

University of Salford MANCHESTER

Heritage Statement

Rochdale Road, Manchester

Client:
Portwood Developments Ltd

Technical Report:
Ashley Brogan

Report No:
SA/2021/57

The Centre for Applied Archaeology

REGISTERED ORGANISATION CIfA

Site Location:	The development area is located off Rochdale Road, Manchester, and is bounded by Gould Street to the west, CCP car park to the north, Clive Street and Back St George Street to the east, and 73 and 85 Rochdale Road and Ashley Street to the south.
NGR:	Centred at NGR SJ 84699 99133
Prepared for:	Portwood Developments
Document Title:	Rochdale Road, Manchester
Document Type:	Heritage Statement
Report No:	SA/2021/57
Version:	Version 1.0
Author: Position: Date:	Ashley Brogan Heritage Management Archaeologist September 2021
Checked By: Position: Date:	Katie Fletcher Supervising Archaeologist September 2021

Copyright: Copyright for this document remains with the Centre for Applied Archaeology, University of Salford.

Contact: Salford Archaeology, Centre for Applied Archaeology, Peel Building, University of Salford, Salford, M5 4WT

Telephone: 0161 295 2144 Email: a.a.brogan@salford.ac.uk

Disclaimer:

This document has been prepared by Salford Archaeology within the Centre for Applied Archaeology, University of Salford, for the titled project or named part thereof and should not be used or relied upon for any other project without an independent check being undertaken to assess its suitability and the prior written consent and authority obtained from the Centre for Applied Archaeology. The University of Salford accepts no responsibility or liability for the consequences of this document being used for a purpose other than those for which it was commissioned. Other persons/parties using or relying on this document for other such purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify the University of Salford for all loss or damage resulting therefrom. The University of Salford accepts no liability or responsibility for this document to any other party/persons than by whom it was commissioned.

Contents

Summary		1
1.	Introduction	3
2.	Policy Context	2
3.	The Site	5
4.	Historical Development	7
5.	Site Descriptions	27
6.	Characterisation Appraisal	31
7.	Assessing Heritage Significance	39
8.	Setting Assessment	42
9.	Impact Assessment	49
10.	Planning Policy Considerations	51
11.	Conclusion	53
Sources		54
Acknowledgements		58
Appendix 1: Gazetteer Entries		59
Appendix 2: Tables of Criteria		62
Appendix 3: Figures		66

Summary

Portwood Developments Ltd is devising proposals for the development of land off Rochdale Road, near Manchester City Centre. In order to facilitate the planning process, Mulbury Homes, on behalf of Portwood Developments Ltd, commissioned Salford Archaeology to carry out a Heritage Statement. This was intended to establish whether and to what extent the proposals would affect the significance of the non-designated heritages assets within the development area, as well as the significance of the character of the historic built environment within the context of the application site.

The application site is located nearby Angel Meadow, an area of Manchester notorious in the nineteenth century for poor living conditions. In 1824, the Rochdale Road Gasworks was established to the north of the development area. The gasworks expanded southwards in the following decades into the application site. This new part of the gasworks was used for transporting coal into the works, which was the raw material used in gas manufacture. Warehouses and a joiner's workshop associated with the works and the Gould Street School, built in 1837, were also located within the proposed development site. The majority of the buildings within the proposed development site were demolished in phases, beginning in the mid-twentieth century, however some locally significant upstanding remnants of the gas works survive within the site as upstanding remains, including depot buildings, brickwork arches, and walls.

There are no designated heritage assets within the application site, however, five listed buildings are located within 250m of site boundary. The assessment demonstrates that the proposals will have a negligible effect on these designated heritage assets. Views of the designated and non-designated heritage assets within the wider landscape are considered to have a low value and the magnitude of impact is considered to be imperceptible. Therefore, the proposed development will have a neutral impact on the settings of the heritage assets located beyond the site boundary.

The development will have a substantial adverse effect on the non-designated heritage assets within the development area, which comprise structural remains associated with the Rochdale Road Gas Works. These surviving remains are in poor condition and therefore pose a risk to the public. Therefore, whilst the impact is considered to be substantial, the public benefits of the proposed development outweigh the harm caused by the demolition of the heritage assets. The proposals are therefore in accordance with Manchester City Council's adopted Core Strategy (2012) and the NPPF.

The extent of any further historic or archaeological investigation deemed necessary prior to, or during the development works will be decided by Manchester City Council's conservation team, in consultation with GMAAS. However, it would be reasonable to expect that further historic building recording may be required to carried out prior to the demolition of the heritage assets within the site. These assets include the former warehouse, arches and storage cellars, joiner's workshop and other walls. This work could build on the work carried out as part of this assessment and should be undertaken to Historic England Level 2/3 standard.

1. Introduction

1.1 Purpose

This Heritage Statement has been prepared in support of an application for planning consent for the development of land off Rochdale Road, near Manchester City Centre. The application site (herein referred to as 'the Site') does not fall within a conservation area and does not contain any listed buildings, Scheduled Monuments, or any Registered Parks and Gardens. There are, however, five statutory listed buildings within a 250m radius of the Site and the Site contained elements of the Rochdale Road Gasworks, which are considered to be non-designated heritage assets. Site is bounded by Gould Street to the west, CCP car park to the north, Clive Street and Back St George Street to the east, and 73 and 85 Rochdale Road and Ashley Street to the south.

This Heritage Statement appraises the identified features of the historic built environment within the context of the application site, providing a description of their significance in order to understand the potential impact of the proposals.

1.2 Research Methodology

The principal objective of the Heritage Statement was to examine the history, development, and significance of the historic built environment within the Site and its vicinity and through this to assess the impact of the proposed development on that significance.

This was achieved by carrying out desk-based documentary research based on primary and secondary sources, including maps, drawings and reports, as well as visual analysis and professional judgement.

An inspection survey of the Site and surrounding areas was conducted in August 2021. This involved an inspection of the exterior of the structures within the application area to better assess the condition and significance of the buildings and to identify the extent of survival of original features. The inspection also included a visual assessment of the immediate area surrounding the Site and an analysis of the setting of the designated heritage assets that could be affected by the proposals.

1.3 The Document

The following presents the relevant policy context regarding the Site and the proposals (Chapter 2), followed by a description of the Site and its surroundings (Chapter 3) and consideration of the historic context in and around the Site (Chapter 4). Chapter 5 includes a description of the heritage assets within the Site and Chapter 6 sets out the characterisation appraisal. Chapter 7 appraises the significance of the identified heritage assets, and Chapter 8 appraises the visual impact of the proposed scheme. The impact of the proposals is presented in Chapter 9 and Chapter 10 tests the proposals against the relevant local and national heritage planning policies. Chapter 11 provides a conclusion.

2. Policy Context

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Site is located within 250m of five statutory listed buildings. Section 66 of the Act requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when considering whether to grant planning permission.

2.2 National Planning Policy Framework

The significance of the heritage resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, July 2021). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one.

Section 16 specifically deals with this historic environment (paragraphs 189-208), and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

Paragraph 199 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.'

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

Paragraph 203 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Paragraph 205 states that **'l**ocal planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

2.3 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027. The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Manchester City Council is advised on proposals affecting listed buildings by their Conservation Team, supported by the Greater Manchester Archaeological Advisory Service (GMAAS) for proposals that could affect non-designated heritage assets.

2.4 Historic England Guidance

In 2015, Historic England released three Good Practice Advice Notes in support of the implementation of national policy and the related guidance in the Planning Policy Guidance (PPG). The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology.

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*) were considered as part of this assessment.

3. The Site

3.1 Location

The Site (centred on NGR SJ 84699 99133) is situated off Rochdale Road, which lies to the north of Manchester City Centre (Figs 1 and 2). The Site comprises three depot buildings and a car park (Plate 1). The Site is bounded by Gould Street to the west, CCP car park to the north, Clive Street and Back St George Street to the east, and 73 and 85 Rochdale Road and Ashley Street to the south. The Site lies at a height of approximately 52m above Ordnance Datum (aOD).



Plate 1: Recent aerial view looking north across the Site

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

3.2 Designations within the area of analysis

The Site does not fall within a conservation area and does not contain any listed buildings, Scheduled Monuments, or any Registered Parks and Gardens. There are, however, five statutory listed buildings within a 250m radius of the Site (Table 1). The Ancoats Conservation Area is located approximately 310m to the south of the Site.

List Entry No.	Description	Grade	NGR
1270681	Warehouse on West Corner of Junction with Simpson Street	II	SJ 84538 99073
1292052	Former Police and Ambulance Station	II	SJ 84710 98885

1254650	Sharp Street Ragged School	II	SJ 84511 99107
1247604	Marble Arch Inn	II	SJ 84677 99084
1291013	Cooperative Press	II	SJ 84473 99072

Table 1: Summary of listed buildings within a 250m radius of the Site

4. Historical Development

4.1 Introduction

In order to understand the heritage significance of the subject site, within the surrounding historic environment, it is first necessary to understand its historical development of the area. This section of the report analyses and interprets historic maps and primary and secondary information to provide an evidence base for the analysis of significance.

4.2 Historical Setting

4.2.1 A Brief History of the Development of Gas Works

During the post-medieval and industrial periods, many individuals across Europe experimented with the distillation of coal through splitting it into its constituent parts: gas, ammonia rich water, tar and coke (Thomas 2014, 1).

Experiments with gas and coal were first documented in the seventeenth century. Jean Tardin experimented with coal and gas after identifying that the source of the fire at Grenoble was the gas escaping from coal beds. Tardin heated crushed coal in a closed vessel to produce gas and reported his observations in *'Histoire naturelle de la fontaine que brusle pres de Grenoble'*, published in 1618 (Thomas 2014, 2). Other seventeenth century experiments included those of Thomas Shirley and Dr John Clayton. In 1659, Thomas Shirley observed 'carburetted hydrogen' at a natural spring, which lit his candle when placed at the surface of the water. In 1684, Dr John Clayton continued Shirley's work and excavated near the spring and found coal 18 inches below. (Thomas 2014, 2). Clayton's work remained largely unknown for several years, as his findings were only published in 1739.

During the eighteenth century, experiments with coal and gas were undertaken across Europe, with many individuals lighting their own homes and offices, including Carlisle Spedding and George Dixon. Experiments were undertaken in Durham by George Dixon in 1760, which included heating coal in a kettle and igniting the gas. He established a works to extract the tar from coal in Cockfield and in, 1779, lit his house with gas. (Thomas 2014, 2). Following Sir James Lowther's work of 1733, Carlisle Spedding, who was the manager at Lord Lonsdale's Saltom mine in Whitehaven, lit his office in 1765 with 'fire damp', which was vented from the mine. He offered to supply the town with gas for street lighting, but this offer was refused.

William Murdoch, a Scottish engineer, is often credited with being the first to discover a commercial process for coal gas manufacture. Murdoch was born in 1754 and had experimented with producing gas from coal from childhood. He began working for Boulton and Watt in 1777 and was given the task of selling and installing steam-powered water pumping equipment to Cornish mine owners. Murdoch married a local coal mine owner's daughter and settled in Redruth, where he continued his experiments with coal and gas. Murdoch produced gas in a small iron retort in his back yard and piped the gas to his house, which allowed him to light his office and house in 1792. In 1802, Murdoch lit the Soho Works of Boulton and Watt in Birmingham. By 1805, Boulton and Watt were the only producers of gas-making plant in the world.

From the early nineteenth century, numerous Mancunians contributed to the success of gas lighting, including the chemist, Dr. Henry, who worked as an analyst in the field; Mr. Clegg, a former officer of health in Manchester who partly originated and successfully completed the gas meter; and John Leigh, who contributed to the utilization of the products of tar for the production of different colours (Institute of Mechanical Engineers 1894).

A timeline of the gas industry has been produced by the National Gas Museum, which details the history of the industry from the seventeenth to the end of the twentieth century (http://www.nationalgasmuseum.org.uk/gas-industry-chronology/).

4.2.2 The Production of Gas from Coal in the Nineteenth Century

Once the coal had been mined, it was placed into a sealed vessel called a retort house, where it would be heated externally by a furnace. Without air the heated coal could not burn, and so moisture was driven off and the large organic molecules within the coal were thermally broken down into smaller compounds. This process produced molecules of hydrogen, water, and hydrogen sulphide, which were released into the gas. The gas leaving the retort was cooled, which removed the tar and oil compounds, and washed, which removed the soluble compounds such as ammonia and phenol. The gas would then be purified to remove the sulphur and cyanide compounds. The finished product was known as 'Town Gas'. Coke remained in the retort, which was removed and cooled using water (Thomas 2014, 15). Plate 2 shows the stages of the process of producing gas, along with the processing of the by-products. The process for making gas from coal remained essentially unchanged from the early nineteenth century until the last coal gas works closed during the 1970s (http://www.nationalgasmuseum.org.uk/making-gas-from-coal/).

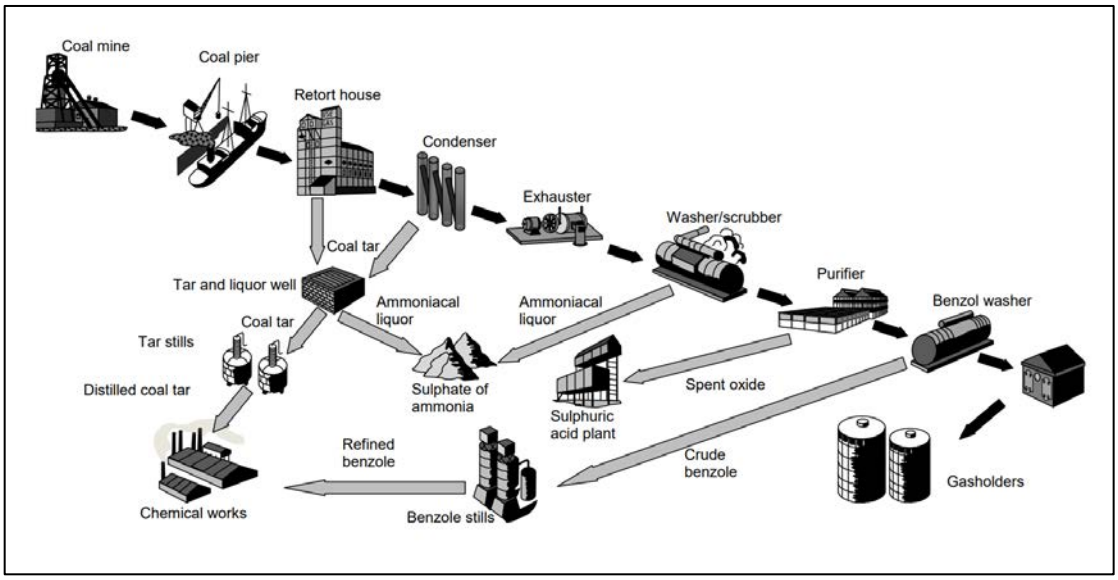


Plate 2: The production of town gas from coal. The black arrows show the progress of the gas through the plant and the grey arrows show the processing of the by-products (Thomas 2014)

4.2.3 Manchester Corporation Gas Works

During the nineteenth century, Manchester was known for being one of the most well-lit cities in England due to its success in the development of gas. In 1807, the Police Commissioners of Manchester affixed a public lamp outside their premises in Police

Street. During the early years of the nineteenth century, gas undertakings were all privately owned.

In 1817, the first Manchester Gas Works was built by the Manchester Police Commissioners. The works was located at Water Street and was used to supply gas to streetlamps and police offices on a commercial basis (National Gas Archive: Manchester Corporation). Manchester was the first municipal authority to obtain powers for the manufacture and supply of gas, which was achieved through the Manchester Gas Act of 1824. The Act set the areas of supply for the Police Commissioners Gas Undertaking and the police commissioners were responsible for lighting the streets.

A second gas works was opened at Gould Street in 1824 (later known as Rochdale Road Gas Works) and in the following years a further three gas works were established within Manchester by the Police Commissioners: Gloucester Street Gas Station (1830-1847), Every Street, Ancoats (1831-1867) and Gaythorn Gas Station. The latter had been established in 1825 and was purchased by the Police Commissioners in 1837, the same year in which the first established gas works at Water Street were closed. With the purchase of Gaythorn Gas Works came the right to supply gas to Chorlton-upon-Medlock (Institute of Mechanical Engineers 1894).

The responsibility of the Manchester Gas Undertaking was transferred from the Police Commissioners to the Manchester Corporation in 1843. The Corporation bought the Droylsden Station in 1869 and constructed and opened Bradford Road Station in 1884. The last gas station to be acquired by the Manchester Corporation was Partington, which opened in 1929. Through nationalisation, the Manchester Corporation Gas Undertaking became part of the North West Gas Board in 1949 (National Gas Archive: Manchester Corporation).

4.2.4 Rochdale Road Gas Works

Construction of The Rochdale Road Gas Works, which was originally known as the Gould Street Gas Works, began in 1824 at a time of social unrest within Manchester, with the construction site becoming a target for sabotage during the Chartists' disruptions of that year. Newly built sections of the gas works were damaged, however, work continued and the gas works were completed. The third gasometer was erected at the Rochdale Road Gas Works in 1850; the gasometers had the capacity to allow the storage and the controlled release of their contents into the networks of gas-mains and pipes (Jones 2006).

Prior to the construction of the railway network, coal had been transported to the gas works via horse and cart, which had become a severe limitation on the output of the gas works. The arrival of the railway brought with it a leap in production, allowing up to 7,000,000 cubic feet of gas to be produced per day, a massive increase from the 50,000 cubic feet previously. Trains arrived at the Rochdale Road Gas Works straight from the mines, which allowed 400 tons of coal to arrive at the gas works daily by 1860. The works required a workforce of 700 to maintain this increased output (*ibid*).

Further attempts to sabotage the Rochdale Road Gas Works occurred in 1876, this time during the Fenian Movement (an Irish-American Republican secret society, first emerging in 1858 as the forerunner to the IRA). After the attempts, the workers of the

gas works were given the power of special constables "to act in any way necessary and according to the situation" (*ibid*).

Working conditions in gas works were poor, particularly for the stokers, whose role was to load coal into the retorts and remove the resulting coke, as well tending to the furnaces in hot, dirty and dangerous conditions. The painting below shows workers drawing coke from the retorts at Rochdale Road Gas Works (Plate 3). The removal of the coke was a particularly hazardous exercise as the material was extremely hot and gave off sulphurous gases. Due to the dangerous nature of the job, the Rochdale Road Gas Works offered various benefits to their employees, including a free coffin “if required” (*ibid*).

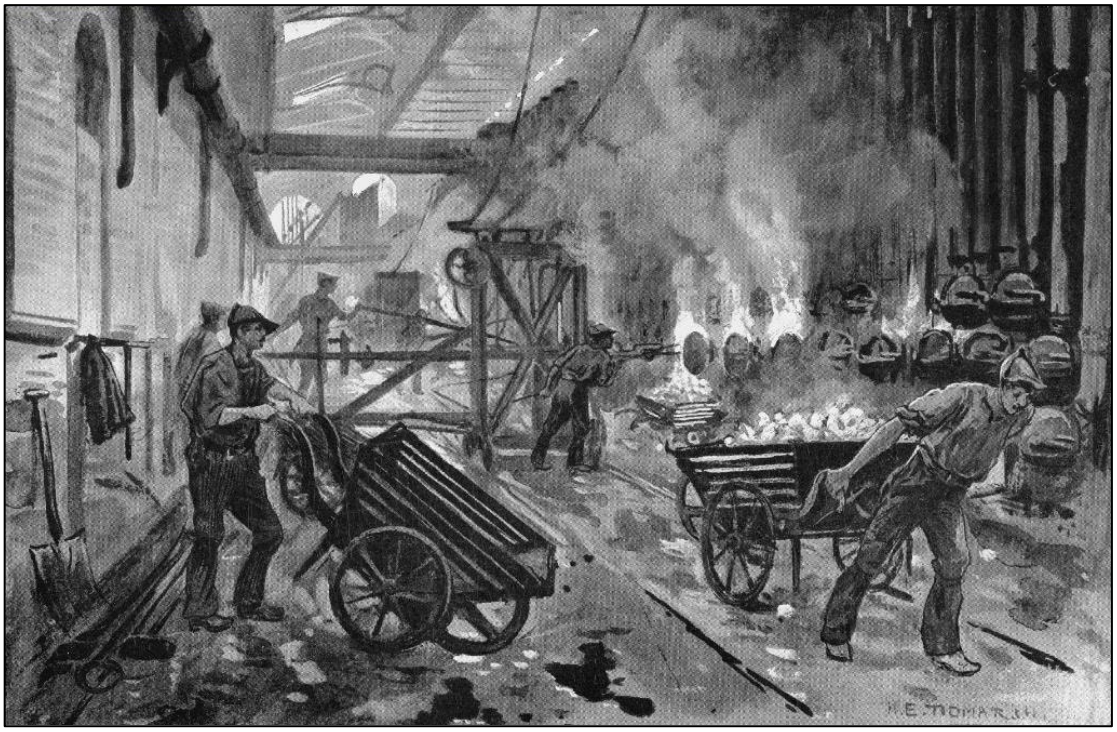


Plate 3: Drawing coke, Rochdale Road Gas Works

Throughout the nineteenth century, numerous accidents occurred at the gas works, many of which resulted in fatalities. In January 1893, a 19 year old man named Michael Shanton died after getting trapped between two carts whilst waiting to use the weighing machine (*Manchester Evening News* 11 January 1893). In 1899, Andrew Cavanagh, aged 31, died whilst assisting in emptying railway wagons (*Manchester Evening News* 02 November 1899).

Explosions at the gas works were also common causes of injury. In 1870, an explosion resulted in a fatality and numerous injuries. The incident was caused by gas escaping from a new gas exhauster, resulting in an explosion and fire in the engine room. An elderly man named Mark Clark was knocked down by the explosion and buried in a heap of sand. His body was found an hour later with gruesome injuries caused by severe burns (*Bradford Observer* 02 December 1870).

