.

The Grade II Middle Warehouse is the only listed building within the view, and although the recently completed towers now introduce a number of high-rise elements in the middle distance that signals the contemporary evolution of the city's skyline, they do not affect the ability to appreciate the heritage interests and setting of the listed building.

As a whole, the view demonstrates part of the principal character of this part of the Castlefield Conservation Area and allows the heritage interests of the heritage assets within the view to be clearly understood and appreciated.

Proposed

The proposed view shows one of the two proposed towers as being largely visible from this viewing place. Despite the obvious height and scale of the proposed tower, it be read as part of the existing cluster of high-rise buildings of a similar height and scale, which form part of the existing contemporary backdrop to the listed warehouse.

The addition of a new tower within the view does not alter the settings or understanding or appreciation of the listed warehouse or the character and appearance of the conservation area from this view location, and is therefore considered to be **neutral** in terms of impact.



View 6: Existing



View 6: Proposed

7.4.4 Viewpoint 12

Existing

This view is experienced looking south-west towards the Site from the St Peters Square Conservation Area amidst the various Metrolink tram lines.

The view is dominated by the two large-scale buildings to the left and right, which comprise the dark brick and terracotta Grade II* Listed Midland Hotel to the right, and the equally large, light stone 1950s Peter House office building to the left.

The almost solid street wall of the middle ground is intersected by Lower Mossley Street to the centre, which allows a view south-west towards the Site, where the recently completed Axis Tower can be partially seen to the right.

The foreground of the view is largely uninterrupted, and forms one of Manchester's principal civic spaces having been recently redeveloped to become a central transport hub for the Metrolink tram network. To the left of the view is the Grade II listed Memorial Cross, which is obscured within this view due to the similar colour of Peter House directly behind.

This view partly demonstrates the character and appearance of the Conservation Area and heritage interests/settings of the heritage assets within the view, however these are better understood and appreciated from other locations within the Square.

Proposed

In the proposed view one of the two proposed towers will be largely visible in the far distance, helping to terminate the long-range view along Lower Mosely Street from St. Peter's Square.

The Proposed Development will be understood and appreciated as a contemporary element within the skyline to the periphery of the city centre, and due to its distance from the Grade II* Midland Hotel and Grade II Memorial Cross, it will be an imperceptible addition to the view.

Consequently, it is considered that the Proposed Development will not alter the settings or understanding or appreciation of the identified Listed Buildings or the character and appearance of the Conservation Area from this view location, and is therefore considered to be **neutral**.



View 12: Existing



View 12: Proposed

7.4.5 Viewpoint 13

Existing

This view is experienced from the north side of Albert Square, looking south towards the Site through the Albert Square Conservation Area from the western end of Princess Street.

This view is normally dominated by the Grade I listed Manchester Town Hall, which can be partially seen to the left. However, due to the current ongoing restoration of the Town Hall a number of temporary site units and hoardings have been erected around the building and across Albert Square. These temporary structures obscure almost all views of the Town Hall and detract from the ability to fully appreciate the heritage interest or setting of the Town Hall or its planned setting within Albert Square.

To the mid-centre of the view is the Grade I listed Albert Memorial, which is usually seen in conjunction with the Town Hall and the setting of the open public realm of Albert Square, however, again due to the ongoing works the memorial is now partially concealed from view.

Currently also concealed from view are the Grade II* listed Memorial Hall, and Grade II listed Albert Chambers to the southern side of Albert Square, which help enclose the Square with buildings of a similar age/style to that of the Town Hall and Memorial.

To the far right of the view is the oblique front of the late-20th Century office development of 2-10 Albert Square, which encloses the western side of the Square. To the left distance of 2-10 Albert Square can be seen a number of modern, high-rise developments that rise above the roofscape to the foreground and include the Beetham Tower (right) and two of the Deansgate Square towers to the left.

Notwithstanding the current development works across Albert Square, the heritage interests of the listed buildings/structure and conservation area are represented well in this view, and together form a highly significant setting to the Grade I Manchester Town Hall and Albert Memorial.

