
Heritage Statement

7-9 Piccadilly, Manchester

December 2021

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1.0 INTRODUCTION

- 1.1 This Report has been prepared by Barton Willmore on behalf of Thackeray Investments (the "Applicant") to accompany a full planning application for the proposed redevelopment of the property at 7-9 Piccadilly, Manchester City Centre ("the Site"). The description of development is as follows:

"Retention of ground floor commercial units (Class E(a) retail and Sui Generis Hot Food Takeaway) and partial demolition of the upper floors at 7-9 Piccadilly to provide for the development of a six storey of office development (Use Class E(g) above the retained commercial units at ground floor, together with rooftop amenity area, cycle parking, public realm improvements and associated works. The proposal includes upgraded facades to Piccadilly alongside a new frontage and accesses (pedestrian and servicing) to Back Piccadilly to incorporate a new office entrance / reception area."

- 1.2 Paragraph 194 of the National Planning Policy Framework (NPPF) (2021) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.

Methodology

- 1.3 This document will set out a brief history of the site and its surroundings together with a statement of significance of those heritage assets potentially affected by the proposals. It will go on to consider the potential impacts of the proposed works within the legislative and policy context.
- 1.4 The Statement of Significance set out in Section 4 of this report has been informed by a desk-top review of the adopted Smithfield and Stevenson Conservation Area Appraisals, as well as a site visit undertaken on 2 July 2021.
- 1.5 The assessment of significance follows the heritage interest-led approach set out in the NPPF. The assessment of significance is informed by Historic England's Good Practice

Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

- 1.6 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).
- 1.7 The scope of this Heritage Statement appraises the heritage significance of the built structures and does not consider the archaeological potential of the site.

Consultation

- 1.8 The proposed development has been subject to extensive discussions with Officers at Manchester City Council (MCC), full details of which are set out in the accompanying Planning Statement and Design and Access Statement.
- 1.9 The applicant has also sought to engage with the local community through public consultation and consultation with other key stakeholders. These discussions have informed the emerging design for the proposals as it has sought to respond to feedback received and ensure a sympathetic scheme that responds to its surrounding context and location within existing townscape.
- 1.10 Consultation was also undertaken with Historic England, through their Enhanced Pre-application process. A formal response was received by email on the 4 August which states *"Our inspector Richard Broadhead has been able to look at the information and we can confirm we don't need to be involved at pre application stage"*. If Historic England had any fundamental concerns with the proposals, they would have engaged through the pre-application process, as such it is considered that Historic England were content with the proposed scale, massing and emerging design for the scheme at the time of the consultation. There have been no significant amendments to the proposals which should alter their approach during the determination of the application.

2.0 SITE CONTEXT

The Site

- 2.1 The Application Site lies within the administrative boundary of the Manchester City Council (MCC) and extends to approximately 0.07 hectares. A site location plan is shown at Fig.1 below.