An explosion was also reported in 1899, which resulted in 13 people being injured. Alterations were being carried out at the gas works when the explosion occurred from beneath the old meter house. The manager of the works, M. Stevenson, was killed as

a result of injuries sustained during the accident (*Manchester Evening News* 30 October 1899; *Manchester Courier and Lancashire General Advertiser* 23 December 1899).

An article on the Manchester Corporation, published in the *Proceedings of the Institute of Mechanical Engineers* in 1894, includes a description of the Rochdale Road Gas works:

"Rochdale Road gas station stands on over nine acres, and has four retort houses capable of carbonizing 830 tons of cannel and coal daily, producing 8,500,000 cubic feet of gas. House A with 252 mouthpieces is worked with Foulis' charging machines; House B with 294 mouthpieces is worked with Foulis and Woodward's machines; House C with 280 mouthpieces is worked with West's charging machines; and House D with 304 mouthpieces is worked with Woodward's gas stoking machines. The stack in House D was reconstructed in 1891 on the generator (cold air) principle; and the stack in House B was reconstructed in 1892 on the regenerator (hot air) principle. There are six gasholders with three lifts, constructed on the telescopic principle, with a storage capacity of 5,000,000 cubic feet. Storage is provided for 32,000 tons of cannel. The number of men employed varies from 410 to 662. These works have good railway siding accommodation, and are in direct communication with the Lancashire and Yorkshire Railway."
(Institute of Mechanical Engineers 1894, 409).

The Rochdale Road Gas Works expanded throughout the nineteenth century and, by the 1870s, had expanded into the Site (Plate 4). The entrance for the railway carriages used for importing coal was located within the Site, at Rochdale Road.

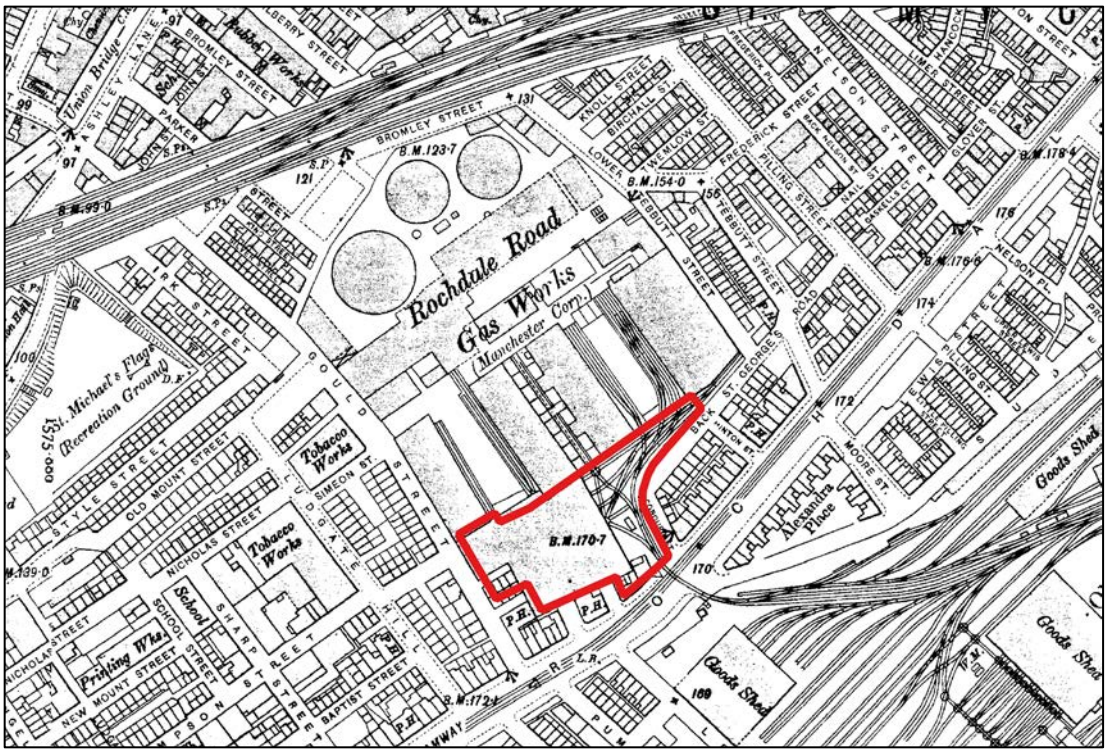


Plate 4: Extract from the 1:2500 County Series OS map of 1908 showing the Rochdale Road Gas Works

Many of the buildings associated with the Rochdale Road Gas Works were photographed during the early twentieth century. The photographs include views of the interior workspaces, including the mechanics shop (Plate 5), the general offices (Plate 6) and views of the works from Rochdale Road (Plate 7).



Plate 5: Mechanics shop 1901 Rochdale road gas works



Plate 6: Rochdale Road Gas Works general offices 1901



Plate 7: Gas Works on Back St Georges Road, 1958

In 1931, Albert Vincent Reade (1864-1940) painted '*Dinner Hour at St Michael's Flags, Angel Meadow, Manchester'*, which shows a view of Angel Meadow, with the gasometers of the Rochdale Road Gas Works in the background (Plate 8).



Plate 8: Dinner Hour at St Michael's Flags, Angel Meadow, Manchester', Albert Vincent Reade (1864-1940)

4.3 *Development of the Site*

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that shows the study area at a useful scale is Laurent's map of 1793, which shows that the area surrounding the Site during the late-eighteenth century was largely undeveloped, however, streets had been laid out and houses has been constructed within the Site along Ashley Street and Back Ashley Street (Plate 9; Fig. 3).

Swire's map of 1824 shows further development within the vicinity of the Site, including the newly constructed Rochdale Road Gas Works to the north of the Site (Plate 10; Fig. 4). Houses had been constructed along Back St George's Road and at the junctions between Dewhurst Street and Ashley Street. Bancks' map of 1831 shows these houses in more detail (Plate 11; Fig. 5).

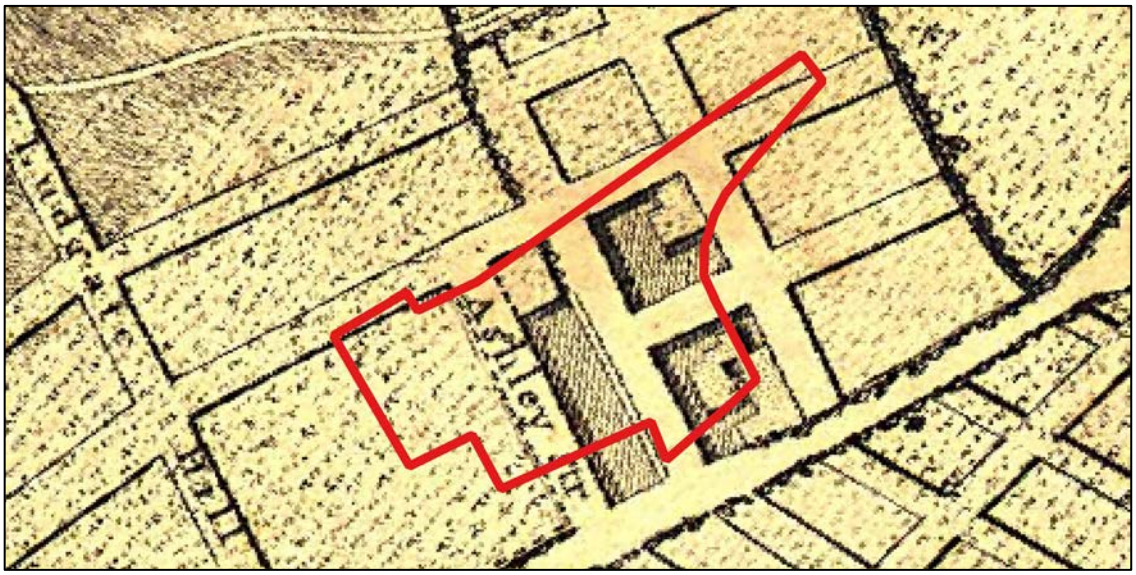


Plate 9: Extract from Laurent's map of 1793

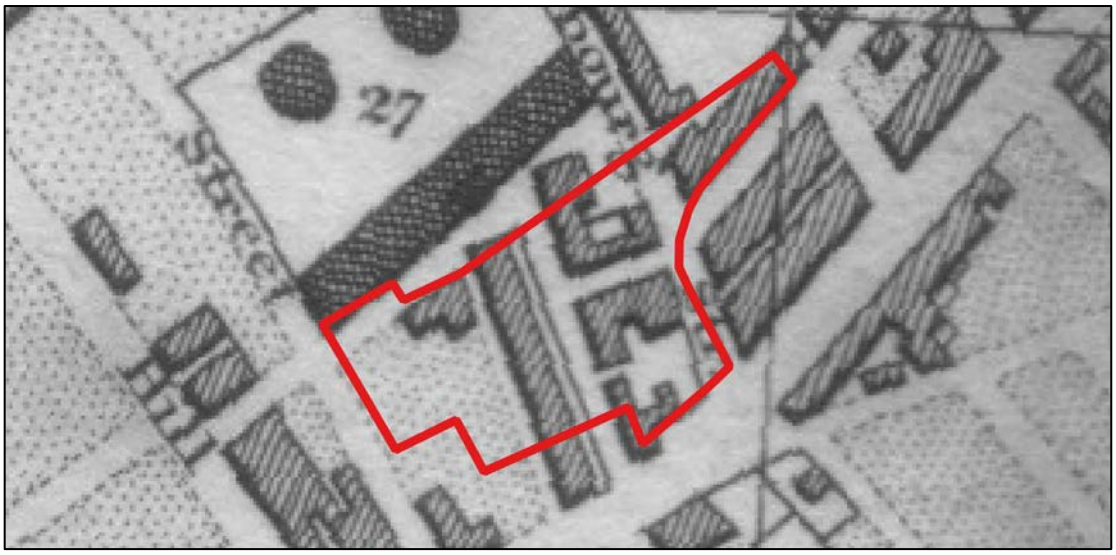


Plate 10: Extract from Swire's map of 1824

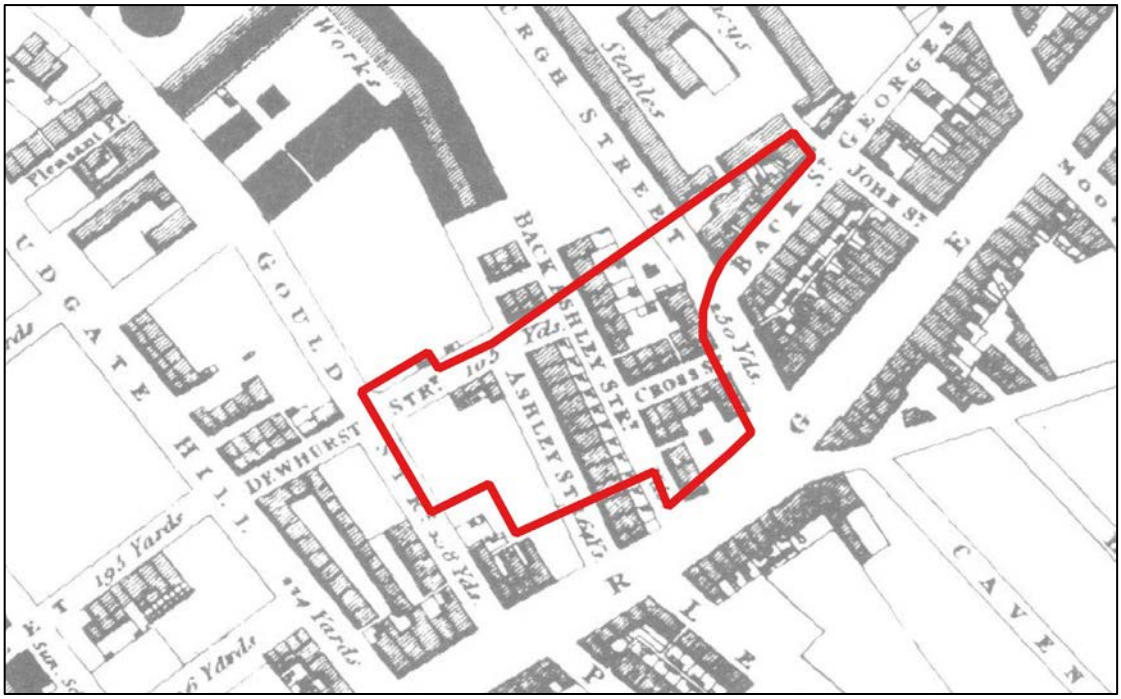


Plate 11: Extract from Bancks & Co.'s map of 1831

Gould Street School was constructed in 1837 to serve as a new school building for a group of Sunday School workers who had previously been occupying a room in Simpson Street (http://www.purdy.org.uk/genealogy/gould_street_sunday_school.htm). The school can be seen on the 1851 OS map, labelled as 'Gould Street School (Day and Sunday)' (Plate 12; Fig. 6).

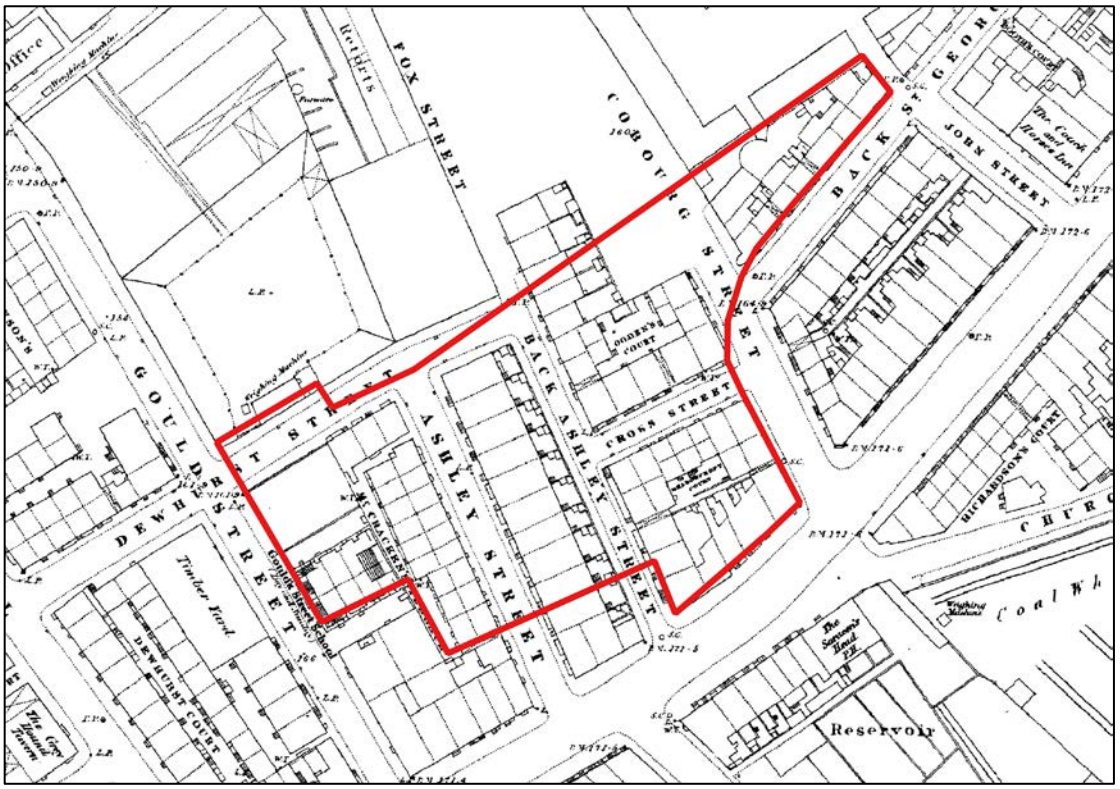


Plate 12: Extract from the 1:500 town plan of 1851

The 1851 OS map also shows that back-to-back housing had been constructed along Ashley Street between 1831 and 1851. The Site is located to the east of Angel Meadow, an area notorious for its poor living conditions, and therefore it is likely that the conditions for those living within the area of the Site were similarly poor. Conditions would have also been worsened by the presence of the gas works to the north, which would have released foul smells and toxic gases. It is also likely that many of those living within Angel Meadow and within the Site would have worked at the gas works.

By 1891, the Rochdale Road Gas Works had expanded into the Site, which had necessitated the demolition of the majority of the terraced houses from the late eighteenth and early nineteenth centuries. Railway lines were constructed within the Site, along with a warehouse, to allow for more coal to be brought into the works, which arrived through the entrance at Rochdale Road, which was linked to the Oldham Road Goods Station to the south. The 1891 OS map shows the railway lines within the Site along with turntables and a weighing machine (Plate 13; Fig. 7).

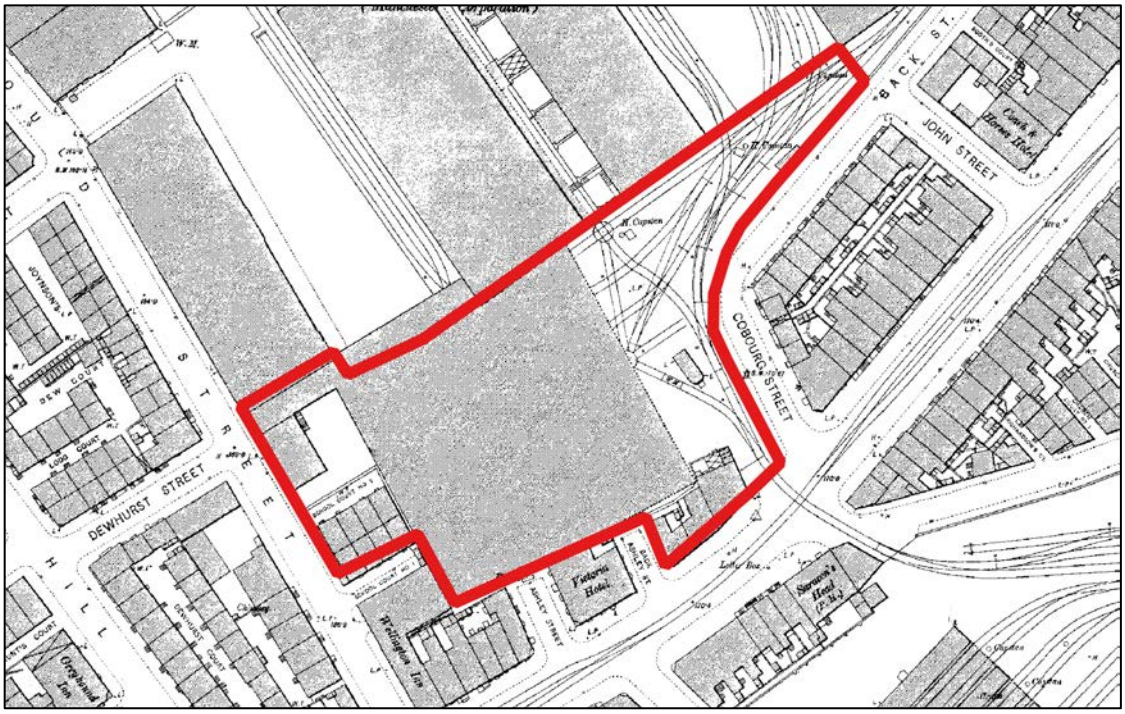


Plate 13: Extract from the 1:500 town plan of 1891

A description of the Rochdale Road Gasworks is included in Shaw's *Manchester: Old and New*, which states that "*The Rochdale Road Gasworks, opposite the goods yard of the Lancashire and Yorkshire Railway, cover, with their appendix at Newtown Yard, nine acres of ground, and contain cellar storage for 25,000 tons of coal, 6,000 tons of coke, and 300,000 gallons of tar and ammonia-water. The retorts, 550 in number, are capable of producing 6,000,000 cubic feet of gas per day. In 1825 there was a single retort-house, with seven single settings of retorts, two small purifiers, and one gasholder, capable of producing 56,000 cubic feet of gas*" (Shaw 1894, 127). Alongside the description of the gasworks is an illustrations showing the gasworks from the Lancashire and Yorkshire Railway (Plate 14).

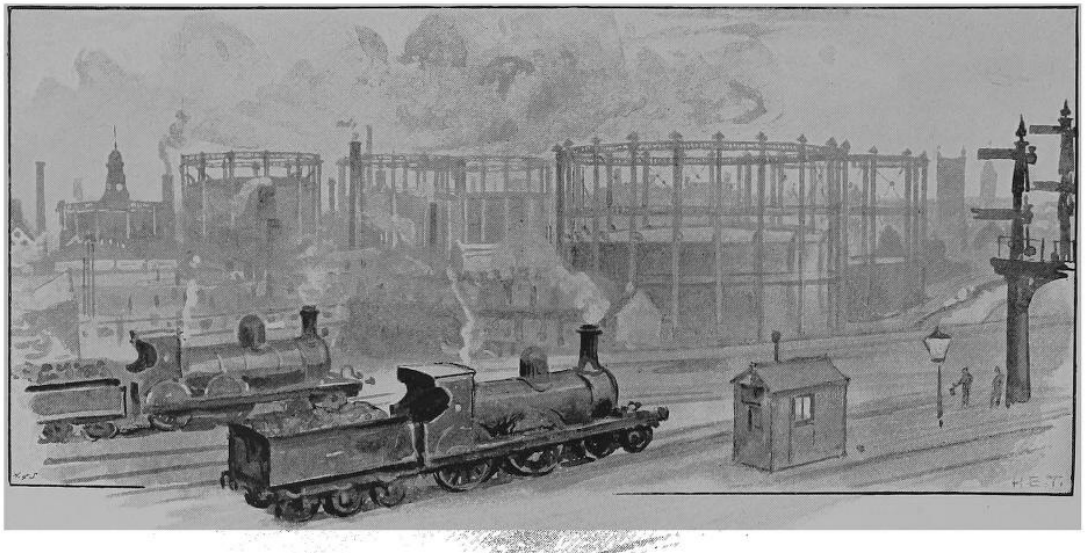


Plate 14: The Rochdale Road Gasworks from the Lancashire and Yorkshire Railway

A photograph taken in 1901 shows Gould Street School and a view into the warehouse within the Site (Plate 15). A crane can be seen inside the warehouse, showing that goods where handled within this area. The brick wall separating the school from the gas works can also be seen on the 1891 OS map.