Proposed

In the proposed view, only the very top of the two proposed towers will be seen glimpsed adjacent to the existing Deansgate Square towers.

Consequently, it is considered that the proposed development will not alter the settings or understanding or appreciation of the identified Listed Buildings or character and appearance of the Conservation Area from this view location, and is therefore considered to be **neutral**.



View 13: Existing



View 13: Proposed

7.4.6 Viewpoint 14

Existing

Viewpoint 14 is experienced from the junction of Quay Street, Deansgate, and Peter Street looking south towards the Site from the southern boundary of the Deansgate/ Peter Street Conservation Area.

This view is dominated by the monumental horizontal form of the Grade II listed former entrance to Deansgate Good Station and shops (Nos. 235-291 and Nos. 223-233 Deansgate) which collectively form a screen wall concealing much of the Grade II* former Goods Station, now known as the Great Northern Warehouse to the left of the view. The view is equally dominated by the juxtapose of the monumental vertical form of the Beetham Tower.

To the far right of the view is the corner of the 1970s Overseas House, which forms a commercial building on the corner of Deansgate and Peter Street, whilst to the far left of the view can be seen the sloping roof of the modern Great Northern Tower residential building. Between the Beetham Tower and Overseas House can be seen the upper parts of the Deansgate Square residential towers, which due to their location and reflective materiality are largely unnoticeable and understood as being in the distance.

This heritage interests and settings of the listed buildings, and the character and appearance of the conservation area, are represented well within the view.

Proposed

The proposed development will be almost entirely obscured from view by the existing Deansgate Square towers, and consequently it is considered that the proposed development will not alter the settings or understanding or appreciation of the identified Listed Buildings or the character and appearance of the Conservation Area from this view location, and therefore the impact is considered to be **neutral**.



View 14: Existing



View 14: Proposed

7.4.7 Viewpoint 15

Existing

This view is experienced looking towards the Site from the southern end of Deansgate, close to the junction of Liverpool Road (right) and Great Bridgewater Street (left).

The view is dominated by the large vertical forms of the four recently completed Deansgate Square residential towers, which punctuate the skyline and terminate the view from this location, clearly signalling the ongoing developing townscape.

The podium of the Beetham Tower encloses the foreground to the left of the view, with the unlisted Edwardian Deansgate public house seen to its immediate right, which retains a sense of the former low-rise character of the area.

The Grade II listed Castlefield Railway Viaduct can be seen to cross Deansgate through the centre of the view, which forms a distinctive juxtaposition with the towers immediately beyond.

The heritage interests of the Grade II listed railway viaduct are well represented within this view.

Proposed

The Proposed Development will be largely concealed from view by the existing Deansgate Square towers from this view location, and will be understood as part of that existing development.

Consequently, it is considered that the proposed development will not alter the setting or understanding or appreciation of the Grade II listed railway viaduct from this view location, and therefore the impact is considered to be **neutral**.



View 15: Existing



View 15: Proposed

7.4.8 Viewpoint 19

Existing

This view is experienced when looking south-east across Chester Road towards the Site.

This view demonstrates the immediate environs to the north-west of the Site, which have undergone significant developments in recent years, the result of which can be seen the four newly completed Deansgate Square towers to the left, and part of the Victoria Residence to the right.

To the centre is the Grade II listed Bridgewater House, which is only heritage asset within the view and which forms the last surviving element of the surrounding historic streetscape.

The newly completed high-rise residential towers create a distinct, contemporary backdrop to the surviving low-rise Bridgewater House to the foreground. The setting of Bridgewater House has been entirely changed in recent years, and its setting is now shorn of its historic context.

Proposed

In the proposed view, one of the two proposed towers will be highly visible adjacent to the existing Deansgate Square towers. However, due to the already completed towers, the addition of a further tower in this location creates a minor change to the baseline.