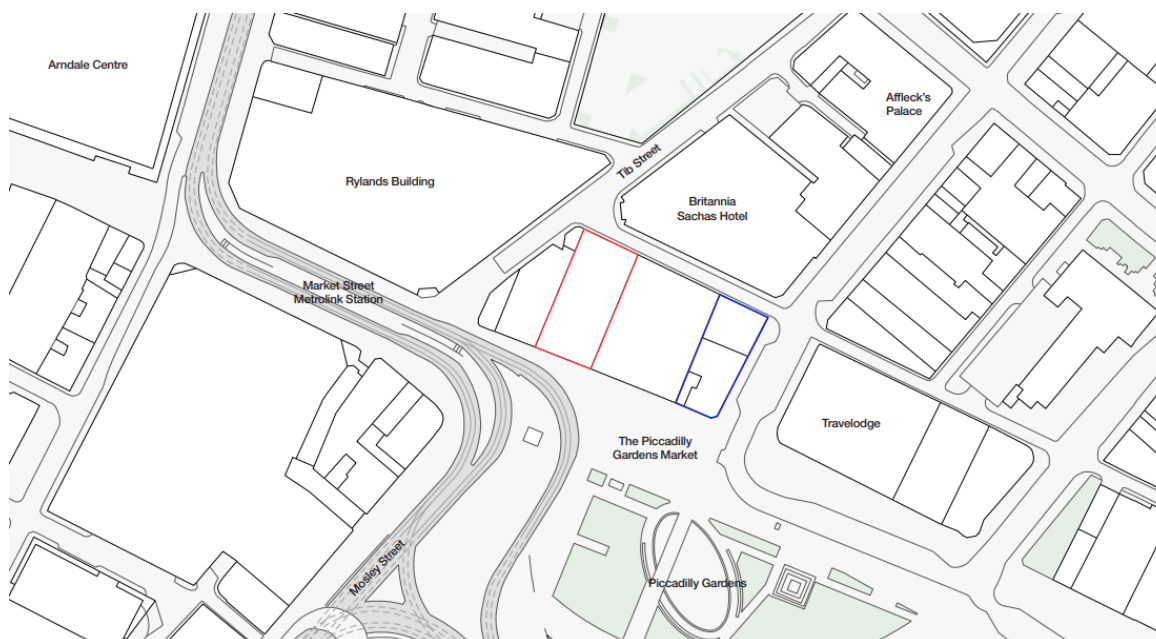


Figure 1: Site Location Plan (5Plus Architects)

- 2.2 Occupying a central location, to the north of Piccadilly Gardens, the building comprises three-storeys with commercial premises (currently comprising a Superdrug and Greggs store) at ground floor level with storage on the upper floors. The rear of the building (and service entrances) form part of Back Piccadilly and is visible along Tib Street.

History of the Area

- 2.3 The area of Piccadilly, to the east end of Market Street was known as 'Daub Holes' in the 18th century. The area was known for the excavation of clay and marle which were used in the construction of the city and the area was marred by large excavation holes and pools of water.
- 2.4 Tinker's 1772 map of the area shows the Site with a partial frontage to Piccadilly and its surroundings to the north and east as open land, yet to be built upon. The city is located primarily to the west, with Market Street being laid out and a street, most likely 'Oldham

Street', is shown as 'Intended Street' on the plan. Buildings are present on the current Piccadilly Gardens with a body of water to the north of the square.

- 2.5 The Site was historically the Site of 'Lever Hall', also known as 'Lady Lever's House' and was built by the Lever family who were an important family locally. The property was advertised to let in 1771 as *"...convenient for an inn, boarding school, or other public purpose; also, for any genteel family, tradesman, manufacturer, etc"*. The original hall was demolished in the 19th century and the Site redeveloped.



Figure 2: Extract from Tinker's 1772 Plan (www.manchester.publicprofiler.org)

- 2.6 Roper's 1807 plan of the area shows the expansion of the city with the area surrounding the Site, now being completely developed almost up to the Rochdale Canal to the east. The Site forms part of a block to the north of Piccadilly comprising two buildings with a central courtyard. Stable Street, now 'Tib Street' is shown to in its current location and Back Piccadilly comprises three separate streets; 'Pond Street', 'Birch Street' and Thavis Street'.
- 2.7 At this time, the infirmary at Piccadilly is shown on the current site of the Gardens, set within an extensively landscaped gardens to the south. The Manchester Infirmary was founded in 1752 and the building was opened on the site of what is now Piccadilly Gardens in 1755. The ornamental lake to the north, was created from the former 'Daub Holes'. The hospital defined the area during the 18th century, with the Lunatic Hospital opening in 1765 and then the public baths and wash-house in 1779.



Figure 3: Roper's 1807 plan extract (www.manchester.publicprofiler.org)

- 2.8 At this time the area around the Infirmary was known as 'Levers Row', the name taken from the Lever Family who developed the land for housing. The first houses on Levers Row appeared in the late 18th century and were on the outskirts of the town.
- 2.9 In the early 19th century, the area underwent extensive changes with the clearance of Market Street, which in the 1820s (Fig. 4) was widened and redeveloped with many of the buildings today, surviving from this time. The mid-19th century also saw the development of Manchester Piccadilly train station to the southwest. The Infirmary and Asylum closed in the 1840s and the area became a popular public space, with the lake filled in by the 1850s (Fig.5).