Plate 15: Photograph taken in 1901 showing Gould Street School to the right, the warehouse formerly located within the Site in the background and another building associated with the works to the left

During the early twentieth century, a new joiner's workshop was added along Gould Street, which can be seen on the 1908 OS map (Plate 16; Fig. 8). This workshop was located to the north of Gould Street School, within the western section of the Site. Photographs show the workshop in 1907, shortly after its construction (Plate 17). The 1908 OS map also shows that more platforms appear to the north of the Site to cater for the increased transportation of goods. The 1922 OS map (Fig. 9) shows that Cobourg Street and Back St George Street had been renamed Clive Street between 1908 and 1922.

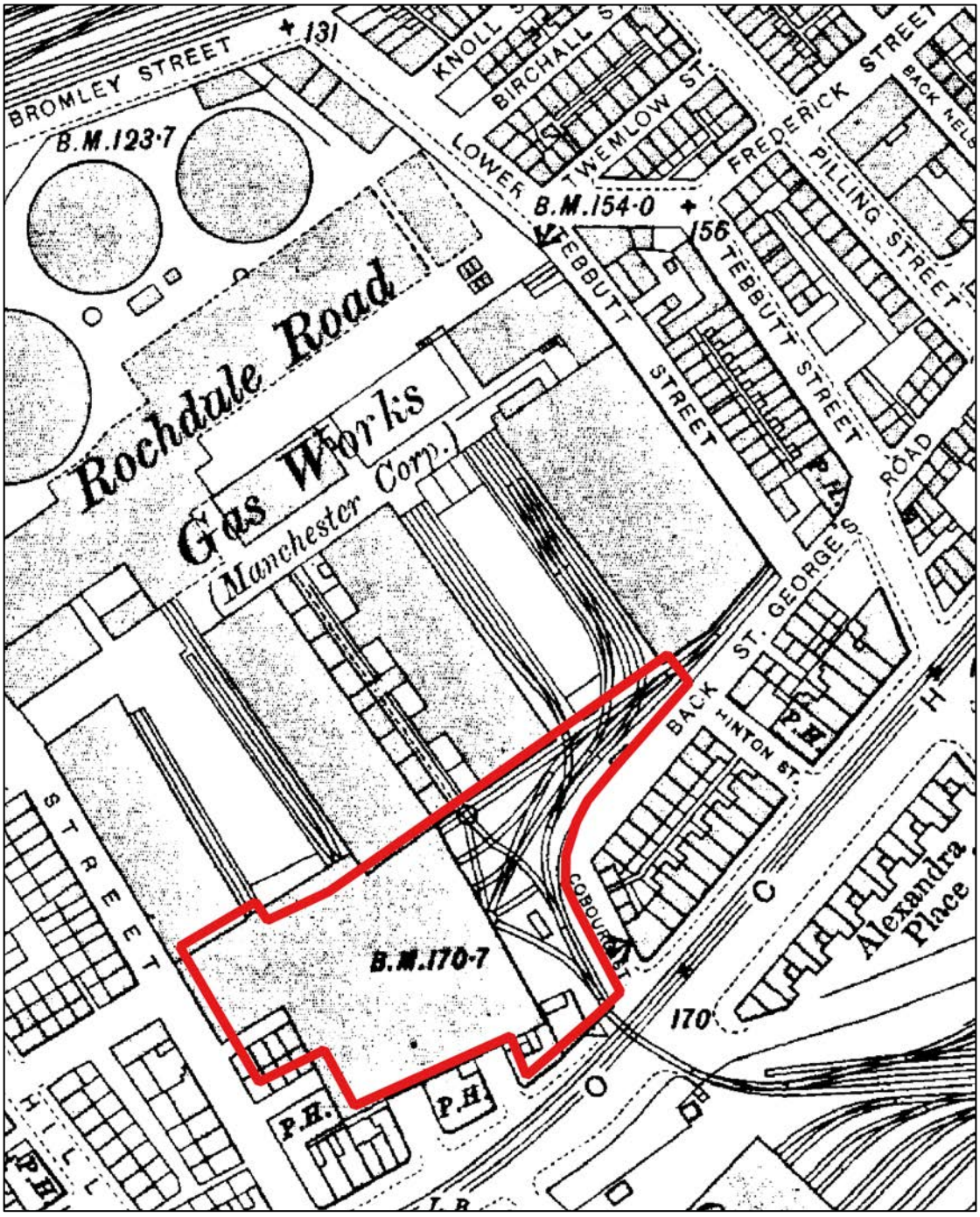


Plate 16: Extract from the 1:2500 County Series OS map of 1908



Plate 17: Joiner's Workshop at Rochdale Road Gas Works in Gould Street, Manchester, 1907

An aerial photograph, taken in 1939, shows the railway lines and warehouse associated with the Rochdale Road Gas Works (Plate 18). The gasometers of the works can also be seen to the north of the Site.

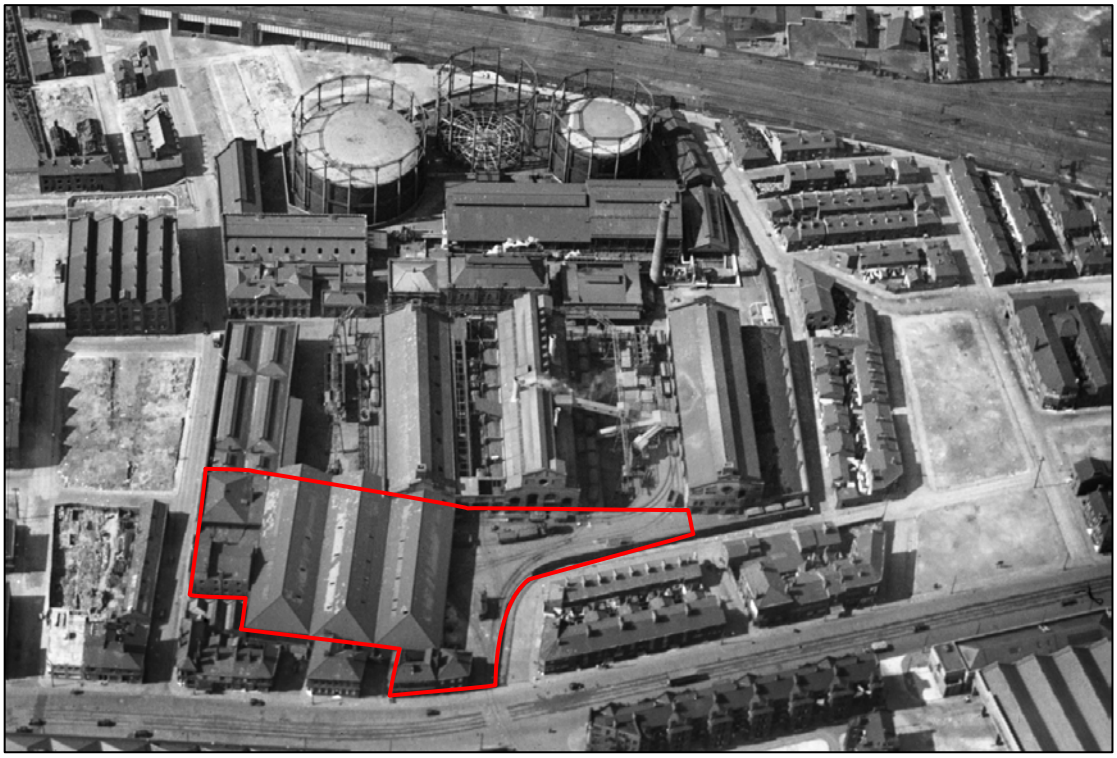


Plate 18: Aerial photograph of the Site taken in 1939, showing approximate Site location

The 1951 OS map shows the warehouse within the Site had been partially dismantled, revealing the railway lines (Plate 19; Figs 10 and 11). The map also labels various parts of the complex, including the coke feeder to the north, tanks, platforms and conveyors. A photograph taken in 1958 shows the railway entrance to the Rochdale Road Gas Works, located on Rochdale Road (Plate 20). The photograph shows a carriage entering the gas works complex.

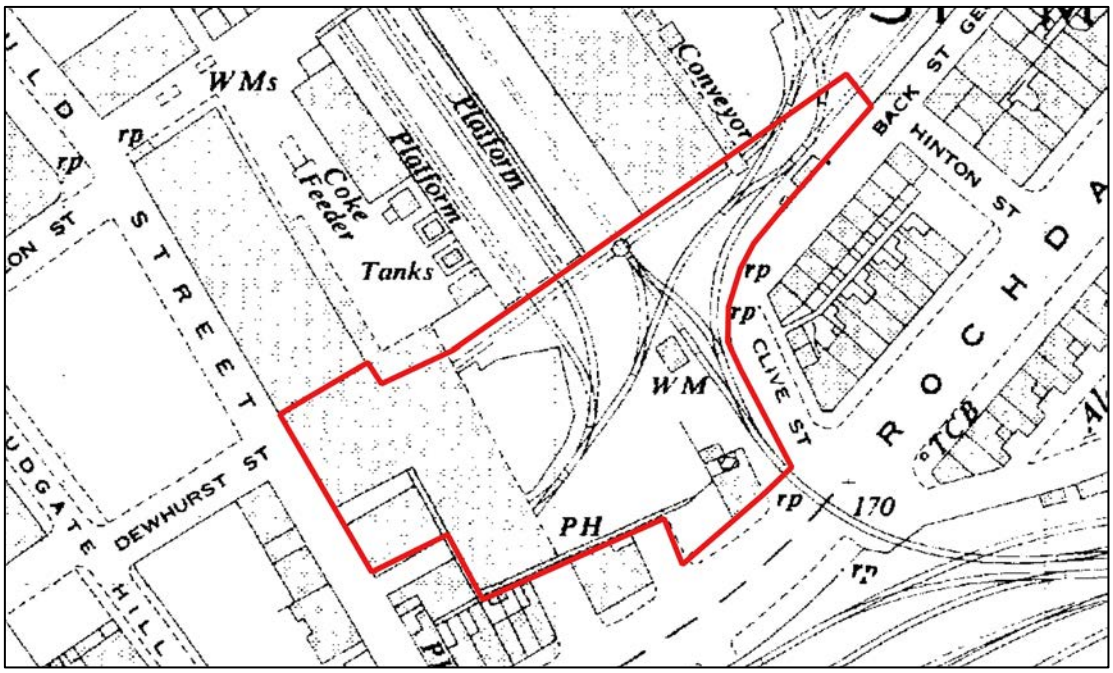


Plate 19: Extract from the 1:2500 National Grid OS map of 1951



Plate 20: Gas Works on Back St Georges Road, 1958, showing railway entrance

By 1970, Gould Street School had been repurposed as a warehouse and the railway lines associated with the Rochdale Road Gas works had been removed (Plate 21; Fig. 12). An additional depot was constructed along the southern boundary of the Site. The Gas Works is labelled on the 1970 OS map to the north of the Site.

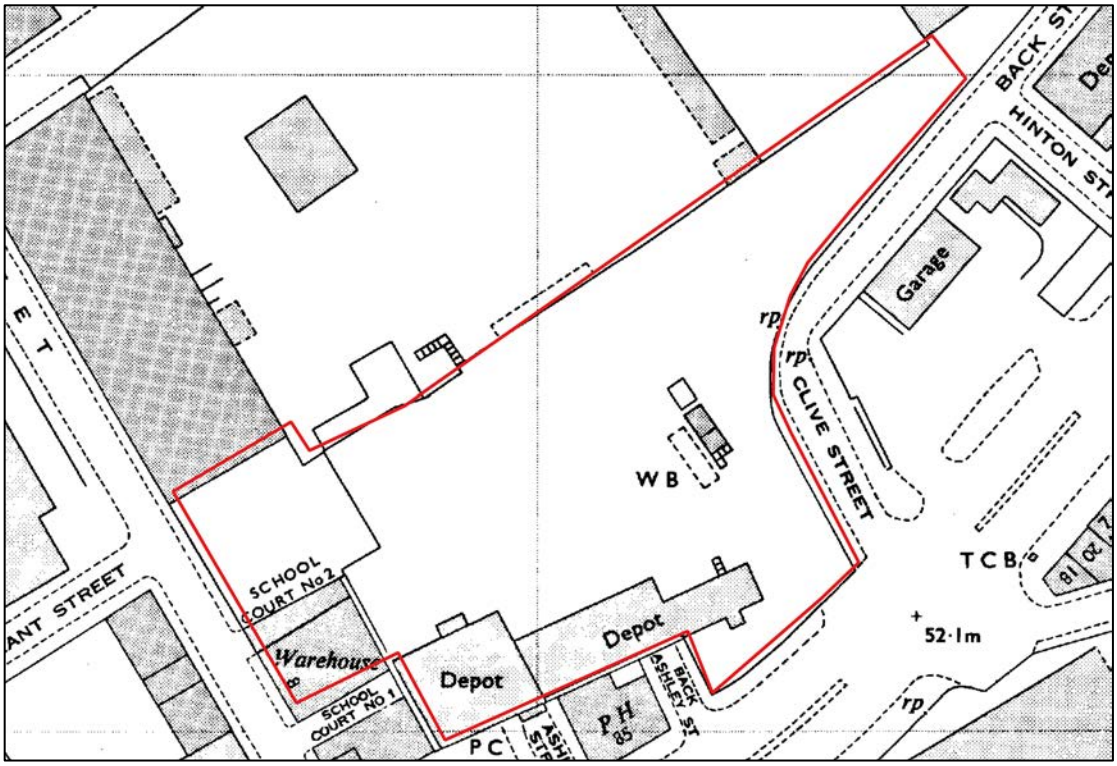


Plate 21: Extract from the 1:1250 National Grid OS map of 1970

By 1989, the gas works to the north of the Site had closed. The 1989 OS map shows that a new depot building had been constructed along the northern boundary of the Site Fig. 13). The former Gould Street School was demolished by 1989.

5. Site Description

5.1 Introduction

Upstanding remains can be identified within the Site (Plate 22; Fig. 14), including arches identified beneath the railway lines, and brick walls along the northern and western Site boundary. One of the depots located within the Site appears to be a reused warehouse associated with the Rochdale Road Gas Works. Some of the structures identified within the Site may have been basements beneath the railway lines and gas works' buildings, however, their function is not yet fully understood. Other remains within the Site include the walls of a warehouse and the remains of the joiner's workshop on Gould Street adjacent to the western boundary of the Site.

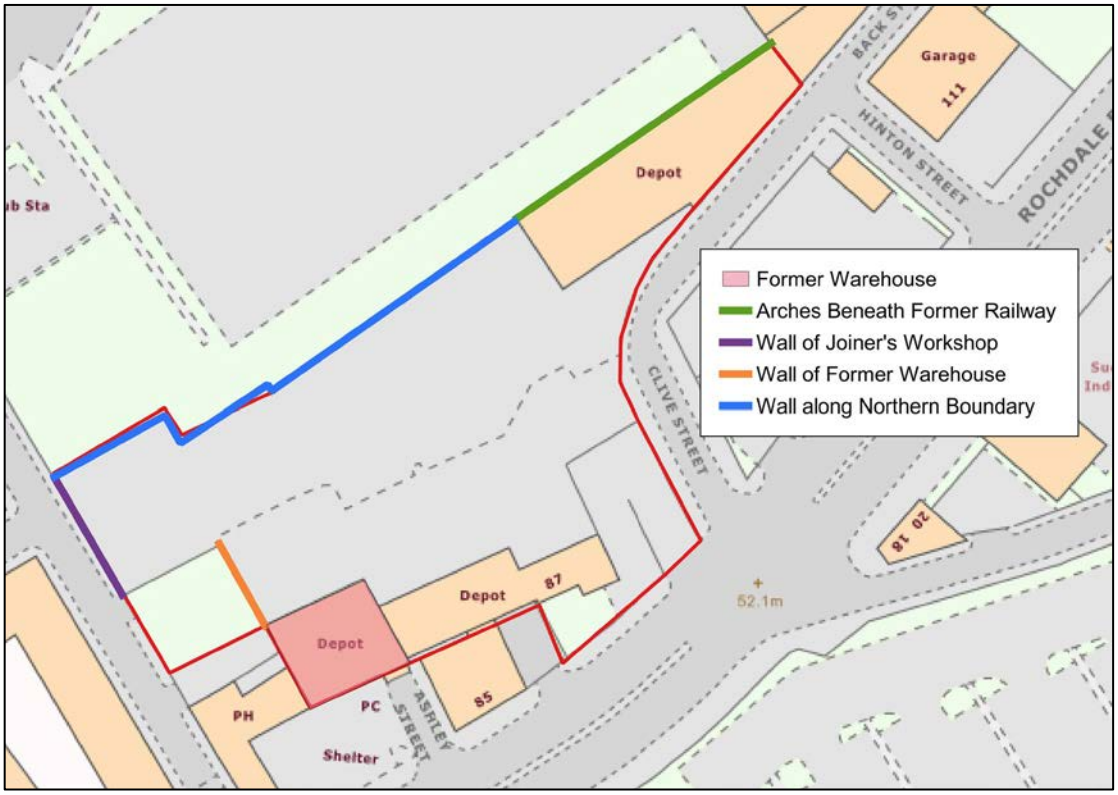


Plate 22: Map showing the upstanding remains of the Rochdale Road Gas Works

5.2 Former Warehouse

The Rochdale Road Gas Works extended into the Site during the second half of the nineteenth century as the railway lines were added to the Site to increase the quantity of coal brought into the gas works. The 1891 OS map shows a warehouse located within the central area of the Site. This warehouse is also shown in an aerial photograph, taken in 1939 (Plate 23). The surviving depot within the Site comprises part of the former warehouse (Plate 24).

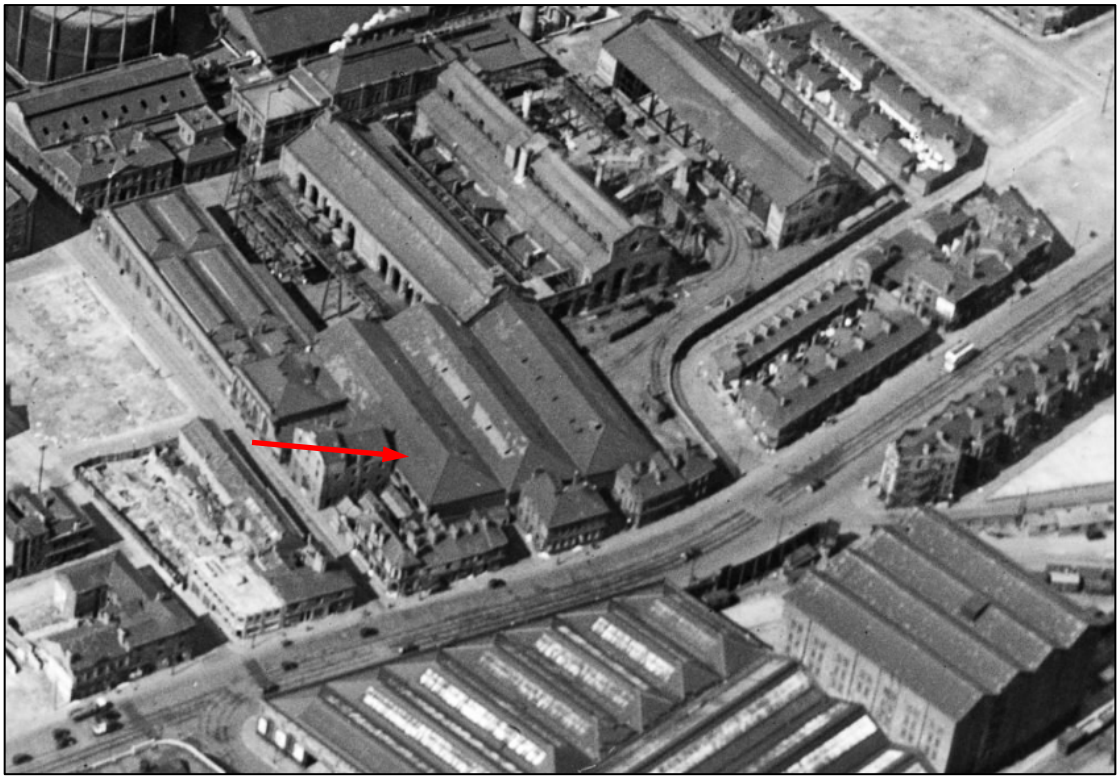


Plate 23: Aerial photograph of the Site in 1939, showing the depot

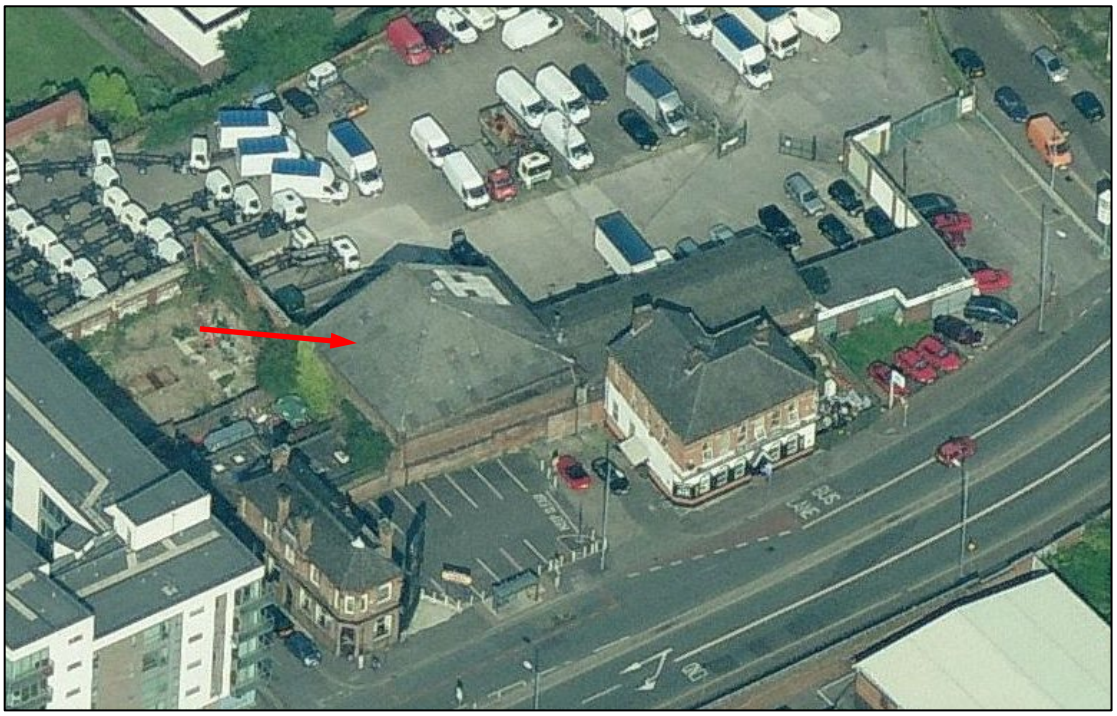


Plate 24: Recent aerial photograph of the Site, showing the depot

A standing wall of the warehouse comprising arches can be seen looking east from Gould Street and looking west from the central area of the Site/ The wall no longer forms part of the depot and now acts as a boundary between the carp park at Gould Street and the Site (Plate 25). The arched wall is shown in a photograph taken in 1901, looking east from Gould Street (Plate 26).