The setting of the Grade II listed Bridgewater House has already been previously shorn of its historic context and setting, and its heritage interests can be seen to be maintained. Consequently, it is considered that the proposed development will not alter the settings or understanding or appreciation of the Grade II listed Bridgewater House from this view location, and is therefore considered to be **negligible adverse**.



View 19: Existing



View 19: Proposed

7.4.9 Viewpoint 20

Existing

This view is experienced when looking south-east towards the Site from Ellesmere Street.

The view is dominated by the substantial Grade II* listed St George's Church, along with the separately Grade II listed perimeter walls and railings, which together forms a prominent landmark from surrounding streets.

The church and perimeter wall/railings are the only heritage assets within the view, and one of few surviving elements of the surrounding historic streetscape in the immediate area.

Immediately behind St George's Church significant high-rise development, which has been undertaken in recent years, can be seen to have been completed to the south-east, comprising the Deansgate Square towers, of which one of the four towers can be seen to the far left, and the Victoria Residence and Elizabeth Tower, which can be seen to the left hand side of the church.

The newly completed high-rise residential towers create a distinct, contemporary backdrop to the tall and highly decorative stone tower of St George's Church to the foreground.

The setting of St George's Church and its perimeter wall/railings has progressively changed from the 1960s until the completion of the surrounding towers in recent years. Consequently, although the setting of the Grade II listed walls and railings have not altered, their setting of St George's Church is now largely shorn of its historic context.

The heritage interests of the Grade II* Listed St George's Church and Grade II listed perimeter wall/railings are well represented within this view.

Proposed

The Proposed Development will be almost entirely concealed from view by the existing Elizabeth Tower from this location and will be understood as an imperceptible addition to that existing development.

Consequently, it is considered that the Proposed Development will not alter the setting or understanding or appreciation of the heritage assets within this view, and therefore the impact is considered to be **neutral**.



View 20: Existing



View 20: Proposed

7.5 Summary

- The Heritage Visual Impact Assessment appraised nine views to determine the potential impact on the historic built environment, taking account of Historic England’s recent (December 2017) guidance.
- The Visual Impact Assessment has concluded that, when considered from these identified viewpoints, the proposed development will incur a **neutral** impact in relation to the settings of the Grade II* listed G Mex (Manchester Central) and the Grade II listed Britons Protection public house, Nos. 13-17 Albion Street, Manchester South Junction and Altrincham Railway Viaduct, Hulme Street former cotton mill, the Hulme Street former cotton mill chimney, the Middle Warehouse, the Grade II* St George’s Church and its Grade II perimeter wall/railings.
- The proposed development will incur a **negligible adverse** impact to the setting of the Grade II listed Bridgewater House.
- As stated throughout the Visual Impact Assessment, whilst it will be clear the Proposed Development will be visible in a number of instances, and thus result in some visual change; the resultant impact upon the special interest of surrounding heritage assets will be largely **neutral**.
- In addition, the Visual Impact Assessment has identified a **neutral** impact upon the character and appearance of the Castlefield Conservation Area.
- The Proposed Development is situated on the periphery of the city centre, in an area already defined by high-rise towers (Deansgate Square towers and the Elizabeth Tower and Victoria Residence) of a similar height and scale. It is therefore considered that the Proposed Development is suitably placed within the existing townscape context and only results in one instance of negligible adverse impact in regard to one Grade II listed building.
- These findings are considered, within the terminology of the NPPF 2019, do not to amount to “harm” to the significance of the identified Designated Heritage Assets and therefore in this regard, it is considered that additional justification is not required on heritage grounds.
- The findings are tabulated within the Appendix below.