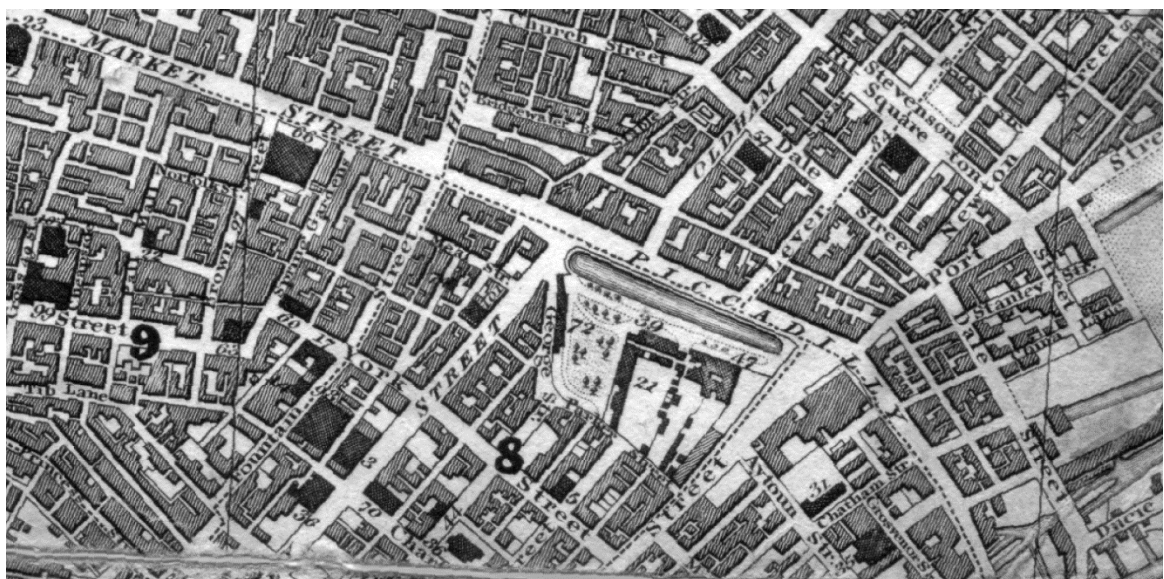


Figure 4: Extract from Swire's 1824 map (www.manchester.publicprofiler.org)

- 2.10 The late 19th century saw the extensive development of the area around Piccadilly. Hotels and banks dominated the area. Whilst the Infirmary and Asylum had closed, the buildings remained a prominent feature within this part of the city. The 1891 OS map shows a number of statues within the public space, including Peel's Statue, Watt's Statue and Dalton's Statue with formal gardens set out around the old Infirmary buildings. The Site is occupied by 'The White Bear Inn', shown in photograph 1 below.



Figure 5: Extract from 1849 Ordnance Survey Map (www.maps.nls.uk)



Photograph 1: White Bear Hotel, Piccadilly, Manchester, unknown date.

- 2.11 The end of the 19th century saw a change in character, from residential houses to large shops and office blocks within the area. The Electric Tram network was introduced to the city in 1901 and its route travelling past Piccadilly is pictured in Bartholomew's map of 1900 (Fig.6). By this time the current street layout was well established with 'Tib Street to the west and 'Back Piccadilly' noted to the rear of the Site.