Plate 25: Photograph of the arched wall of the former warehouse looking west from within the Site, August 2021

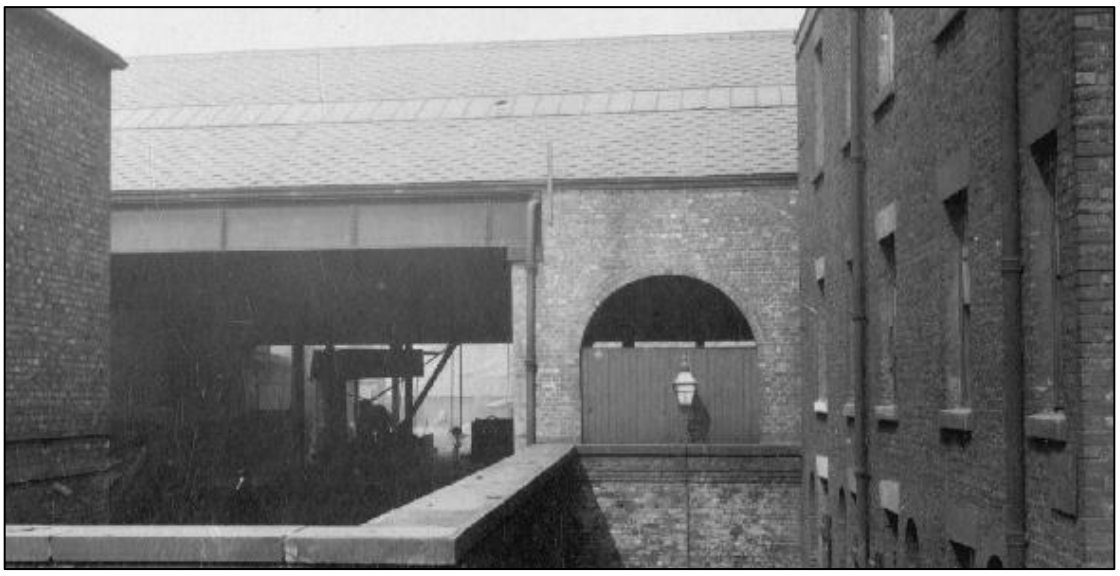


Plate 26: Photograph taken in 1901 showing the arches that survive within the Site belonging to the former warehouse, looking east from Gould Street

5.3 Arches and Storage Cellar

The arches beneath the railway are accessible from the car park to the north of the Site and allow access to space beneath the Site (Plate 27). The space was used for storage, and could hold 25,000 tons of coal, 6,000 tons of coke and 300,000 gallons of tar and ammonia water (Shaw 1894, 127). The arches of the structure resemble those shown in photographs of other areas of the gas works taken in 1901 (Plate 28). Due to the arches being built in the same design as others within the gas works complex, it is likely that the arches were constructed in the second half of the nineteenth century.



Plate 27: Arches identified within the site, located along the northern boundary



Plate 28: Similar arches within a different part of the gas works shown in photograph dated to 1901

The square brick arches of the storage cellar comprise rusticated sandstone piers, with an oversailing or projecting plain impost (Plate 29). The extent of the cellars could not be assessed due to the dangerous condition of the structures, however, views from the exterior of the arches show further rooms to the rear of the visible structures. Some of the rooms within the cellars appear to have brick supports constructed at a later date to support the land above, which is now used as a carpark. Some of the cellar rooms include features associated with the use of the cellars as coal stores. Coal drops could also be identified in the ceiling of the basements, which would have allowed the coal brought in by the railway to be easily transported down into the storage cellars beneath the railway tracks (Plate 30). Ramps also remain within the cellars, which may be associated with the movement of coal through the stores.



Plate 29: Sandstone arch pilasters within the storage cellars, looking south towards the Site

Walls to the east of the storage cellars show multiple phases of use, blocked up entrances and the remains of arches. Some of the structures associated with the gasworks appear to have been filled in with brick walls to support later buildings built above.



Plate 30: Photograph shows further rooms within the stores and coal drops located in the ceiling of the basement to allow coal to be easily transported from the railway to the stores



Plate 31: Multi-phase walls associated with the storage cellars of the Rochdale Road Gasworks

5.4 Wall of Joiner's Workshop

A brick wall located at Gould Street represents a later addition to the Rochdale Road Gas Works (Plate 32). The wall represents a warehouse, most likely the joiner's workshop, built between 1901 and 1907. A photograph of the warehouse taken in 1907 shows the surviving wall at Gould Street (Plate 33). Remaining windows along Gould Street have been blocked up (Plate 34 and 35).



Plate 32: Surviving brick wall in Gould Street, looking east towards the Site



Plate 33: Rochdale Road Gas Works in Gould Street, Manchester 1907



Plate 34: A blocked up cellar window of the Joiner's Workshop



Plate 35: A blocked up cellar window of the Joiner's Workshop

5.5 *Wall along Northern Boundary*

The northern boundary of the Site is marked by a brick wall, which rises from the lower ground level of the car park to the north to the ground level of the Site (Plate 36). The wall is likely associated with the cellars of Rochdale Road Gas Works, with later phases added to support the ground level of the carpark above. To the north of the Joiner's Workshop, arches of the cellars survive and are render in white and red (Plate 37).



Plate 36: Brick wall along northern boundary of the Site, looking south towards the Site



Plate 37: Wall to the north of the Joiner's Workshop

6. Characterisation Appraisal

6.1 Introduction

The characterisation appraisal has taken into account various factors relating to the character and distinctiveness of the area surrounding the Site: current and historic uses, materials, open spaces, public realm, important viewpoints within the surrounding conservation areas and the urban grain.

The historic character of Manchester is acknowledged by the designation of several conservation areas, whose buildings and street plan represent the development of the town from the medieval period through to the present day. The evolving character of the town is displayed through the existing street pattern and the scale and functionality of the buildings and structures.

The Site is located within 350m of the Ancoats Conservations Area and within 250m of five listed buildings. To better understand the potential impact the proposals could have on the conservation area, the character and distinctiveness of the conservation area has been discussed below. Non-designated heritage assets within close proximity to the Site also contribute to the character of the area and therefore these assets have also been considered.

6.2 Ancoats Conservation Area

The Ancoats Conservation Area is bounded by Great Ancoats Street, Oldham Road, Kemp Street, Wadeford Close, Jersey Street and the Rochdale Canal. The principal buildings within the conservation are the substantial cotton mills, which were located along the Rochdale Canal. Old Mill is one of the oldest surviving mills in Manchester and was built in two phases in 1798 and 1801. Sedgwick Mill also falls within the Ancoats Conservation Area and it the oldest standing iron-framed, fireproof factory in Greater Manchester.

The numerous mills surviving within the conservation area convey the industrial character of the area. The buildings are large, often between two and six storeys high, and built in red brick. Any developments within or nearby the conservation area should relate to the existing context in form, scale and materials (https://secure.manchester.gov.uk/info/511/conservation_areas/1216/ancoats_conservation_area/5).

6.3 Angel Meadow Area of Manchester

Angel Meadow was formerly one of the poorest areas of Manchester and was notorious for its poor living conditions. Fredrich Engels referred to the area as ‘hell upon earth, stating that “The lowest, most filthy, most unhealthy and most wicked locality in Manchester is called, singularly enough, 'Angel-meadow.' It is full of cellars and inhabited by prostitutes, their bullies, thieves, cadgers, vagrants, tramps and, in the very worst sties of filth and darkness, by those unhappy wretches the 'low Irish'” (Engels 1845). During the twentieth century, the slums of Angel Meadow were demolished. Many of the plots formerly occupied by back-to-back houses were replaced with warehouses, factories or left vacant for several years.

During the last few decades, the factories, warehouses and empty plots have been replaced by numerous buildings of a similar scale, form and design. These buildings have brick facades to reflect the aesthetic and maintain the setting of the surviving nineteenth-century buildings of Angel Meadow, such as Sharp Street Ragged School and the warehouse at Simpson Street. St Michael's Grave Yard is now a public park and a green space within Manchester.

6.4 Listed Buildings

6.4.1 Marble Arch Public House

The Marble Arch Public House is a grade II listed building located immediately south of the Site boundary, at 73 Rochdale Road. The public house was constructed in 1888 at the junction between Rochdale Road and Gould Street. The brick work is polished with pink granite at ground floor level (Plate 38). The corner entrance at the junction of the two streets is recessed in a 3-sided granite columned porch with "Caernarvon" arches over. The other entrances to the public house located at the centre and left end of Gould Street both comprise round-headed doorways with 2-centred arched hoodmoulds. The first floor has similarly shaped "Caernarvon"-shaped windows, and at Gould Street, the first-storey central window is placed under a pentice canopy and a gable with a terracotta panel dated 1888 and flanked by very tall corniced chimneys (https://historicengland.org.uk/listing/the-list/list-entry/1247604).



Plate 38: The Marble Arch Public House located at 73 Rochdale Road, August 2021

The Marble Arch Public House is located immediately southeast of the Site boundary. The nineteenth-century character of the public house adds to the aesthetic of Angel Meadow, which is located immediately to the west of The Marble Arch.

6.4.2 Warehouse on West Corner of Junction with Simpson Street

The warehouse at the corner of Sharp Street and Simpson Street was likely constructed in the mid-nineteenth century and has since been altered. The building is brick-built with a corrugated sheet roof (Plate 39). The building comprises four storeys and is almost square in plan (https://historicengland.org.uk/listing/the-list/list-entry/1270681). The warehouse represents the character of Angel Meadow and links to the nineteenth-century history of the area. The warehouse shares a group value with other historic buildings within Angel Meadow, including the designated Sharp Street Ragged School.



Plate 39: The Warehouse at the West Corner of Simpson Street, August 2021

6.4.3 Sharp Street Ragged School

The Sharp Street Ragged School was established in 1853 and rebuilt in 1869. The building is built of red bricks with a slate roof and comprises two storeys (Plate 40). The ground floor has a round-headed doorway and eight bays of windows. The building is still occupied by the charitable institution which established the school in the mid-nineteenth century.

6.4.4 Cooperative Press

The Cooperative Press building is an industrial building or warehouse built in the late nineteenth century and altered in 1905. The building is constructed of brown brick with red brick dressings and red and yellow terracotta dressings (Plate 41). The left side shown in Plate 41 is four storeys with attic and basement and is constructed in an Edwardian Baroque style.



Plate 40: Sharp Street Ragged School, August 2021



Plate 41: Cooperative Press, looking north from New Mount Street

The right-hand range of the Cooperative Press building, shown in Plates 41 and 42, is undecorated except for a corbel table to the parapet divided into bays and short pendent pilasters. The listed building adds to the group value of the designated and non-designated heritage assets within Angel Meadow.



Plate 42: Cooperative Press, looking west from School Street

6.4.5 Former Police and Ambulances Station

The Former Police and Ambulance Station was built in the second half of the nineteenth century and has since been altered and reduced (Plate 43). The remaining building comprises red brick with some sandstone ashlar and a hipped slate roof. The station is rectangular in plan and includes an office block, domestic block, cell range and tall chimney stack. The station is located 200m to the south of the Site at Goulden Street.



Plate 43: Former Police and Ambulance Station, August 2021

6.5 Non-designated Heritage Assets

6.5.1 Former Victoria Hotel, 85 Rochdale Road

The former public house at 85 Rochdale Road is located directly to the south of the Site (Plate 44). The public house is labelled as 'Victoria Hotel' on the Ordnance Survey map of 1891 (Fig. 7). The building was constructed in the second half of the nineteenth century and is built in red brick. The former public house is now used as a shop but retains its nineteenth-century aesthetic (Plate 45). The cobbles of the former Ashley Street can also be seen running alongside the former public house, which also contributes to the character of the area.



Plate 44: Victoria Hotel, Rochdale Road, 1958



Plate 45: The former Victoria Hotel at 85 Rochdale Road and the cobbles of Ashley Street

6.5.2 Alexandra Place, 18-20 Rochdale Road

18-20 Rochdale Road, which formerly formed part of a building complex known as Alexandra Place, is located 30m to the southeast of the Site (Plate 46). The building was likely constructed in the late nineteenth or early twentieth century and formerly contained dwellings. A photograph taken in 1906 shows the building prior to phases of demolition and alteration (Plate 47). The building comprises red brick dressings and red and yellow terracotta dressings and a corner entrance located at the junction between Rochdale Road and Sudell Street.



Plate 46: Alexandra Place at 18-20 Rochdale Road, August 2021



Plate 47: Alexandra Place at 18-20 Rochdale Road, 1906

6.5.3 C.W.S Tobacco Factory

The Tobacco Factory at Ludgate Hill is located 60m to the northwest of the Site. The building is brick built and still displays the factory's name, 'C.W.S Tobacco Factory', along the eastern and western elevations (Plate 48). The building falls within Angel Meadow and shares a group value with the designated heritage assets also located within Angel Meadow.



Plate 48: C.W.S Tobacco Factory, as seen from Naples Street, within Angel Meadow, August 2021

6.5.4 Particular Baptist Church

The Particular Baptist Church was constructed on Rochdale Road in 1907 (Plate 49). The church is located 118m to the west of the Site, within the Angel Meadow area of Manchester. The church is built of red brick and sandstone.



Plate 49: Particular Baptist Church, Rochdale Road, August 2021

7. Significance of the Heritage Assets

7.1 Introduction

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the *'Principles of Selection for Listing Buildings'* (DCMS 2010) provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

Historic England's criteria outlined in '*Conservation Principles, Policies and Guidance*' which partially overlap with the Statutory Criteria, have also been considered, and encompass the following values which may be attached to place. These are:

Evidential Value – relating to the potential of a place to yield primary evidence about past human activity.

'Evidential value derives from the potential of a place to yield evidence about past human activity' (Conservation Principles, Para 35).

Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life.

'Historical value derives from the way in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.' (op cit, Para 39).

'The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative values.' (op cit, Para 44).

Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place.

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place' (Conservation Principles, Para 46).

'Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive' (op cit, Para 47).

'Design values relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship.' (op cit, Para 48).

Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects.' (op cit, Para 54).

The level of above values ascribed to the buildings, or elements of buildings, have been determined, in order to inform and justify the capacity for change.

High significance relates to those parts or elements of the building deemed to be of particularly special interest. These components are fundamental to the understanding of the architectural design concept, and play a major role in reflecting their evidential, historical, aesthetic, or communal value.

Considerable significance relates to those components of the building deemed to be of special interest. They are important to the understanding of the architectural design concept, and play a considerable role in reflecting the building's evidential, historical, aesthetic, or communal value.

Low significance relates to those components of the building deemed to be of more modest interest. They provide a minor contribution to the understanding of the architectural design concept and a modest role in revealing the building's evidential, historical, aesthetic, or communal value.

No / Detrimental significance relates to features and elements that do not contain any special interest. These can detract from the significance of the building and may have evidence of poor craftsmanship or ad-hoc refurbishments.

7.2 Non-designated Heritage Assets within the Site

7.2.1 Former Warehouse

The former warehouse holds some aesthetic value, and the style of the warehouse resembles designated and non-designated heritage assets within Angel Meadow. The warehouse is, however, in poor structural condition, which detracts from the aesthetic value of the arches associated with the warehouse. The building is associated with the Rochdale Road Gasworks and therefore holds some associative historical value. The warehouse holds no communal value and little evidential value.

The former warehouse therefore has low aesthetic and historical value.

7.2.2 Arches and Storage Cellars

The arches and cellars of the Rochdale Road Gasworks are located below the ground level of Rochdale Road and can only be viewed from the land to the north of the Site. The arches have some aesthetic value, however, the structures are in poor condition. Later additions constructed to support the arches detract from the aesthetic value of the arches. The extent of the cellars is currently unknown and therefore the structures hold some evidential value. The cellars are associated with the Rochdale Road Gasworks and therefore hold some associative historical value.

The Arches and Storage Cellars therefore have low aesthetic, evidential and historical value.

7.2.3 Joiner's Workshop

A wall of the early twentieth century Joiner's Workshop survives along Gould Street. The wall has some aesthetic value, however, alterations and blocked windows detract from this value. The wall is associated with the Rochdale Road Gasworks and therefore holds some associative historical value. Basements of the Joiner's Workshop may survive in situ and so the structure also holds evidential value. The structure does not hold communal value.

The Joiner's Workshop therefore has low aesthetic, evidential and historical value.

7.2.4 Wall along Northern Boundary of the Site

The wall along the northern boundary of the Site is a continuation of the arches of the storage cellars. The wall, however, is mostly blocked up with many later phases added. To the west of the Site, by the Joiner's Workshop, the arches are rendered in white and red. The bricked-up area of the wall has no aesthetic value, however, the rendered part of the wall maintains some aesthetic value. The rendered part of the wall is, however, currently hidden from view by vegetation. The wall is associated with the Rochdale Road Gasworks and therefore holds some associative historical value. Further investigation may reveal cellars, and further structures that are currently hidden from view and so the wall holds evidential value.

The wall along the north boundary therefore has low aesthetic, evidential and historical value.

7.3 Designated Heritage Assets outside the Site

The settings of a number of listed buildings that are located in close proximity to the application area could potentially be affected by the proposals. 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 five grade II listed buildings within 250m of the Site (see Appendix 1). The majority of these listed buildings are located within the Angel Meadow area of Manchester. The heritage assets are located in areas of historic character and share a group value. Therefore, the settings add to the significance of the listed buildings.

7.4 Non-designated Heritage Assets outside the Site

The setting of non-designated heritage assets that are in close proximity to the application area could be affected by the proposals. This includes several similar, brick-built structures that have been identified on nineteenth- and early-twentieth-century maps. The heritage assets share a group value with designated heritage assets. The setting therefore makes a small contribution to the significance of these heritage assets.

8. Setting Assessment

8.1 Introduction

In the previous chapter, the significance of the built heritage within the Site and the significance of the settings of listed buildings within the wider landscape were assessed in relation to the present built environment. The following section is intended to assess the impact of the proposed development on the settings of heritage assets within close proximity to the Site.

These heritage assets have a shared setting and historic character, collectively contributing to the historic character of Angel Meadow. Each designated heritage asset, and many non-designated heritage assets, within the area share many of the same attributes of setting and contribute to the significance of the settings of other heritage assets within the area. The setting most likely to be affected by the proposed development includes that of the Marble Arch Public House, which is located directly to the southwest of the Site, however, the results of the setting assessment may be applied to many of the listed buildings within the Angel Meadow area of Manchester.

8.2 Assessment of Attributes of Setting

This section of the report assesses attributes related to the setting of the designated and non-designated heritage assets within and within close proximity to the Site. Although there are many listed buildings within close proximity to the Site, only those within 250m of the Site have been examined individually within the section. These listed heritage assets are of **high importance** (see Table 10, *Appendix 2*) in their own right, outside of the contribution made to the significance by the setting. Other attributes of their settings contribute further to their significance, including their relationships to their heritage assets, scale and grain of surrounding streetscape, historic material, and townscape character.

8.2.1 Other Heritage Assets

The designated heritage assets within Angel Meadow each contribute to the historic character of the area, and therefore enhance the settings of other heritage assets.

8.2.2 Scale of Surrounding Streetscape

The scale of the surrounding streetscape has some variation, particularly along the skyline, however, the buildings are typically three storeys or more in height and therefore create an imposing street wall. The Site does not contribute towards the streetscape, as the land comprises a car park and low-level warehouses.

8.2.3 Historic Material

The listed buildings mainly comprise red brick, terracotta and sandstone, and have a nineteenth-century character. Later buildings constructed within Angel Meadow are also constructed of brick to maintain the historic character of the area.

8.2.4 Surrounding Townscape Character

The Site is located within a former slum area of Manchester, which developed throughout the eighteenth and nineteenth centuries. The townscape has changed drastically following the slum clearances, however, public buildings and some industrial buildings remain, which are reminders of the nineteenth-century history of the area.

8.3 Summary of Attributes of Setting

The heritage assets within the surrounding area contribute to a historic townscape, where buildings are constructed of bricks and sandstone and retain a nineteenth-century character. The attributes discussed are therefore significant to the settings of the listed buildings located within close proximity to the Site.

8.4 Assessment of Views

8.4.1 Impact Assessment Criteria

The impact assessment criteria utilises a series of matrices to determine overall impact. Several assessments were undertaken to assess the overall impact. These assessments include: value/importance of individual heritage assets identified within each viewpoint; value/importance of the view as a whole; the magnitude of impact on heritage significance within a view. Full details of the definitions of the values and matrices are given in *Appendix 2*.