8 CONCLUSIONS

- The Site is occupied by modern warehousing and car parking and its existing appearance form a negative element within the wider townscape. This Heritage Statement has identified the Site to be of no heritage interest, but with some potential for below-ground archaeology. The archaeological interest is thus considered to be low.
- The historical development and heritage interest of the Site has been assessed by means of historic map regression, archival research and character analysis, in a manner proportionate to the significance of the Site, as required by the NPPF (2019).
- The potential of the Proposed Development to impact the settings of the identified heritage assets, primarily within 500m of the site, has been assessed through appraisal of nine views.
- Manchester City Council does not have any protected views, and tall buildings have previously been encouraged in this part of the city. Consequently, key views for this scheme were discussed and agreed with the Local Planning Authority at pre-application stage in order to assess the potential visual impact of the proposed scheme.
- The location of the Proposed Development is in accordance with the Manchester Core Strategy Policy EN2 Tall Buildings. The Site is not located within a conservation area and has previously been established as a location that is suitable for a tall building within the Great Jackson Street Development Framework (2018).
- The Visual Impact Assessment (VIA) demonstrated that the Proposed Development would have a largely **neutral impact** upon the settings of the identified Heritage Assets, and **one instance of negligible adverse harm** to one Grade II listed building.
- It is therefore considered that overall the Proposed Development would not result in “harm” to the significance of the identified designated heritage assets.
- The Proposed Development will deliver significant economic and regeneration benefits and accords with relevant national and local planning policy.

APPENDIX I: VISUAL IMPACT ASSESSMENT TABLE

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the Visual Impact Assessment comprised a long form text discussion of the impact upon the identified designated heritage assets, supported by the following tabulated matrix (Table 5). This follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

The parameters of the tabulated Visual Impact Assessment are summarised as follows:

1. The Scale of Impact

No change

Negligible change

Minor change

Moderate change

Major change

2. The Significance of the Effect of Change (or Overall Impact)

Major beneficial

Moderate beneficial

Minor beneficial

Negligible beneficial

Neutral

Negligible adverse

Minor adverse

Moderate adverse

Major adverse

These values have been established within the following Table 4 assessing the scale of impact and the effect of change in each case as regards each of the designated heritage assets identified which could potentially be affected by the Proposed Development.

Table 4 – Table of indirect impacts				
Designated heritage asset	Listing grade or other description	Contribution of setting to significance	Scale of impact	Significance of the effect of change, or overall impact
Eastern wall of the Roman fort	Scheduled Ancient Monument	Negligible	No Change	Neutral
Church of St George	Grade II*	Low	Negligible Change	Neutral
Churchyard Walls, Gate Piers and Gates of St. George's Church	Grade II	Low-medium	No Change	Neutral
Former Bridgewater Canal Offices	Grade II	Negligible	Minor Change	Negligible adverse
Artingstalls Auctioneers (378 Deansgate)	Grade II	Medium	No Change	Neutral
Merchant's Warehouse	Grade II	Medium-High	No Change	Neutral
Middle Warehouse	Grade II	Medium	Minor change	Neutral
29-41 Liverpool Road	Grade II	Low	No Change	Neutral
Lock-Keeper's Cottage at Lock No. 91 next to Gaythorn Tunnel	Grade II	Medium	No Change	Neutral
Lock No. 91, at east end of Gaythorn Tunnel	Grade II	Low	No Change	Neutral
Rochdale Canal Lock No. 92 (Dukes Lock) and Castle Street Bridge	Grade II	Medium	No Change	Neutral
Manchester South Junction and Altrincham Railway Viaduct	Grade II	Medium	No Change	Neutral

Deansgate Station	Grade II	Low-medium	Negligible Change	Neutral
Floodgate on east side of Knott Mill Bridge	Grade II	Negligible	No Change	Neutral
Boundary Stone on Knott Mill Bridge	Grade II	Negligible	No Change	Neutral
Roman Catholic Church of St. Wilfred	Grade II	Negligible	No Change	Neutral
School House	Grade II	Negligible	No Change	Neutral
G MEX (now Manchester Central)	Grade II*	Low	No Change	Neutral
The Britons Protection Public House	Grade II	Low	Negligible Change	Neutral
13-17 Albion Street	Grade II	Low	Negligible Change	Neutral
Former cotton mill on west side of Cambridge Street	Grade II	Low/Medium	Negligible Change	Neutral
Chimney	Grade II	Low/Medium	Negligible Change	Neutral

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 5



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