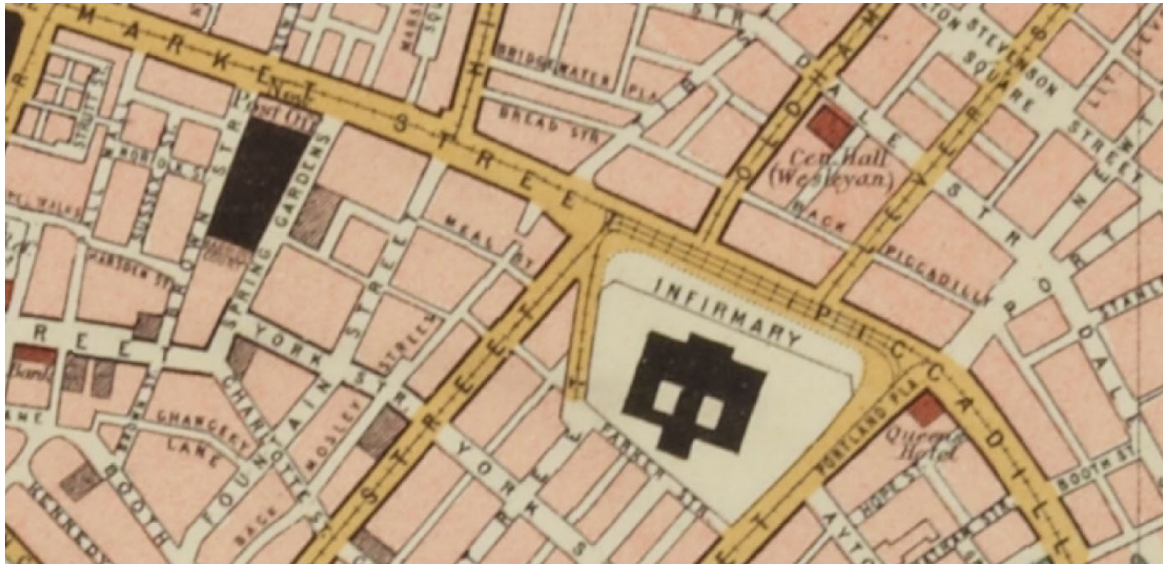


Figure 6: Extract from 1900 plan

- 2.12 In 1910, the White Bear Hotel was replaced by the Kardoma Café, later rebranded as 'the Lyon's Popular State Café'. Kardoma Cafes had their origins in Edwardian times and were popular meeting places for painters, writers and artists. Manchester's Kardoma cafes were designed by Sir Misha Black and the café at Piccadilly is known to have been frequented by artists such as Lowry and Turner. The building was opulent in design with 'Moorish' architectural notes, as shown on Photograph 2 below.



Photograph 2: Lyon's Popular State Café, Piccadilly, Manchester, unknown date.

- 2.13 1910 also saw the demolition of the hospital buildings, with the exception of the outpatient's department, which wasn't demolished until the 1930s. This period also saw the Manchester Public Free Library temporarily housed on the Site until 1934. The area was turned into a public garden with a sunken garden laid out on the footprint of the former hospital.
- 2.14 During World War Two, Piccadilly Gardens became a makeshift allotment; the area to the south of the gardens was bombed in the Manchester Blitz of 1940. The 'City of Manchester Plan' was published in 1945 which saw an entertainment centre planned for the gardens. However, this redevelopment was never realised. The aerial photograph (3) below, taken in 1951 depicts the Lyon's Cafe, as well as the gardens, adjacent Rylands building and open space, now car park, left from the blitz.



Photograph 3: Former building on the Site highlighted in red, Aerial View, from Britain from Above. EAW038399 ENGLAND (1951). Piccadilly Gardens and the city, Manchester, from the west, 1951

- 2.15 The 1990s saw significant change in the surrounding area again and following the 1996 Manchester bombing, the city council undertook an extensive urban renewal programme. The early 2000s saw the area of Piccadilly Gardens completely redeveloped to the designs of EDAW, Arup and Japanese architect Tadao Ando. Much of today's garden remains from this redevelopment.
- 2.16 In 2001, consent was given to demolish the previous building on the Site (057185/CC/CITY1/99) (Photograph 4) and the existing building was constructed. Little has changed since the early 2000s and the City Council has recently consulted on a new

vision for Piccadilly Gardens and are seeking again to improve this key area within the city.



Photograph 4: Site, prior to demolition of the former Lyon's Cafe

Existing Baseline

- 2.17 The Site is located within Manchester City Centre and is to the north of Piccadilly Gardens. The surrounding area features a variety of uses, building types and architectural styles of varying quality. Buildings are mix of ages, with those to the north being of more traditional design and grander architectural design. To the east and south the buildings are larger in scale and of modern design. City Tower, to the south is a prominent feature within the townscape and appears somewhat at odds with the scale of the surrounding buildings.
- 2.18 The streets surrounding Piccadilly Gardens features a mix of buildings heights, ranging from between ground plus three to ground plus five and City Tower rising to c.28 storeys above ground. The block within which the Site is located is generally of ground plus four storeys, however the height of the buildings reduced moving west through the block. The buildings to the east and west (No.1 and Nos.15 and 17 Piccadilly) are designed in an Eclectic Style with elements of the Aesthetic Movement and Gothic architecture respectively. The surrounding townscape to the north and west is defined, primarily by

large-scale buildings, designed in the classical style and constructed in Sandstone Ashlar with slate roofs, often set behind a large parapet.