8.4.2 Identifying the Importance of the Assets and the Views

The assessment identifies several views from which the heritage assets can be best appreciated. Descriptions of the present views are provided to identify the importance of each asset and the view. The value or importance of individual heritage assets identified within the view and the value or importance of the view as a whole are measured as being **high**, **medium** or **low** (see *Appendix 2*).

8.4.3 Assessing the Magnitude of the Impact

The assessment of magnitude of impacts looks at how and to what extent the proposed development will impact on important viewpoints and change the setting of the heritage assets. The assessment attempts to be objective and quantifiable as far as possible and descriptions are given as evidence to support claims of impact. The extent to which specific design parameters influence the impact of the proposals on the heritage significance within a view is also relevant, as aspects of design such as scale, mass, silhouette, and materiality/ reflectivity may impact on heritage significance within a view. Impacts may be beneficial or adverse: beneficial changes being those that enhance the heritage values and adverse changes being those that fail to sustain heritage values.

Assessing the magnitude of impact on heritage significance within a view is measured as being **high beneficial, medium beneficial, low beneficial, imperceptible/none, low adverse, medium adverse** or **high adverse** (see *Appendix 2*).

8.4.4 Determining the Overall Impact

The overall impact is assessed by looking at both the value/importance of the individual heritage assets identified within the view and the value or importance of the view as a whole against the magnitude of impact. Table 9 within *Appendix 2* shows how the overall impact is assessed based on the magnitude of impact (Table 8, *Appendix 2*) and the values of the individual heritage assets (Table 6, *Appendix 2*) and the view as a whole (Table 7, *Appendix 2*). The overall impact of the proposed development on either the value of the view as a whole or the value of the individual heritage asset can be described as having a **major effect**, **moderate effect**, **minor effect**, or **no effect**.

8.5 Key Viewpoints Analysis

Historic England's advice in *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) (2017, 1) confirms that:

'5. Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include consideration of views. The staged approach to taking decisions on setting given here can also be used to assess the contribution of a view, or views, to the significance of heritage assets and the ability to appreciate that significance.'

The listed buildings are located within close proximity to the Site and are mainly appreciated from within the Angel Meadow area of Manchester. The proposed development has the potential to impact upon some of these viewpoints and subsequently an assessment of changes to the viewpoints is required. The viewpoints identified contribute to the significance of the listed buildings.

8.5.1 Marble Arch Public House

Keys views of the Marble Arch Public House include those looking along Rochdale Road towards the premises and from Gould Street. The building has a high aesthetic value and can therefore be appreciated from views directly towards the property (Plate 50). These short-range views include views of the former Victoria Hotel, located at 85 Rochdale Road, and Alexandra Place, which contribute to the group value and settings of the heritage assets along the street.

View of the Marble Arch will be somewhat altered, as the proposed development will be visible in the background of the view. At present, the setting of the heritage asset makes a small contribution to the significance of the heritage asset due to the relationship between the public house and other heritage assets within the view. The relationship between the Marble Arch Public House, the former Victoria Hotel and Alexandra Place will not be affected by the proposed development and therefore the proposed development will not have a significant affect on the Marble Arch Public House.



Plate 50: View of the Marble Arch Public House, with Victoria Hotel and Alexandra Place in the background, looking northeast along Rochdale Road

8.5.2 Views of Other Designated Heritage Assets

The grade II listed Warehouse on West Corner of Junction with Simpson Street (Plate 51), Sharp Street Ragged School (Plate 52) and Cooperative Press are located within Angel Meadow, within a built-up area. The views of the heritage assets do not include views of the Site, and therefore the views of these grade II listed buildings will not be affected by the proposed development.



Plate 51: View of Warehouse on West Corner of Junction with Simpson Street within the built-up area of Angel Meadow



Plate 52: View of Sharp Street Ragged School within the built-up area of Angel Meadow

Views looking towards the Former Police and Ambulances Station at Goulden Street from Chadderton Street may alter, however, the views of the heritage asset do not contribute greatly to the significance of the asset. The station is located in a redeveloped area of Manchester and therefore the setting of the listed building has lost its significance (Plate 53).



Plate 53: View of the Former Police and Ambulances Station from Goulden Street, looking southeast, with modern buildings in the background

8.5.3 Views of Non-designated Heritage Assets

Views of non-designated heritage assets located outside of the Site boundary may alter. The former Victoria Hotel and Alexandra Place share a group value with the Marble Arch Public House. Whilst the proposed development may be visible within views of these heritage assets, the heritage assets will maintain their group value. The setting of the non-designated heritage assets will therefore see a negligible effect. Views of other non-designated heritage assets, such as the C.W.S Tobacco Factory and the Particular Baptist Church, do not include views of the Site, and therefore these heritage assets will not be affected by the proposed development.

8.6 Summary of Effect

The proposed development will have no effect on the attributes of setting of the listed buildings within close proximity to the Site (Table 2).

Heritage Asset	Importance of Heritage Asset	Sensitivity of Heritage Asset to Further Change	Magnitude of Impact	Resulting Effect
Marble Arch Public House	Medium	Low	No change	Negligible Effect
Warehouse on West Corner of Junction with Simpson Street	Medium	Low	No change	Negligible Effect
Sharp Street Ragged School		Low	No change	Negligible Effect
Cooperative Press	Medium	Low	No change	Negligible Effect
Former Police and Ambulances Station	Medium	Low	No change	Negligible Effect
Former Victoria Hotel, 85 Rochdale Road	Low	Low	No change	Negligible Effect
Alexandra Place, 18-20 Rochdale Road	Low	Low	No change	Negligible Effect
C.W.S Tobacco Factory	Low	Low	No change	Negligible Effect
Particular Baptist Church	Low	Low	No change	Negligible Effect

Table 2: The effect of the proposed development on the attributes of setting

The proposed development will have a neutral effect on the views of the heritage assets (Table 3). The views of the heritages assets are not considered to be significant, and the proposed development will not affect the settings of the listed buildings and non-designated heritage assets within close proximity to the Site, and therefore will not affect the character of Angel Meadow and other conservation areas within the wider landscape.

Viewpoint	Value of view	Value of heritage assets	Magnitude of impact	Overall impact
Marble Arch Public House	Low	Medium	Imperceptible	Neutral impact
Warehouse on West Corner of Junction with Simpson Street	Low	Medium	Imperceptible	Neutral impact
Sharp Street Ragged School	Low	Medium	Imperceptible	Neutral impact
Cooperative Press	Low	Medium	Imperceptible	Neutral impact
Former Police and Ambulances Station	Low	Medium	Imperceptible	Neutral impact
Former Victoria Hotel, 85 Rochdale Road	Low	Low	Imperceptible	Neutral impact
Alexandra Place, 18-20 Rochdale Road	Low	Low	Imperceptible	Neutral impact
C.W.S Tobacco Factory	Low	Low	Imperceptible	Neutral impact
Particular Baptist Church	Low	Low	Imperceptible	Neutral impact

Table 3: Impact assessment summary of the viewpoints affected within the proposed development

Overall, the proposed development will have no effect on the settings of the designated and non-designated heritage assets within the area surrounding the Site.

9. Impact Assessment

9.1 Introduction

The following table outlines the proposals and their impact upon the historic building fabric (Table 4):

Heritage Asset	Proposal / Potential Effect	Significance of Asset	Impact	Mitigation
Former Warehouse	Demolition of heritage asset	The warehouse holds value as a non-designated heritage asset	Significant adverse effect on non-designated heritage asset	Historic building survey would be required in order to mitigate the adverse effect of demolishing the heritage asset
Arches and Storage Cellars	Demolition of heritage asset	The arches and cellars holds value as a non-designated heritage asset	Significant adverse effect on non-designated heritage asset	Historic building survey would be required in order to mitigate the adverse effect of demolishing the heritage asset
Joiner's Workshop	Demolition of heritage asset	The wall of the workshop holds value as a non-designated heritage asset	Significant adverse effect on non-designated heritage asset	Historic building survey would be required in order to mitigate the adverse effect of demolishing the heritage asset
Wall along Northern boundary	Demolition of heritage asset	The wall holds value as a non-designated heritage asset	Significant adverse effect on non-designated heritage asset	Historic building survey would be required in order to mitigate the adverse effect of demolishing the heritage asset
Marble Arch Public House	Potential effect on setting	Grade II listed building	Negligible effect on listed building	No mitigation required
Warehouse on West Corner of Junction with Simpson Street	Potential effect on setting	Grade II listed building	Negligible effect on listed building	No mitigation required
Sharp Street Ragged School	Potential effect on setting	Grade II listed building	Negligible effect on listed building	No mitigation required
Cooperative Press	Potential effect on setting	Grade II listed building	Negligible effect on listed building	No mitigation required
Former Police and Ambulances Station	Potential effect on setting	Grade II listed building	Negligible effect on	No mitigation required

			listed building	
Former Victoria Hotel, 85 Rochdale Road	Potential effect on setting	The former hotel holds value as a non-designated heritage asset	Negligible effect on non-designated heritage asset	No mitigation required
Alexandra Place, 18-20 Rochdale Road	Potential effect on setting	Alexandra Place holds value as a non-designated heritage asset	Negligible effect on non-designated heritage asset	No mitigation required
C.W.S Tobacco Factory	Potential effect on setting	The former factory holds value as a non-designated heritage asset	Negligible effect on non-designated heritage asset	No mitigation required
Particular Baptist Church	Potential effect on setting	The church holds value as a non-designated heritage asset	Negligible effect on non-designated heritage asset	No mitigation required

Table 4: Impact of the proposed development on designated and non-designated heritage assets

10. Planning Policy Considerations

10.1 Introduction

Five grade II listed buildings are located within 250m of the Site, however, the assessment has found that these designated heritage assets, including their settings, will not be affected by the proposed development.

The identified impacts of the proposed scheme will affect the non-designated heritage assets within the Site, which include the Former Warehouse (GE01), Arches and Storage Cellars (GE02), Joiner's Workshop (GE03) and the Wall along Northern boundary (GE04).

10.2 NPPF Policy Considerations

The Heritage Statement has identified and assessed the heritage assets within and surrounding the Site that could be affected by the proposals. As set out in **Paragraph 194** of the NPPF, the Heritage Statement describes the significance of the identified heritage assets. The settings of the identified heritage assets have been addressed sufficiently to understand any potential impacts on setting arising from the proposals. The assessment has concluded that the impact of the proposals on the designated heritage assets surrounding the Site will be negligible. Therefore, the designated heritage assets will be conserved, in line with **Paragraph 199** of the NPPF.

The effect of the application on the non-designated heritage assets within the Site has been taken into account, in line with **Paragraph 203**. The heritage assets will be directly affected. Whilst the heritage assets hold low historical, aesthetic and evidential value, many of the structures are in a poor state and pose a risk of collapse. Other buildings associated with the gasworks were demolished in the twentieth century, and so the assets hold limited group value.

The proposed development includes the demolition of non-designated heritage assets within the Site. Whilst these heritage assets hold low aesthetic, historical and evidential value, they have lost much of their value due to the demolition of the Rochdale Road Gas Works. The heritage assets are the only upstanding remains of the gasworks, and therefore the surviving remains have a low group value. These surviving remains are in poor condition and pose a risk to the public. Therefore, whilst the impact of the proposed development on the non-designated heritage assets within the Site is considered to be substantial, the public benefits of the proposed development outweigh the demolition of the heritage assets.

In order to mitigate the level of harm to the non-designated heritage assets, remains within the Site should be recorded during a historic building survey and any opportunity to incorporate historical material into the development should be considered. With mitigation, the proposals are in line with **Paragraph 205**.

10.3 Manchester's Local Plan Policies

Manchester's Local Plan **Policy EN3** states that:

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

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.'

Angel Meadow has lost much of its historical character due to the demolition of many of the nineteenth-century houses and the industrial works, such as the Rochdale Road Gas Works. The area is now characterised by a few surviving nineteenth-century warehouses and a school, and many new developments. The proposed development designs resemble those of other buildings constructed within the area, and is therefore in accordance with Policy EN3 of Manchester's Local Plan.

The proposed development has the potential to incorporate the materials from the non-designated heritage assets into the development. Material such as stone dressings, bricks and railway lines could be reused. This would be in line with Policy EN3 of Manchester's Local Plan.

11. Conclusion

The proposals include the demolition of existing buildings and structures and the development of three new buildings comprising residential apartments and duplex homes, a commercial unit, basement parking, landscaping and public realm and associated engineering and infrastructure works.

The assessment demonstrates that the proposals will have a negligible effect on designated heritage assets within close proximity to the Site. Views of the designated and non-designated heritage assets within the wider landscape are considered to have a low value and the magnitude of impact is considered to be imperceptible. Therefore, the proposed development will have a neutral impact on the settings of the heritage assets located beyond the Site boundary.

The development will have a substantial adverse effect on the non-designated heritage assets within the Site, which comprise structural remains associated with the Rochdale Road Gas Works. These surviving remains are in poor condition and pose a risk to the public. Therefore, whilst the impact of the proposed development on the non-designated heritage assets within the Site is considered to be substantial, the public benefits of the proposed development outweigh the demolition of the heritage assets. The proposals are therefore in accordance with Manchester City Council's adopted Core Strategy (2012) and the NPPF.

The extent of any further historic or archaeological investigation deemed necessary prior to, or during the development works will be decided by Manchester City Council's conservation team, in consultation with GMAAS. However, it would be reasonable to expect that further historic building recording may be required to be carried out prior to the demolition of the heritage assets within the Site. These assets include the former warehouse, arches and storage cellars, joiner's workshop and the wall along the northern boundary of the Site. This work could build on the work carried out as part of this assessment and should be undertaken to Historic England Level 2/3 standard.

The proposed development has the potential to incorporate the materials from the non-designated heritage assets into the development. Material such as stone dressings, bricks and railway lines could be reused. This would be in line with Policy EN3 of Manchester's Local Plan.

Sources

Cartographic Sources

A Topographical Plan of Manchester and Salford, Charles Laurent, published 1793

Map of Manchester and its Environs, W Swire, 1824

A Map of Manchester and Salford, Bancks & Co, 1831

Ordnance Survey County Series 1:1056 Town Plan, published 1851, 1st edition

Ordnance Survey County Series 1:500 Town Plan, published 1891, 1st edition

Ordnance Survey County Series 1:2500 map, 1908, 1st revision

Ordnance Survey County Series 1:2500 map, published 1922, 2nd revision

Ordnance Survey National Grid 1:2500 map, published 1951, 1st edition

Ordnance Survey National Grid 1:1250 map, published 1958, 2nd revision

Ordnance Survey National Grid 1:1250 map, published 1970, 3rd revision

Ordnance Survey National Grid 1:1250 map, published 1989, 4th revision

Primary Sources

Archives

National Gas Archive
https://extranet.nationalgrid.com/GasArchive/

Newspapers

Bradford Observer 02 December 1870

Manchester Courier and Lancashire General Advertiser 23 December 1899

Manchester Evening News 11 January 1893

Manchester Evening News 30 October 1899

Manchester Evening News 02 November 1899

Secondary Sources

Arrowsmith, P. 2010. A*rt and Design Project, All Saints, Manchester: An Archaeological Desk-based Assessment*. Unpublished report.

Arrowsmith, P., 2016. *Roman Gardens, Castlefield, Manchester, Archaeological Desk-Based Assessment*. Unpublished report.

Board of Health of Manchester, 1805. *Proceedings of the Board*, Manchester

Brennand, M (ed), 2006. *The Archaeology of North West England. An Archaeological Research Framework for North West England: Volume 1. Resource Assessment*, CBA North West, **8** (18). Manchester.

Brennand, M (ed), 2007. *Research and Archaeology in North West England. An Archaeological Research Framework for North West England: Volume 2. Research Agenda and Strategy*, CBA North West, **9** (19). Manchester.

Bruton, FA, 1909. *The Roman Fort at Manchester*. Manchester.

Countryside Commission, 1998. *Countryside Character Volume 2: North West*, Cheltenham.

DCMS. 2010. Principles of Selection for Listed Buildings. Department for Digital, Culture, Media & Sport.

Department for Communities & Local Government, February 2019. *National Planning Policy Framework (NPPF).*

Engels, F, 1845. *The Condition of the Working Class in England*. London.

Farrer, W. and Brownbill, J. (eds) 1908. *Victoria County History of Lancashire*, **4**. London (reprinted for University of London Institute of Historical Research 1990).

Gregory, R.A., 2007. *Roman Manchester: The University of Manchester's Excavations within the Vicus 2001-5*. Oxford.

Hartwell, C., Hyde, M and Pevsner, N, 2004. *The Buildings of England. Lancashire: Manchester and the south-east.* London.

Hylton, S, 2003 *A History of Manchester*, Chichester

Historic England, 2018. *Industrial Sites: Scheduling Selection Guide*. Swindon: Historic England.

Historic England, 2019. *Gasworks and Redundant Gasholders: Guidelines for their evaluation and recording*. Swindon: Historic England.

Institute of Mechanical Engineers. 1894. *Visits to Works (Excursions) in the Manchester Area*. Institute of Mechanical Engineers.

Jones, W. K. 2006. *Different times*. New Generation Publishing

Kidd, A., 1996. *Manchester*, 2nd edition. Keele.

Lloyd-Jones, R, and Lewis, MJ, 1993. Housing factory works: Ancoats in the early 19th century, *Manchester Reg Hist Rev*, **7**, 33-36

Marr, TR, 1904. *Housing Conditions in Manchester and Salford. A Report produced for the Citizen's Association*

McNeil, R, and Newman, R, 2007. The Industrial and Modern Period Research Agenda, in M Brennand (ed) *The Archaeology of North West England: An Archaeological Research Framework for North West England: Volume 2*, CBA North West, **9** (19), Manchester, 133-58.

Muthesius, S, 1982. *The English Terraced House*, London

Nevell, M, 2008. *Manchester: The Hidden History*, Stroud

Nevell, M, 2014. Legislation and reality: the archaeological evidence for sanitation and housing quality in urban workers' housing in the Ancoats area of Manchester between 1800 and 1950, *Ind Archaeol Rev*, **36**(1), 48-74

Parkinson-Bailey, JJ, 2000. *Manchester: An Architectural History*, Manchester

Pearlman, W, 1956. *The Dwellings of Manchester*, unpubl RIBA thesis (MCL/MF 352)

Roberts, J, 1993. A densely populated and unlovely tract: the residential development of Ancoats, *Manchester Reg Hist Rev*, **7**, 15-26

Shaw, W. A. 1894. *Manchester: Old and New*. London: Cassell and Co.

Sutton, C. W. 1892. Archaeological Finds in Lancs. *Trans. Lancs. & Chesh. Antiq. Soc.*

Thomas, R. 2014. *Gasworks Profile A: The History and operation of Gasworks (Manufactured Gas Plants) in Britain*. London: Contaminated Land: Applications in Real Environments (CL:AIRE)

Tupling, G.H., 1962. Medieval and Early Modern Manchester, in CF Carter (ed) *Manchester and its Region,* Manchester. pp. 115-130.

Websites

Manchester Corporation Gas Works
https://www.gracesguide.co.uk/1894_Institution_of_Mechanical_Engineers:_Visits_to_Works#Manchester_Corporation_Gas_Works
Accessed 31/08/2021

Manchester Corporation
https://discovery.nationalarchives.gov.uk/details/r/ff6702cb-4699-463a-b567-25a658abd56f
Accessed 31/08/2021

Extensions to Gasworks. Gould Street, Rochdale Road
https://manchestervictorianarchitects.org.uk/buildings/extensions-to-gasworks-gould-street-rochdale-road
Accessed 31/08/2021

National Grid Archives
https://extranet.nationalgrid.com/GasArchive/
Accessed 31/08/2021

National Gas Museum
http://www.nationalgasmuseum.org.uk/making-gas-from-coal/
Accessed 31/08/2021

National Gas Museum
http://www.nationalgasmuseum.org.uk/gas-industry-chronology/
Accessed 31/08/2021

Gould Street Sunday School
http://www.purdy.org.uk/genealogy/gould_street_sunday_school.htm
Accessed 31/08/2021

Warehouse on west corner of junction with Simpson Street
https://historicengland.org.uk/listing/the-list/list-entry/1270681
Accessed 31/08/2021

Sharp Street Ragged School
https://historicengland.org.uk/listing/the-list/list-entry/1254650
Accessed 31/08/2021

Marble Arch Inn
https://historicengland.org.uk/listing/the-list/list-entry/1247604
Accessed 31/08/2021

Former Police and Ambulance Station
https://historicengland.org.uk/listing/the-list/list-entry/1292052
Accessed 31/08/2021

Cooperative Press
https://historicengland.org.uk/listing/the-list/list-entry/1291013
Accessed 31/08/2021

Acknowledgements

Salford Archaeology would like to thank Greg Mulligan of Mulbury Homes for commissioning the assessment on behalf of Portwood Developments Ltd.

The desk-based research, report and illustrations were compiled by Ashley Brogan. The report was edited by Katie Fletcher.

Appendix 1: Gazetteer Entries

The following gazetteer entries (GE) summarise the designated and non-designated heritage assets within, and within close proximity to, the Site (Figs 14 and 15).

Gazetteer Number	Site Name	Designation	List entry	Description	Location
1	Former Warehouse	Non-designated heritage asset	-	The Site presently contains three depot buildings, one of which is associated with the Rochdale Road Gas Works. Aerial photography of the works taken in 1939 shows the building, however, it has since been partially demolished.	SJ 84690 99106
2	Arches and Storage Cellars	Non-designated heritage asset	-	Arched structures have been identified beneath the Site, which are visible looking south from the car park to the north of the Site. The arches contain rooms, which were used for storing coal. Above the structures were the former railway lines associated with the Rochdale Road Gas Works.	SJ 8465 9925
3	Joiner's Workshop	Non-designated heritage asset	**-**	The workshop was likely the new joiner's shop, built in the early twentieth century, between 1901 and 1907. The workshop is shown on the 1908 OS map. A brick wall of the warehouse survives along Gould Street.	SJ 84690 99106
4	Wall along Northern boundary	Non-designated heritage asset	**-**	A brick wall can be seen looking south from the car park to the north of the Site. The wall is likely a foundation of basement wall of the Rochdale Road Gasworks, however, many later alterations and phases can be identified.	SJ 84708 99168
5	Marble Arch Public House	Grade II listed building	1247604	The Marble Arch Public House is a grade II listed building located immediately south of the Site boundary, at 73 Rochdale Road. The public house was constructed in 1888 at the junction between Rochdale Road and Gould Street. The Marble Arch	SJ 84677 99084

				Public House is located immediately southeast of the Site boundary.	
6	Warehouse on West Corner of Junction with Simpson Street	Grade II listed building	1270681	The warehouse at the corner of Sharp Street and Simpson Street was likely constructed in the mid-nineteenth century and has since been altered. The building is brick-built with a corrugated sheet roof and comprises four storeys and is almost square in plan.	SJ 84538 99073
7	Sharp Street Ragged School	Grade II listed building	1254650	The Sharp Street Ragged School was established in 1853 and rebuilt in 1869. The building is built of red bricks with a slate roof and comprises two storeys. The ground floor has a round-headed doorway and eight bays of windows. The building is still occupied by the charitable institution which established the school in the mid-nineteenth century.	SJ 84511 99107
8	Cooperative Press	Grade II listed building	1291013	The Cooperative Press building is an industrial building or warehouse built in the late nineteenth century and altered in 1905. The building is constructed of brown brick with red brick dressings and red and yellow terracotta dressings. The left side is four storeys with attic and basement and is constructed in an Edwardian Baroque style. The right-hand range of the Cooperative Press building is undecorated except for a corbel table to the parapet divided into bays and short pendent pilasters.	SJ 84473 99072
9	Former Police and Ambulances Station	Grade II listed building	1292052	The Former Police and Ambulance Station was built in the second half of the nineteenth century and has since been altered and reduced. The remaining building comprises red brick with some sandstone ashlar and a hipped slate roof. The station is rectangular in plan and includes an office block, domestic block, cell range and tall chimney stack.	SJ 84710 98885

10	Former Victoria Hotel, 85 Rochdale Road	Non-designated heritage asset	-	The former public house at 85 Rochdale Road is located directly to the south of the Site. The public house is labelled as 'Victoria Hotel' on the Ordnance Survey map of 1891. The building was constructed in the second half of the nineteenth century and is built in red brick. The former public house is now used as a shop but retains its nineteenth-century aesthetic.	SJ 84712 99101
11	Alexandra Place, 18-20 Rochdale Road	Non-designated heritage asset	-	18-20 Rochdale Road, which formerly formed part of a building complex known as Alexandra Place, is located 30m to the southeast of the Site. The building was likely constructed in the late nineteenth or early twentieth century and formerly contained dwellings.	SJ 84783 99124
12	C.W.S Tobacco Factory	Non-designated heritage asset	-	The Tobacco Factory at Ludgate Hill is located 60m to the northwest of the Site. The building is brick built and still displays the factory's name, 'C.W.S Tobacco Factory', along the eastern and western elevations.	SJ 84573 99186
13	Particular Baptist Church	Non-designated heritage asset	-	The Particular Baptist Church was constructed on Rochdale Road in 1907. The church is located 118m to the west of the Site, within the Angel Meadow area of Manchester. The church is built of red brick and sandstone.	SJ 84569 99012

Table 5: Gazetteer Entries, for locations see Figure 9, Appendix 3

Appendix 2: Tables of Criteria

Value / Importance	Definition
High	The asset will normally be a world Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and who significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus on the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view. In this case the Viewing Point (and/or Assessment Point) may not be the best or only place to view the heritage asset.

Table 6: Value/importance of individual heritage assets identified within each viewpoint

Value / Importance	Definition
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks and gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* historic parks and gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks and gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks and gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks and gardens or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks and gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

Table 7: Value/importance of the view as a whole

Magnitude of Impact	Definition
High beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/ None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

Table 8: Criteria for determining magnitude of impact on heritage significance within a view

	With High Value	With Medium Value	With Low Value
With high (beneficial or adverse) magnitude of impact	Major effect	Major effect	Moderate effect
With medium (beneficial or adverse) magnitude of impact	Major effect	Moderate effect	Minor effect
With low (beneficial or adverse) magnitude of impact	Moderate effect	Minor effect	Negligible/ no effect
Negligible/ neutral impact	Minor effect	Negligible effect	Negligible/ no effect

Table 9: Overall impact: Magnitude of impact against value

Importance	Indicative Criteria
Very High	Designated Heritage Assets of international Significance are legally protected and/or protected by international agreements or non-designated Heritage Assets of international Significance, which have no legal protection but are important in policy terms as they contribute to international research objectives
High	Scheduled Monuments and their settings are legally protected Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to national research objectives Grade I and Grade II* listed buildings and their settings are legally protected Grade I Registered Parks and Gardens, Conservation Areas containing very important buildings and their settings are legally protected
Medium	Grade II listed buildings and their settings are legally protected Grade II Registered Parks and Gardens and their settings are legally protected Conservation Areas containing buildings that contribute significantly to its historic character are legally protected Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to regional research objectives
Low	'Locally listed' buildings and settings Historic (unlisted) buildings of modest quality in their fabric or historical association and their settings Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to local research objectives
Very Low	Buildings of no architectural or historical note; buildings of an intrusive character Non-designated Heritage Assets that have been damaged
Negligible	Buildings with some hidden (i.e. inaccessible) potential for historic Significance Non-designated Heritage Assets of very little or no surviving archaeological interest
Unknown	Indicators of potential with no evidence for specific archaeological periods within the Study Area, including mapping data, paleoenvironmental data, historic references, photographic references, geological data, geotechnical data, and topography.

Table 10: Criteria for measuring the importance of Heritage Assets

Sensitivity	Indicative Criteria
Very High	The current setting has been influenced by limited degrees of incremental changes that are a modern reflection of aspects of the original setting
High	The current setting has been influenced by medium degrees of incremental changes, some of which are modern reflections of aspects of the original setting
Medium	The current setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the Heritage Asset
Low	Some aspects of the current setting have been compromised at specific locations within that setting
Very Low	The current setting has been widely compromised

Table 11: Criteria for measuring the sensitivity of a Heritage Asset to further change

Magnitude	Indicative Criteria
Very Large	Total loss of Heritage Asset without recorded evidence
Large	Comprehensive alterations to attributes of setting
Medium	Considerable alterations to attributes of setting that affect the character of the Heritage Asset
Small	Slight alterations to attributes of setting
Very Small	Very slight alterations to attributes of setting

Table 12: Criteria for measuring the impact (magnitude)

Effect	Indicative Criteria
Substantial	Comprehensive changes to attributes of setting
Major	Considerable changes to attributes of setting that affect the character of Heritage Assets
Moderate	Slight changes to wider attributes of setting
Minor	Slight changes to limited attributes of setting
Negligible	Slight changes to attributes of setting
No Change	Very slight changes to attributes of setting

Table 13: Criteria for measuring the likely effects

	Very Small Magnitude	Small Magnitude	Medium Magnitude	Large Magnitude	Very Large Magnitude
Very Low Sensitivity	Negligible Effect	Minor Effect	Minor Effect	Moderate Effect	Moderate Effect
Low Sensitivity	Minor Effect	Minor Effect	Moderate Effect	Moderate Effect	Major Effect
Medium Sensitivity	Minor Effect	Moderate Effect	Moderate Effect	Major Effect	Major Effect
High Sensitivity	Moderate Effect	Moderate Effect	Major Effect	Major Effect	Substantial Effect
Very High Sensitivity	Moderate Effect	Major Effect	Major Effect	Substantial Effect	Substantial Effect

Table 14: The relationship between sensitivity, impacts (magnitude) and effect

Appendix 3: Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on Laurent's map of 1793

Figure 4: Site boundary superimposed on Swire's map of 1824

Figure 5: Site boundary superimposed on Bancks & Co's map of 1831

Figure 6: Site boundary superimposed onto the Ordnance Survey 1:500 Town Plan of 1851

Figure 7: Site boundary superimposed onto the Ordnance Survey 1: 1056 Town Plan of 1891

Figure 8: Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1908

Figure 9: Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1922

Figure 10: Site boundary superimposed onto the Ordnance Survey 1:2500 map of 1951

Figure 11: Site boundary superimposed onto the Ordnance Survey 1:1250 map of 1958

Figure 12: Site boundary superimposed onto the Ordnance Survey 1:1250 map of 1970

Figure 13: Site boundary superimposed onto the Ordnance Survey 1:1250 map of 1989

Figure 14: Upstanding heritage assets within the Site boundary

Figure 15: Listed buildings and non-designated heritage assets located outside of the Site



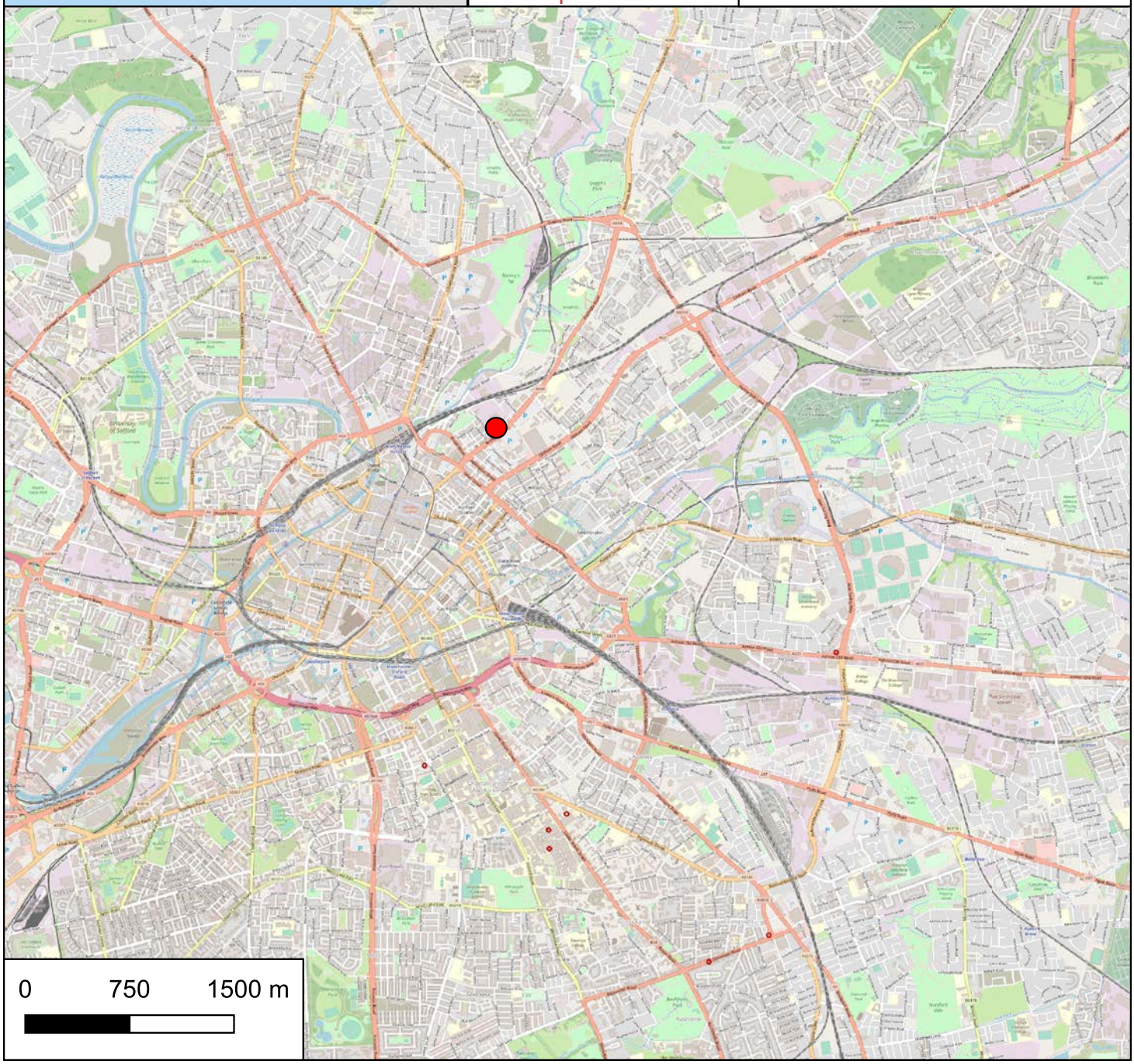


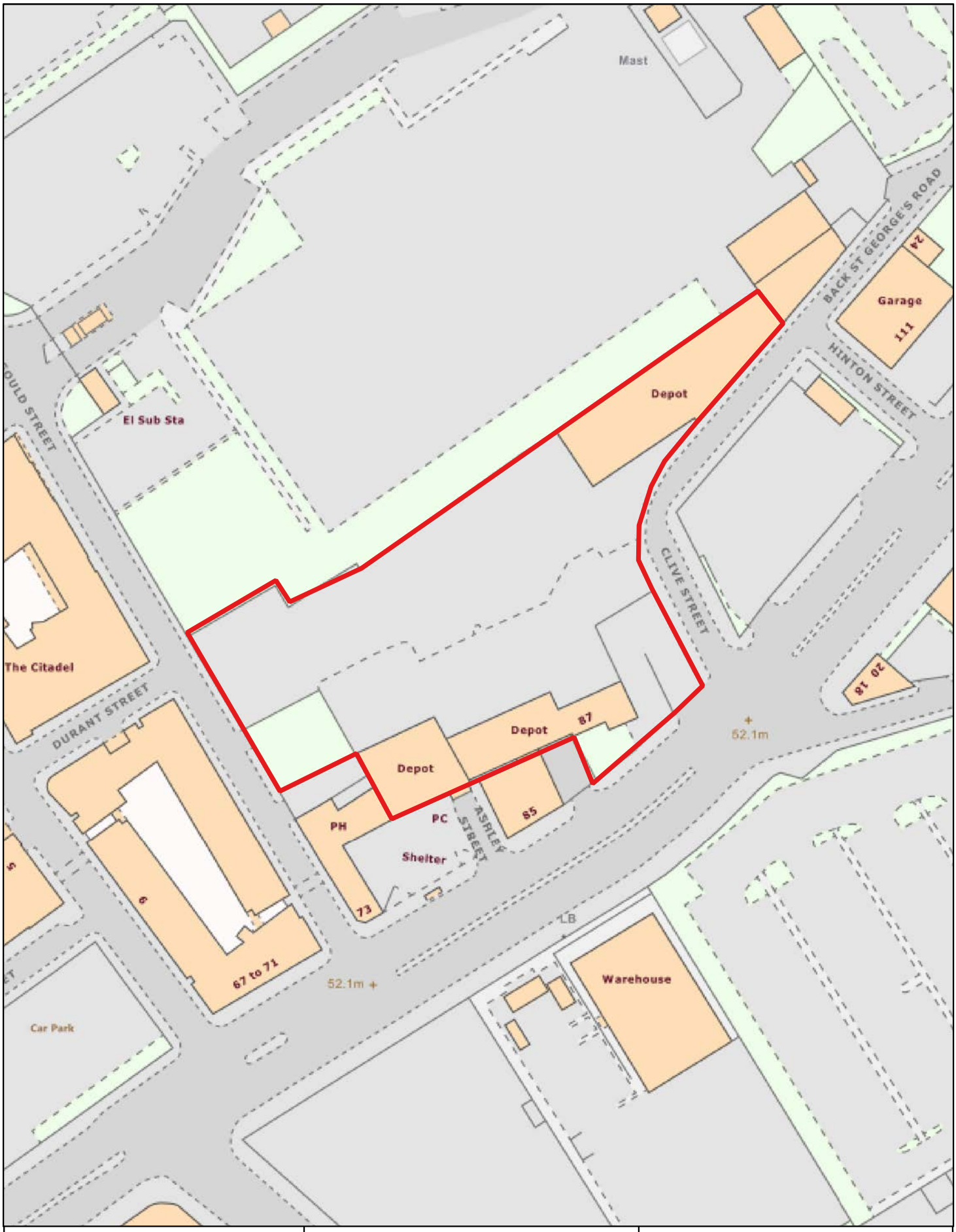
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 1: Site location

Contains Ordnance Survey data © Crown copyright and database right 2021





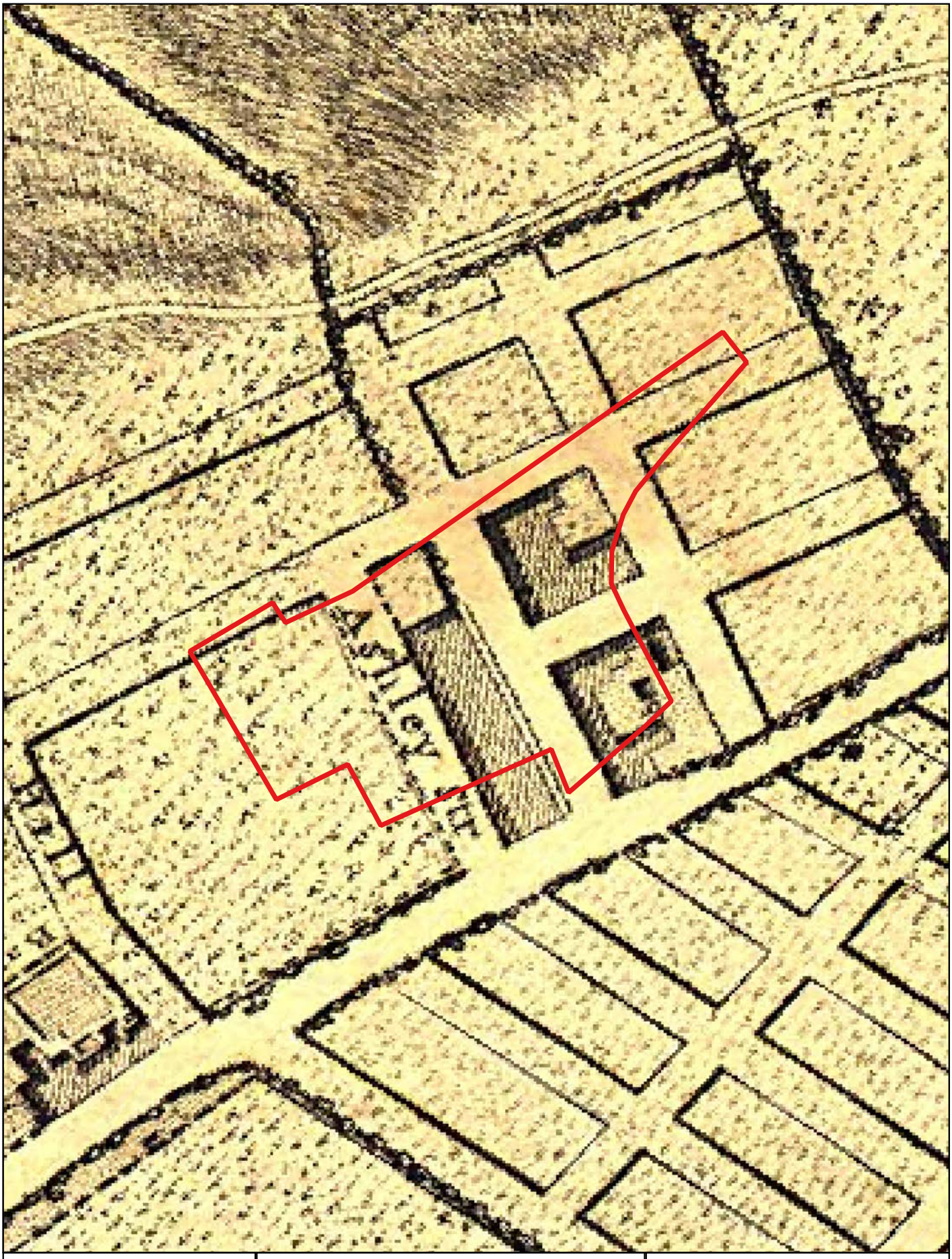
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 2: Site boundary superimposed onto modern mapping

Contains Ordnance Survey data © Crown copyright and database right 2021

0 20 40 m



University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 3: Site boundary superimposed onto Laurent's 'A Topographical Plan of Manchester and Salford' published 1793