Photograph 6: View of the Site looking east from the corner of Market Street and Mosley Street (5Plus Architects)



Photograph 5: View of rear of the Site at Back Piccadilly (5Plus Architects)

Emerging Baseline

- 2.19 A number of planning consents have been granted that will result in a significant change to the surrounding townscape setting of the Site and identified heritage assets. These are identified in the table below:

Application No.	Status	Address	Description
127882/LO/2020 & 127881/FO/2020	Approved January 2021	109-127 Market Street (Rylands Building)	Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, subdivision of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub-basement and other associated works.
124545/LO/2019 124544/FO/2019	Awaiting Decision	Land at 43-47 Piccadilly Gardens	Erection of 12/13 storey building above basement following demolition of rear of 47 Piccadilly (Back Piccadilly warehouse façade and 3 storey Town House to Piccadilly retained) to create a new 129 bed hotel (Use Class C1) and associated restaurant (Use Class A3 and A4 (1st floor)) above a retail unit (flexible within Use Classes A1 (Shop), A2 (Financial) and Professional Services, A3 (Café and Restaurant), A4 (Drinking Establishment, A5 (Hot Food Take Away, B1 (Office) and D2 (Assembly and Leisure) to the ground floor and basement, ancillary facilities within ground floor and the refurbishment of the 3 storey townhouse at 47 Piccadilly.

118163/FO/2017	Approved February 2018	33-35 Piccadilly Gardens	Change of Use from A2 Banking Activities to C1 Hotel Use from first to fifth floor and A1 (Shop) /A3 (Restaurant and Cafe)/A4 (Drinking Establishment) /D2 (Assembly and Leisure) uses at Basement, Ground Floor and Proposed Mezzanine Floor, and roof extensions to fourth and fifth floor and extensions to existing light well from first floor to fifth floor.
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- 2.20 The implementation of the consented and emerging schemes above, will result in an increase in scale to the townscape surrounding Piccadilly Gardens and within the setting of the Site. In considering these applications, the Council will have considered the potential impact such an increase in scale would have on the setting and significance of the heritage asset identified in this report given their proximity to the application site.
- 2.21 The above schemes will result in a change to the character of the townscape surrounding the heritage assets identified, through an increase in scale within their settings. However, in relation to the Rylands Building and Nos. 33-35 Piccadilly Gardens, the Council have considered that the potential impact arising through the increase in scale would not be sufficiently detrimental to warrant refusal of the applications.

3.0 HERITAGE POLICY & LEGISLATIVE FRAMEWORK

- 3.1 The following section sets out the relevant heritage policy framework against which applications affecting heritage assets will be assessed.

Legislation

- 3.2 Listed Buildings and Conservation Areas are afforded statutory protection under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires the decision maker to have special regard to the desirability of preserving their heritage significance and in the case of listed buildings, any contribution that their setting when exercising their planning functions. Section 72 requires that the decision maker must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The setting of conservation areas is protected through local and national planning policy.
- 3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Development Framework

- 3.4 The Development Plan for Manchester City Council is comprised of the Manchester Core Strategy, adopted in July 2012. A number of policies are considered relevant to the current development proposals, including:

- Policy EN1: Design Principles and Strategic Character Areas
- Policy EN3: Heritage

Policy EN 1 Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the city should be fully realised, particularly on major radial and orbital road and

rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the city and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space, and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes.

- Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.**
- While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.**
- Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.**

Policy EN 3 Heritage

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.