0 20 40 m

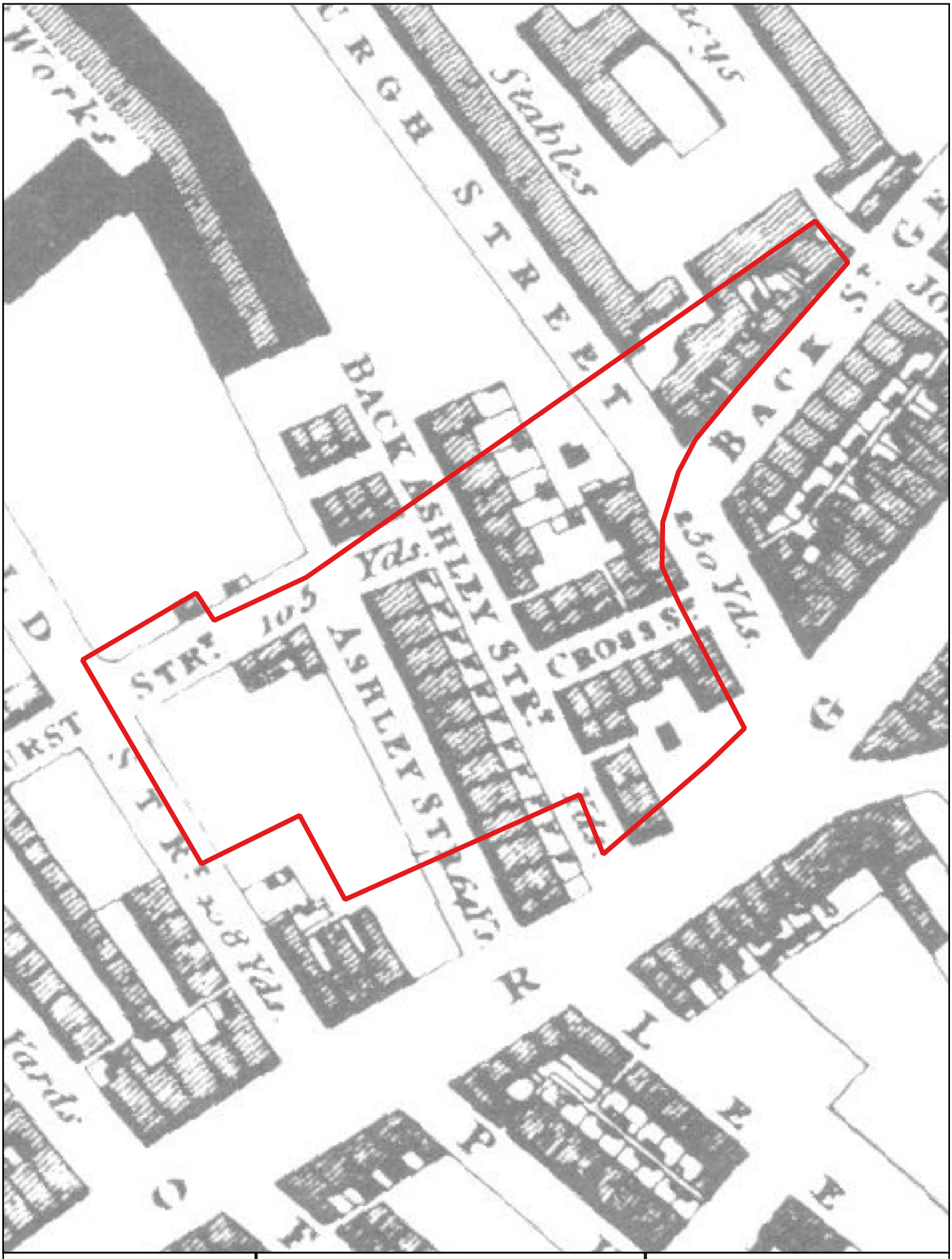


University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 4: Site boundary superimposed onto Swire's 'Map of Manchester and its Environs' published 1824

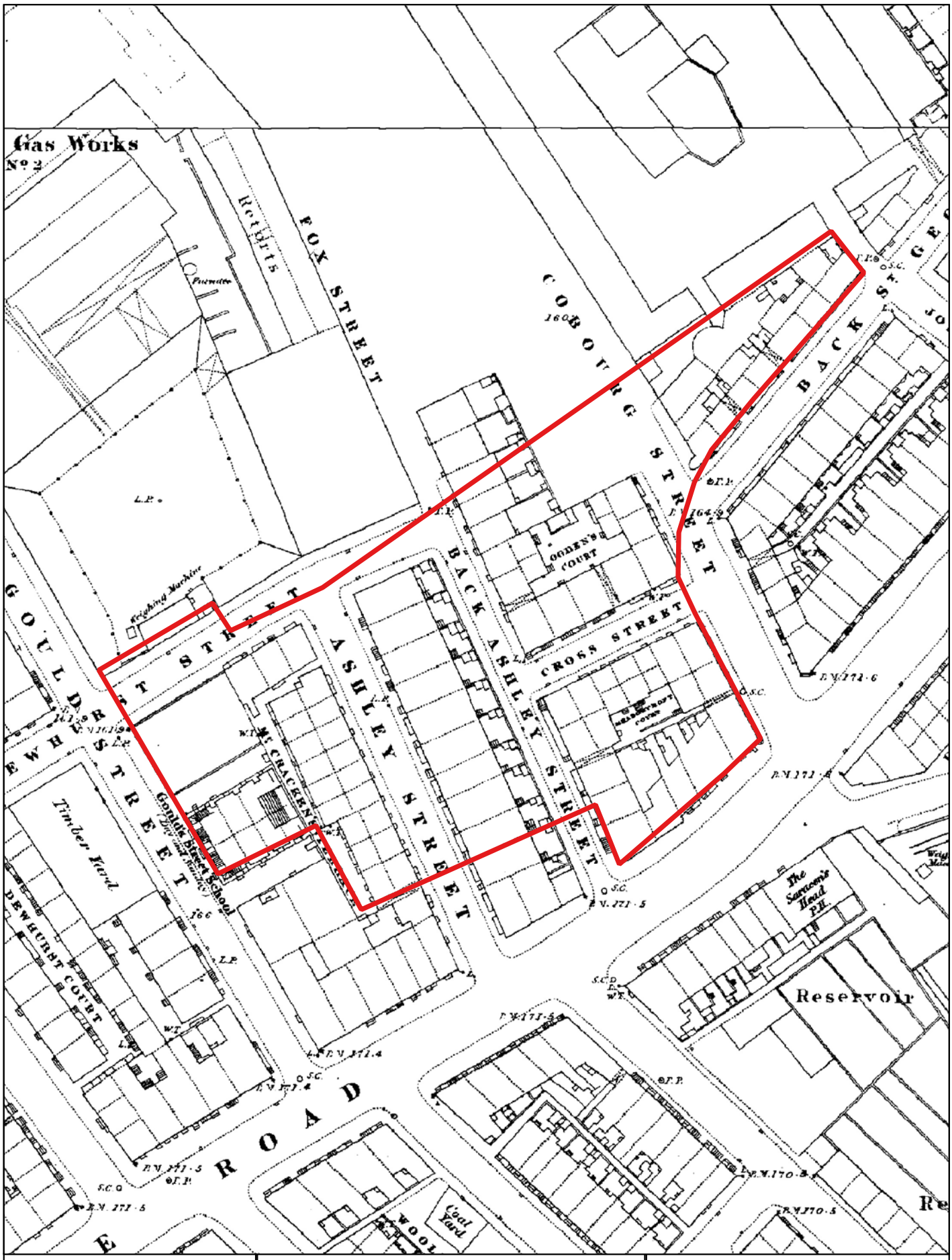
0 15 30 m



University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 5: Site boundary superimposed onto Bancks & Co.'s map of 'A Map of Manchester and Salford' of 1831



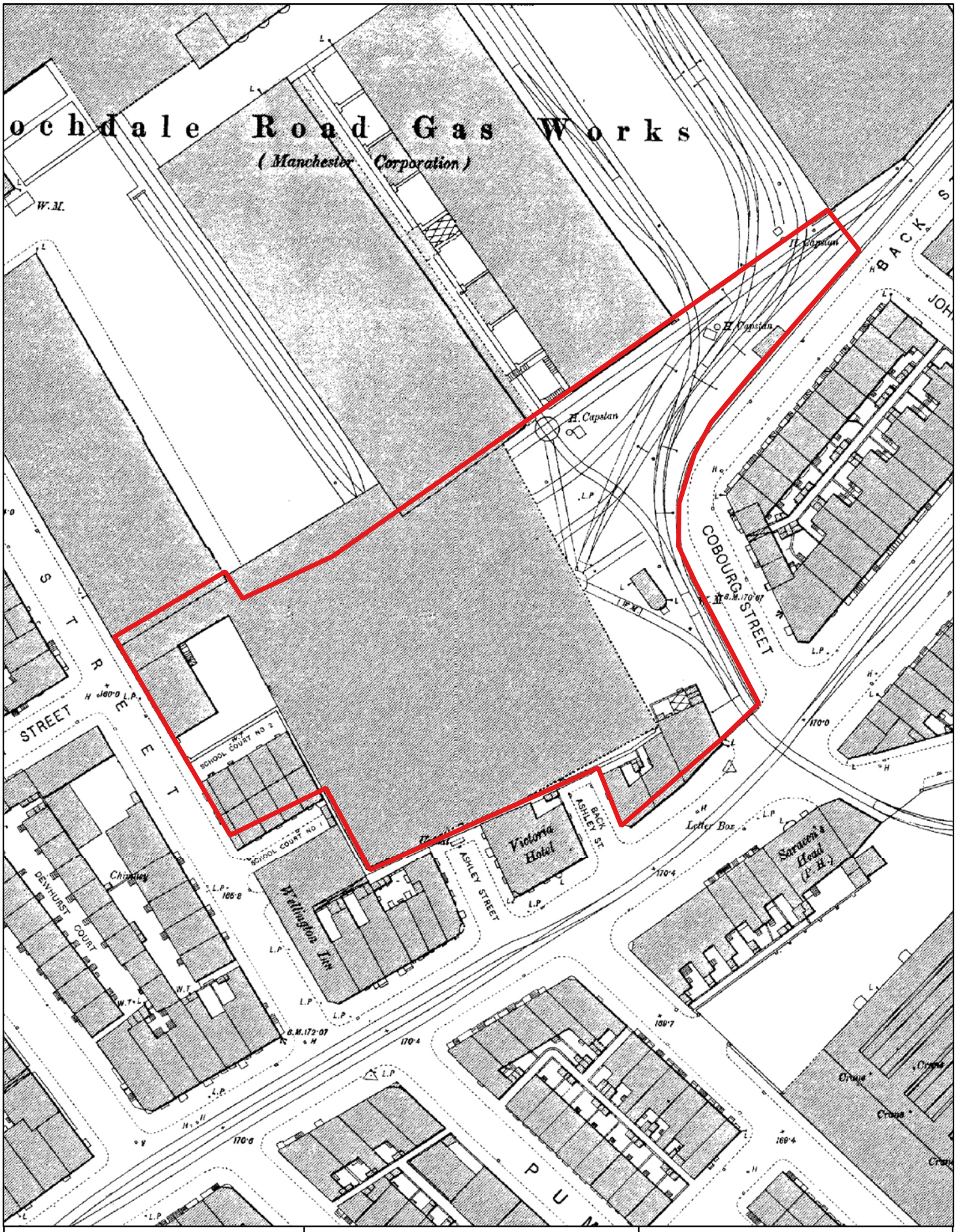
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 6: Site boundary superimposed onto the 1:1056 Town Plan of 1851

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m



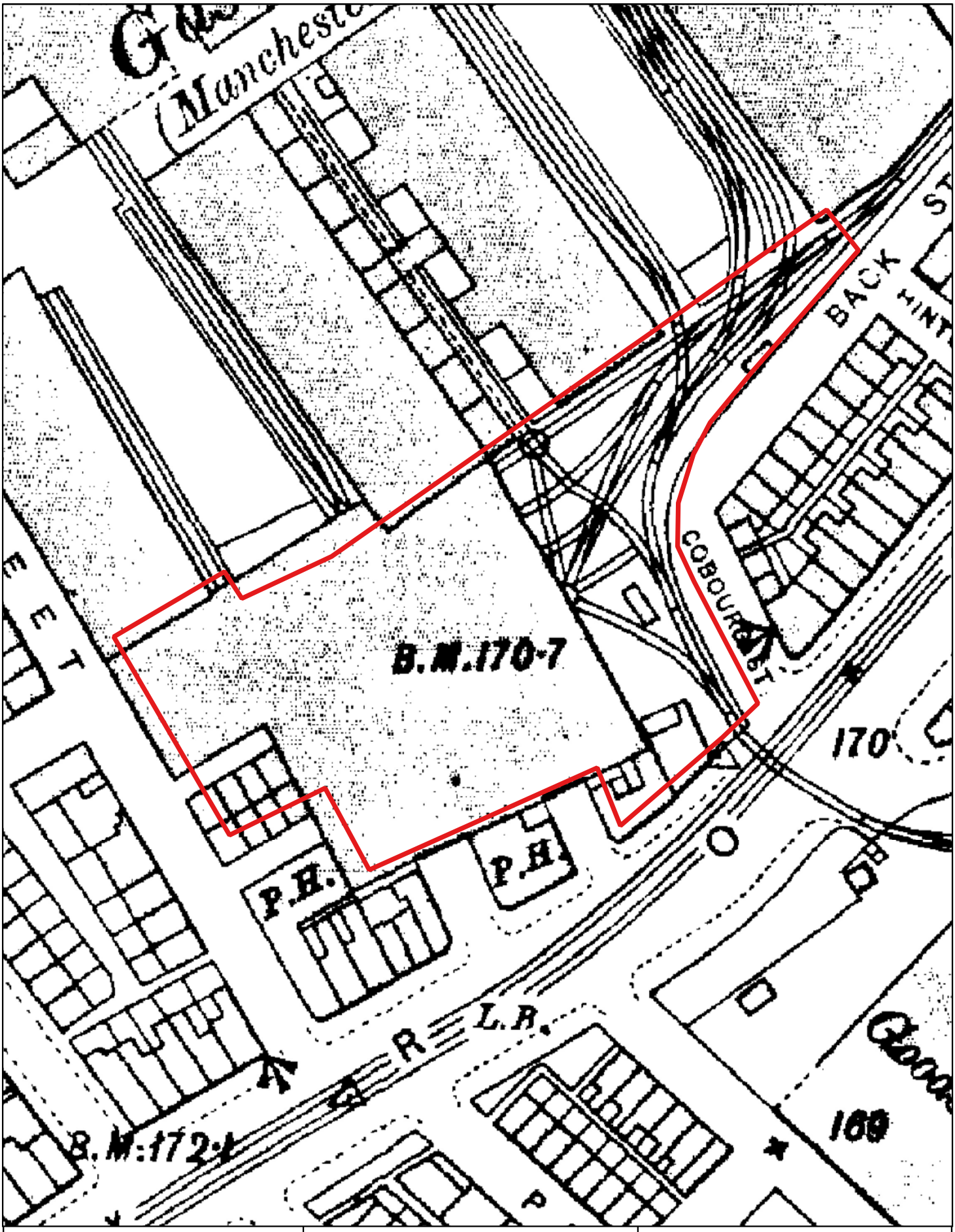
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 7: Site boundary superimposed onto the 1:500 Town Plan of 1891

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m



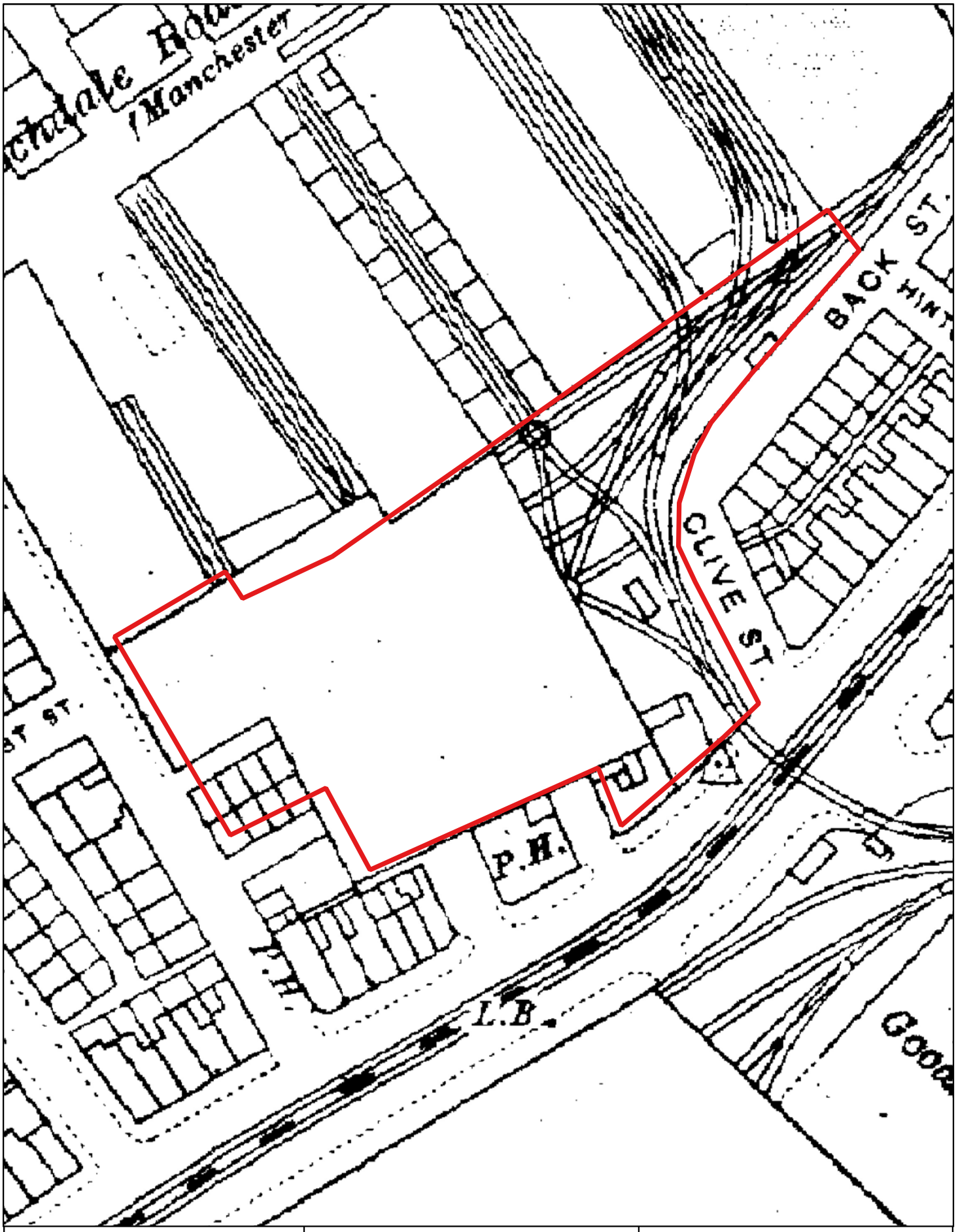
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 8: Site boundary superimposed onto the 1:2500 Ordnance Survey County Series Map of 1908

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m



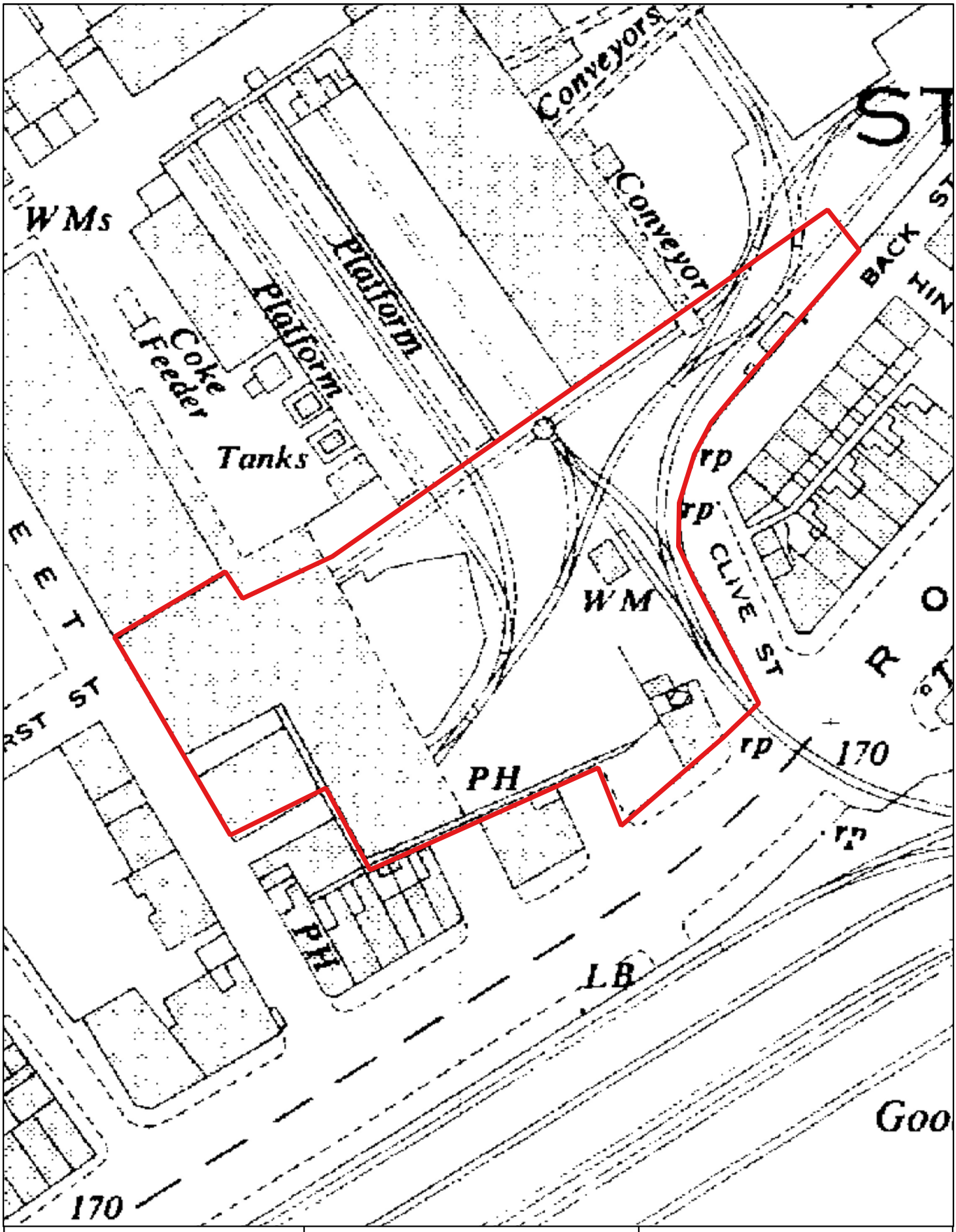
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 9: Site boundary superimposed onto the 1:2500 Ordnance Survey County Series Map of 1922