3.5 Manchester City Council are one of nine Greater Manchester Local Authorities who are in the process of preparing a new Joint Development Plan Document. Public consultation has recently taken place. The following draft policies are relevant to this application:

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage

Policy JP-P1: Sustainable Places

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

- 1. Distinctive, with a clear identity that:**
 - A. Responds to the natural environment, landscape features, historic environment and local history and culture;**

- B. Enables a clear understanding of how the place has developed; and**
 - C. Respects and acknowledges the character and identify of the locality in terms of design, siting, size, scale and materials used.**
- 2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design.**
- 3. Socially inclusive:**
 - A. Responding to the needs of all parts of society;**
 - B. Enabling everyone to participate equally and independently;**
 - C. Providing opportunities for social contact and support; and**
 - D. Promoting a sense of community.**
- 4. Resilient, capable of dealing with major environmental and economic events.**
- 5. Adaptable, able to respond easily to varied and changing needs and technologies.**
- 6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained.**
- 7. Resource-efficient with:**
 - A. A low carbon footprint;**
 - B. Efficient use of land;**
 - C. Minimised use of new materials; and**
 - D. High levels of recycling.**
- 8. Safe, including by designing out crime and terrorism, and reducing opportunities for anti-social behaviour**

- 9. Supported by critical infrastructure, such as energy, water and drainage and green spaces.**
- 10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage.**
- 11. Incorporating accessibility design standards within all spaces with support for tackling inequality and poverty to form part of creating sustainable places.**
- 12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place.**
- 13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest.**
- 14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond.**
- 15. Comfortable and inviting, with indoor and outdoor environments:**
 - A. Offering a high level of amenity that minimises exposure to pollution; and**
 - B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter.**
- 16. Incorporating high quality and well managed green infrastructure and quality public realm, with:**

- A. Opportunities for recreation and outdoor play for children, and interaction between the generations;**
- B. Public and private spaces clearly distinguished;**
- C. Development clearly defining, and promoting activity within, public spaces; and**
- D. High quality landscaping with schemes.**

- 17. Well-served by local shops, services and amenities, including education and health facilities.**

Policy JP-P 2 Heritage

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

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;**
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;**

- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;**
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and 5**
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.**

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

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

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a

scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

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

- 3.6 Given the early stages of the plan process the plan can be given limited weight in the planning process.

National Planning Policy Framework

- 3.7 The NPPF sets out the Government planning policy, with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of providing heritage assets in a manner appropriate to their significance and guides that any harm or loss to their significance should require clear and convincing justification. Implementation of the NPPF is supported by the Planning Practice Guidance (PPG).
- 3.8 Paragraph 197 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.9 Paragraph 199 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

- 3.10 Paragraphs 201 and 202 set out two decision making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 201 guides that substantial harm to or loss of significance should not be permitted unless that harm is necessary to deliver substantial public benefits that would outweigh the harm or loss, or other criteria are met. Paragraph 202 guides that where a development proposal would result in less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.11 Paragraph 203 guides that where proposals will result in harm to the significance of non-designated heritage assets will require a balanced judgement will be required, having regard to the scale of harm or loss and the significance of the asset.
- 3.12 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG)¹.

Other Material Considerations

- 3.13 The Guide to Development in Manchester Supplementary Planning Document, 2007 is also a consideration in the planning process. The two conservation areas do not have a formally adopted Conservation Area Appraisal, but the Council's website provides a brief overview of both².

Best Practice Guidance

- 3.14 Historic England's 'Advice Note 12: Statements of Heritage Significance - Analysing Significance in Heritage Assets' (2019) provides general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 3.15 British Standard BS7913:2013 sets out general information, advice and guidance on the principles of the conservation of historic buildings and their settings.

¹ MHCLG: Planning Practice Guidance (2014, amended 2019)

² [Conservation areas | Manchester City Council](#)

4.0 STATEMENT OF SIGNIFICANCE

- 4.1 This section seeks to establish the heritage significance of those heritage assets identified as having potential to be affected by the development proposals.

Definitions

- 4.2 Heritage Assets are defined in the Annex 2 of the NPPF as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)³."

- 4.3 Heritage significance is defined in Annex 2 of the National Planning Policy Framework (2019) (NPPF) as:

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

- 4.4 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic or historic. The definitions are provided in the updated Planning Practice Guidance (PPG). ⁴
- 4.5 The archaeological, architectural, artistic and historic interests of the buildings are considered below in turn together with the contribution made by their setting. The conservation area has been assessed in relation to its evidential, historic, artistic and communal values as set out in the Historic England 'Conservation Principles for the Sustainable Management of the Historic Environment' (2008) to be consistent with the definitions in the adopted conservation area appraisals.

³ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

⁴ Paragraph: 006 Reference ID: 18a-006-20190723

- 4.6 The setting of a heritage asset is described in Annex 2 of the NPPF as:

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

Heritage Designations

- 4.7 A desk-based search identified a number of heritage assets within 300m study area, as shown on the Heritage Assets Plan below (Fig.7)

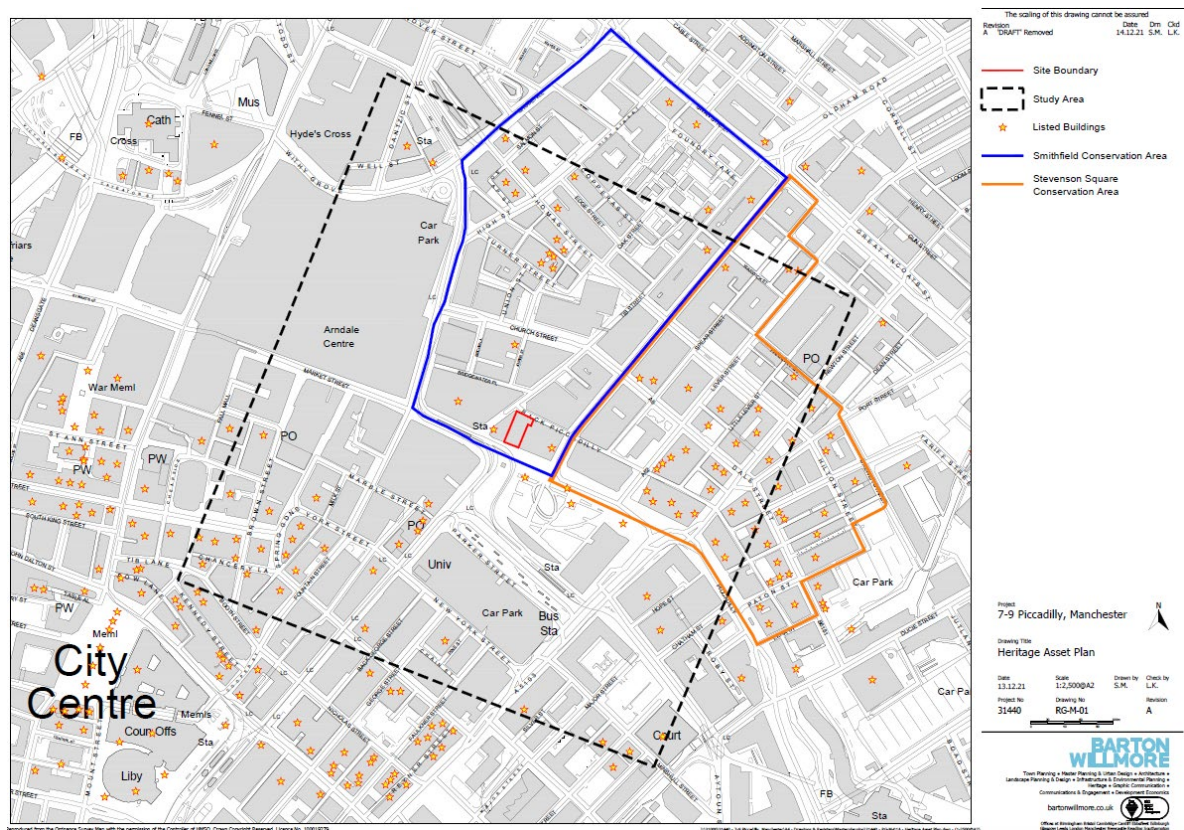


Figure 7: Heritage Assets Plan, showing Site outlined in Red (Barton Willmore)

Designated Heritage Assets

- 4.8 The building is not listed, but the Site is located within the Smithfield Conservation Area and immediately adjacent to the Stevenson Square Conservation Area, there are five Grade II* and fifty-nine Grade II listed buildings located within the study area.

4.9 The site visit and detailed desk-top analysis revealed that it is only the following designated heritage assets that have potential to be affected by the proposed development. Details of the designation entries are provided in full at Appendix 1.