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m



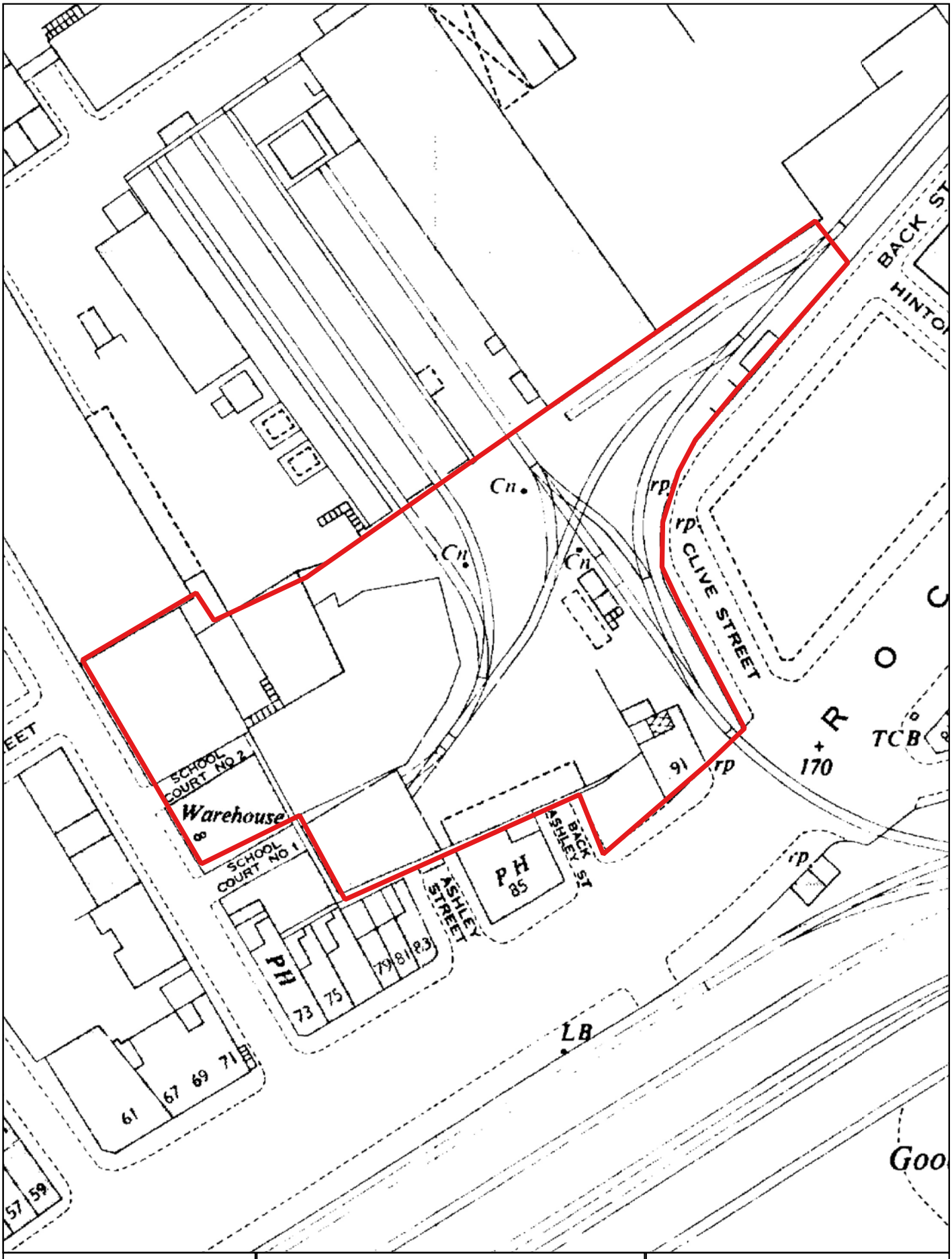
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 10: Site boundary superimposed onto the Ordnance Survey 1:2500 County Series Map of 1951

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m



University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 11: Site boundary superimposed onto the 1:1250 National Grid Map of 1958

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m

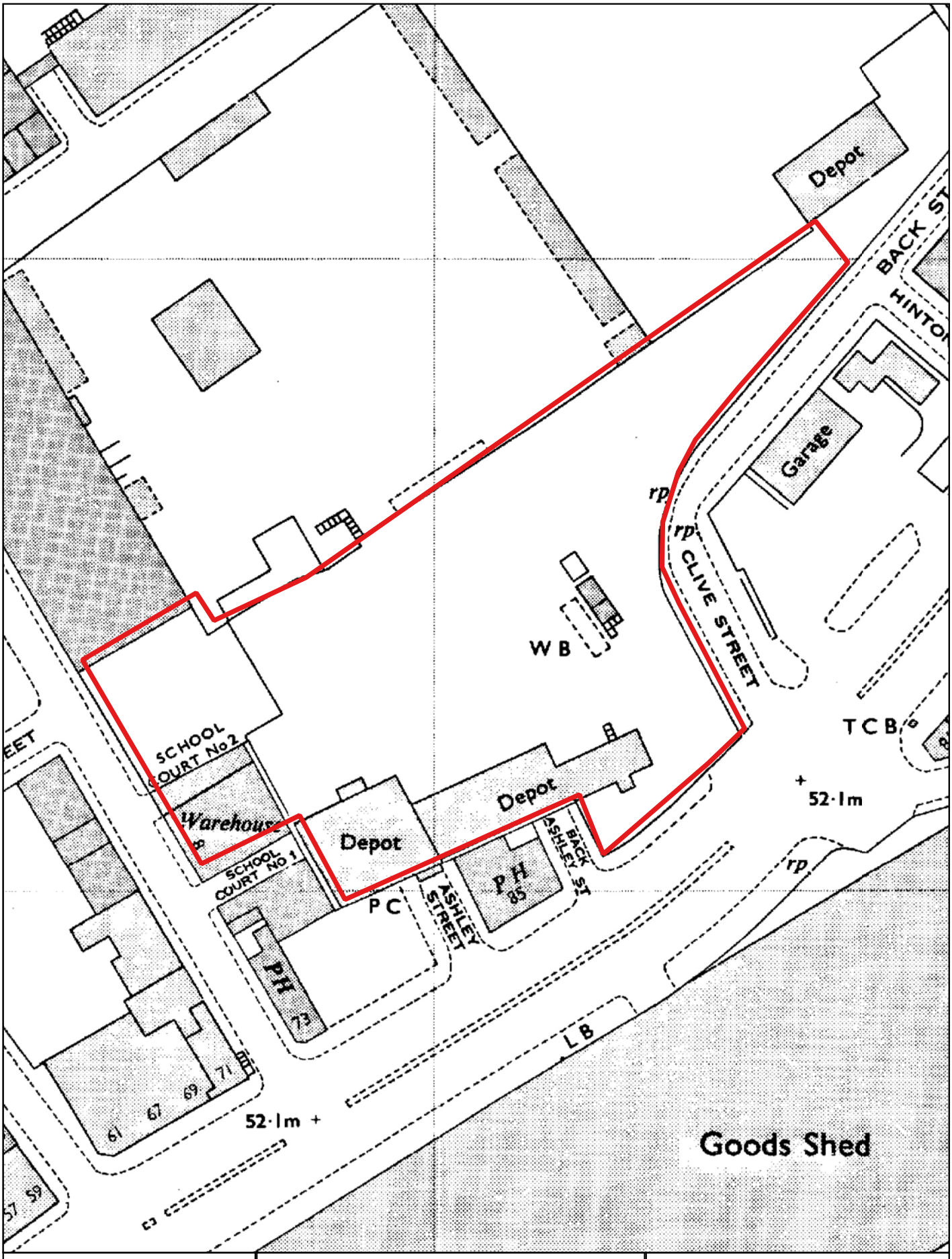
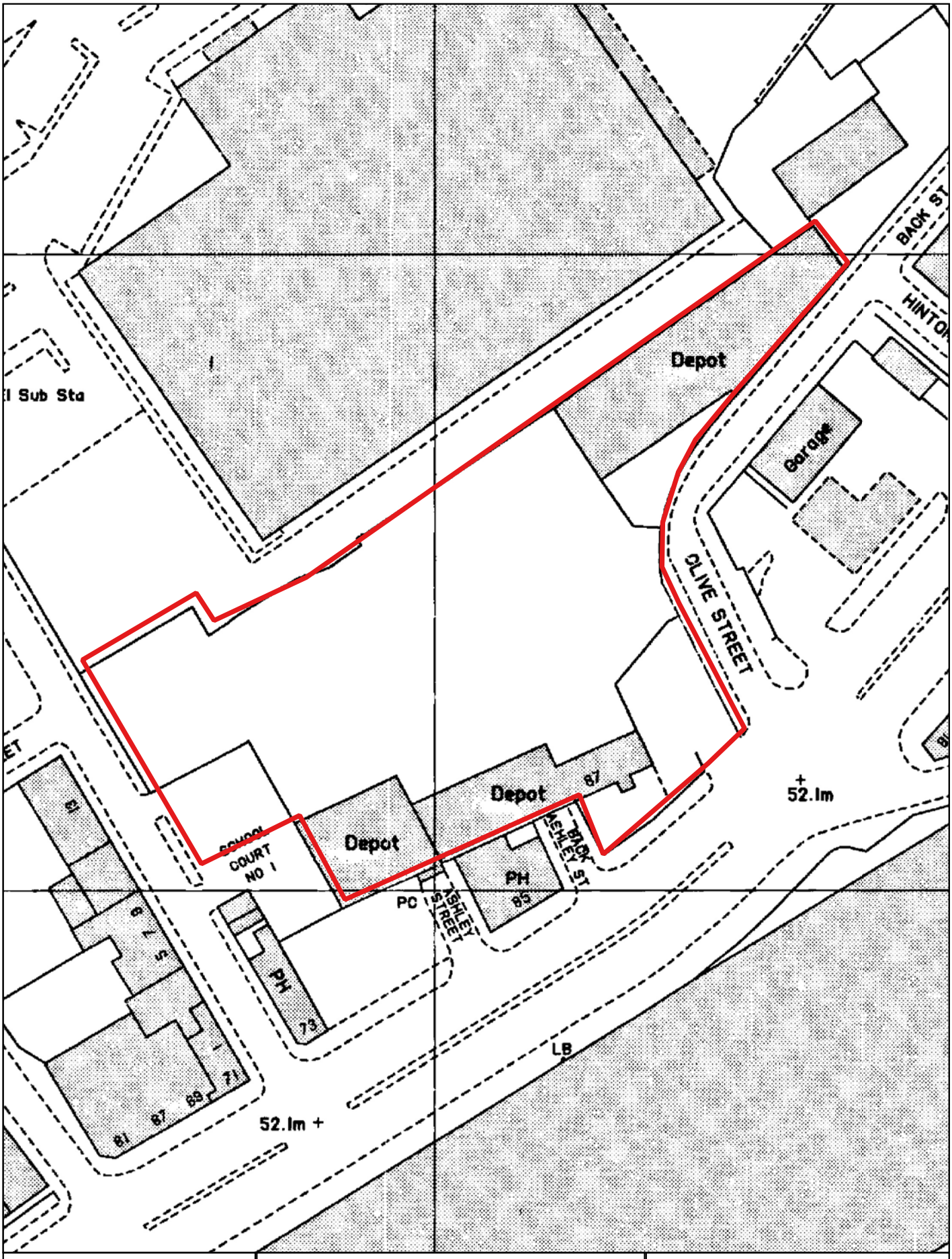


Figure 12: Site boundary superimposed onto the 1:1250 Ordnance Survey National Grid Map of 1970

0 15 30 m

Contains Ordnance Survey data © Crown copyright and database right 2021



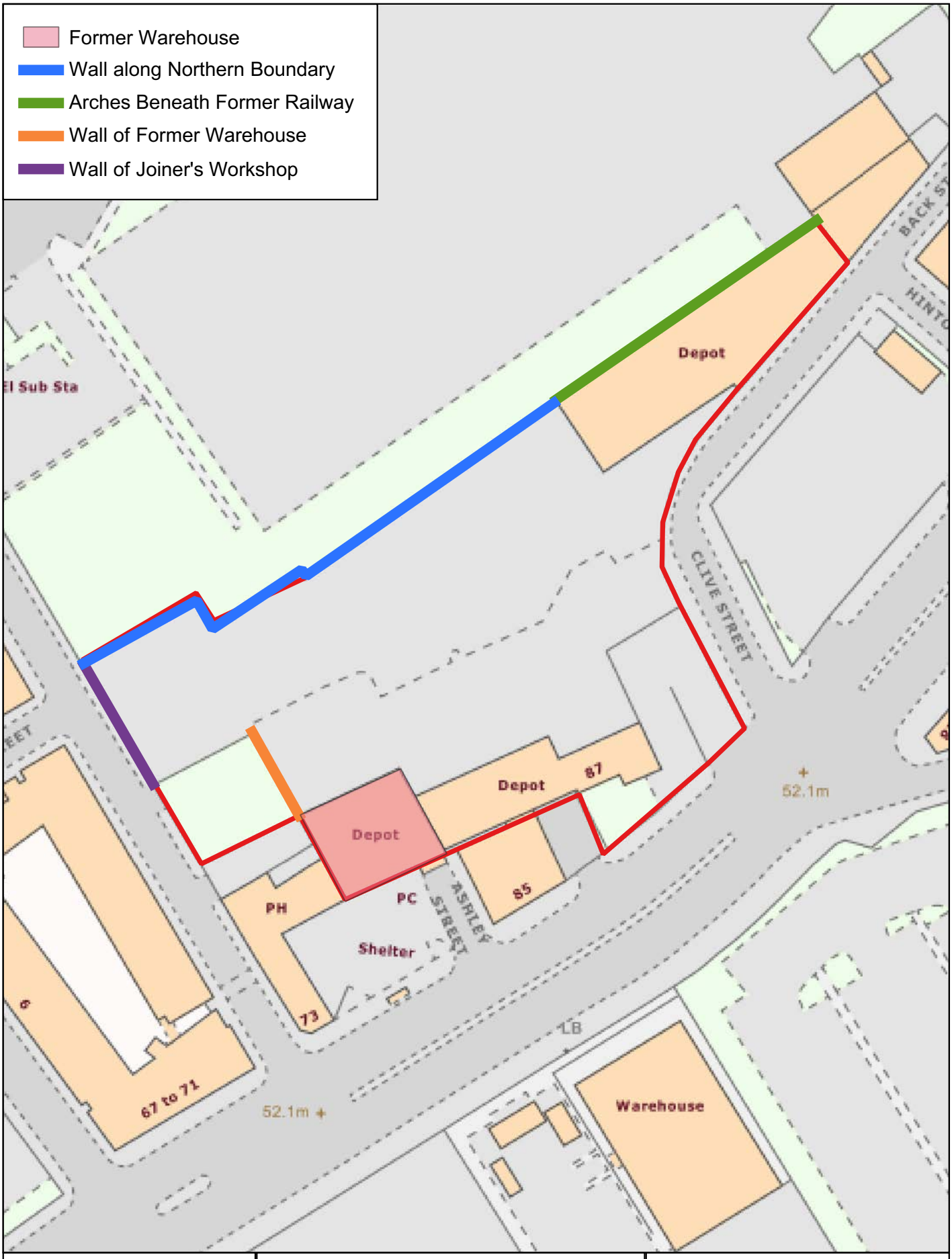
University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 13: Site boundary superimposed onto the 1:1250 National Grid Map of 1989

Contains Ordnance Survey data © Crown copyright and database right 2021

0 15 30 m

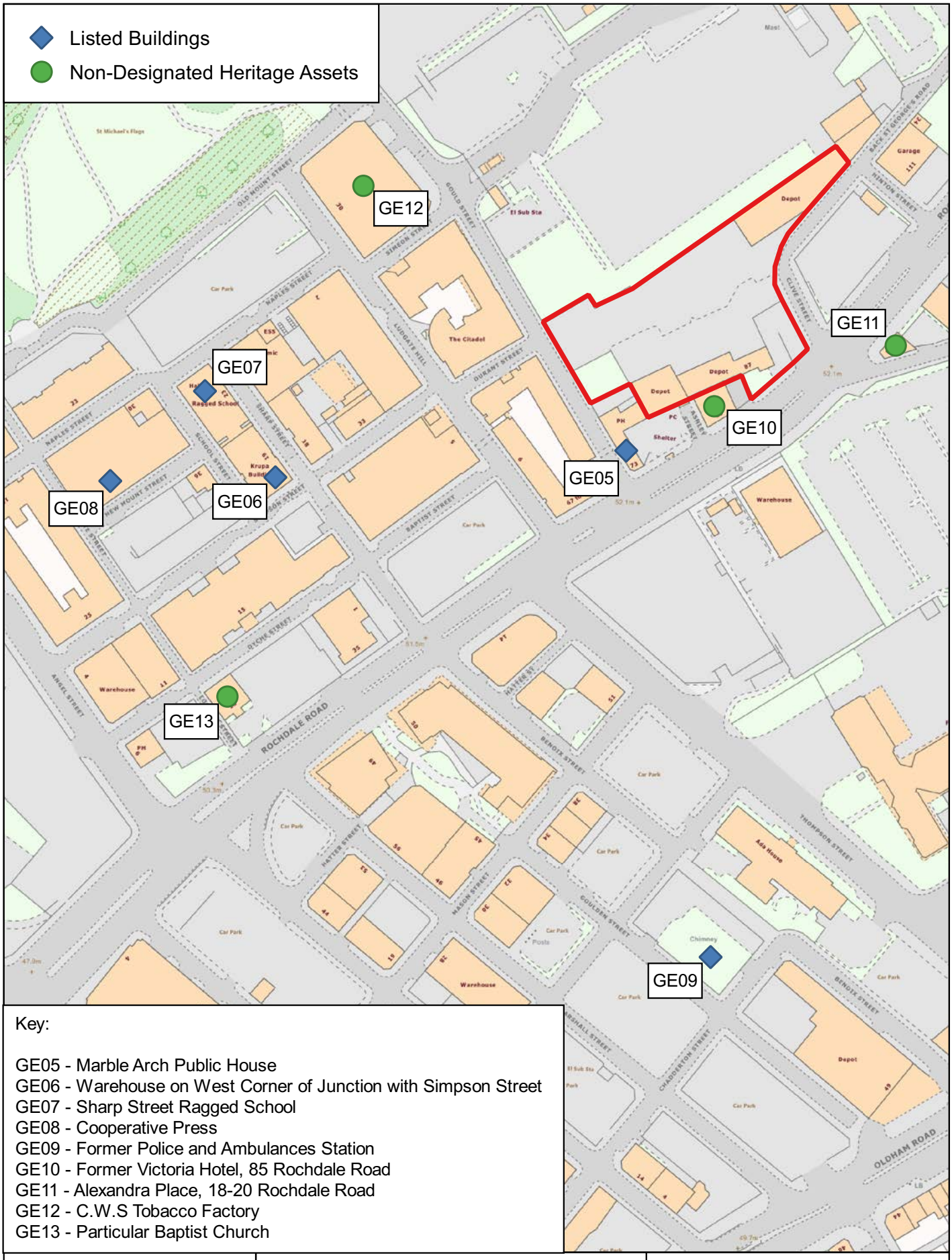


University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

Figure 14: Locations of upstanding heritage remains superimposed on modern mapping

Contains Ordnance Survey data © Crown copyright and database right 2021



Key:

GE05 - Marble Arch Public House
GE06 - Warehouse on West Corner of Junction with Simpson Street
GE07 - Sharp Street Ragged School
GE08 - Cooperative Press
GE09 - Former Police and Ambulances Station
GE10 - Former Victoria Hotel, 85 Rochdale Road
GE11 - Alexandra Place, 18-20 Rochdale Road
GE12 - C.W.S Tobacco Factory
GE13 - Particular Baptist Church

University of Salford MANCHESTER

SA SALFORD ARCHAEOLOGY

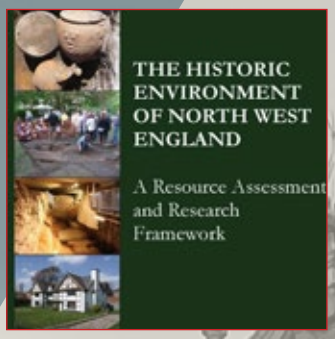
Figure 15: Listed buildings and non-designated heritage assets located outside of the Site

Contains Ordnance Survey data © Crown copyright and database right 2021

0 30 60 m

SALFORD ARCHAEOLOGY

CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



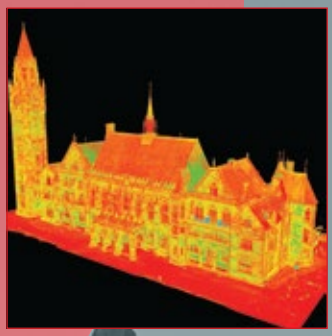
EXCAVATION



BUILDING SURVEY



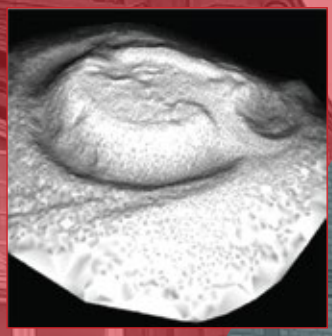
3D LASER SCANNING



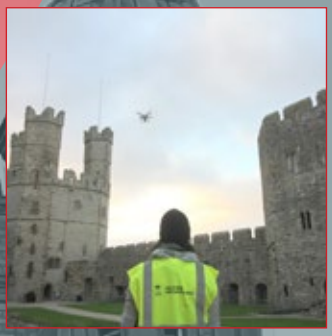
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



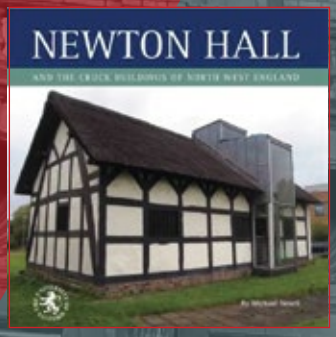
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS



University of Salford MANCHESTER
The Centre for Applied Archaeology
REGISTERED ORGANISATION CIfA

Salford Archaeology, Peel Building, School of Science, Engineering & Environment,
University of Salford, Manchester, M5 4WT
Telephone: 01612953818 Email: a.thompson@salford.ac.uk