- Smithfield Conservation Area
- Stevenson Conservation Area
- No.1 Piccadilly – Grade II
- Rylands Building – Grade II
- No. 5-11 Oldham Street, 15 and 17 Piccadilly and 1-3 Oldham Street (one building) – Grade II
- Statues to Piccadilly Gardens, including:
 - Peel Statue – Grade II
 - Watt Statue – Grade II
 - Queen Victoria Statue – Grade II
 - Wellington Statue – Grade II

4.10 Following on from the site visit, it is considered that the remaining designated heritage assets, not listed above, are located at some distance from the Site and sit within an urban townscape. These assets have no functional or associative relationship with the Site and neither do they have any visual linkages. Given the guidance in paragraph 194 of the NPPF in terms of proportionality, it is not considered that the proposed development would affect the special interest or setting of these buildings and as such they have not been assessed within this report.

Non-designated Heritage Assets

4.11 At the time of writing, Manchester City Council does not have an adopted local list. An online search of Non-Statutory National Data identified 147 Historic England Research Records within 250m of the Site. Many of these related to listed buildings and are part of the English Heritage architectural survey of the Shudehill and Northern Quarter area of Manchester.

4.12 Currently the Greater Manchester Historic Environment Record is not publicly available to search, however it is anticipated that any relevant built heritage records have been captured in the resources that have been consulted to inform this assessment.

Statement of Significance

Smithfield Conservation Area

- 4.13 Smithfield Conservation Area was designated in 1987 and it is one of three conservation areas that cover the north-eastern edge of the city. At the time of writing, there is no published Conservation Area Appraisal. However, there is a section on the Manchester City Council website which briefly sets out the special interest of the conservation area as being:

“Historically, the predominant building type was food markets. Few of these are still standing, and those that have been converted to other uses. Principal amongst them is the retail fish market, which is now the Craft Village. This building, significant among indoor markets, was an extension to the original retail fish market constructed during the 1890s...

Buildings to the south of the conservation area, closest to the commercial heart of the regional centre along Oldham Street, Market Street and Church Street, are larger and of later date than the rest of the area. The contrast is especially noticeable around Turner Street and Back Turner Street, where there are some very small-scale houses dating from the Georgian period, subsequently converted or used for commercial purposes.”

- 4.14 The Site is located within the southern portion of the conservation area which is characterised by large-scale Georgian and Victorian buildings designed in the Classical style. In the most part, the buildings surviving within this part of the conservation area are evident of the expansion of the city and the wealth that Manchester enjoyed during the 19th century.
- 4.15 Buildings are designed to address the principal streets and many feature distinctive corner details where they address two streets. Buildings such as the Rylands Department Store building are visually prominent within the street and contribute positively to the significance of the conservation area. The Rylands building in particular is considered a landmark, particularly when looking northeast from within Piccadilly Gardens towards the

Site, with the corner of the building drawing the eye along Market Street and creating a visual stop within this view.

- 4.16 The rear of the Site fronts on to Back Piccadilly, which appears in its current location as far back as the 1807 map of the city, where it was shown as three separate streets, behind each of the development blocks to the south. In more recently years, Back Piccadilly has become a somewhat unattractive, service street, with few properties addressing the street, little natural surveillance and poor-quality backs and public realm. This part of the conservation area is a negative feature, at odds with the high-quality Georgian buildings that define the surrounding townscape.
- 4.17 The Site is to the southern boundary of the conservation area and addresses Piccadilly Gardens beyond its boundary. The building currently occupying the Site is entirely modern and makes no contribution to the heritage significance of the conservation area. The Site forms part of the evolving character of the conservation area and would be considered at best, to make a neutral contribution to the character and appearance of the conservation area.



Photograph 7: View looking west along the southern edge of the conservation area



Photograph 8: View looking west along Market Street towards the southern boundary of the conservation area



Photograph 9: Rylands building viewed from northwest corner of Piccadilly Gardens, a key landmark within the streetscape and the conservation area

Stevenson Conservation Area

- 4.18 Stevenson Conservation Area was designated in 1987 and was extended later the same year. At the time of writing, there is no adopted Conservation Area Appraisal. However, there is a section about the conservation area on the Manchester City Council website. This briefly sets out the special interest of the conservation area thus:

"The Stevenson square conservation area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. Many are listed by the Department of the Environment as being of special architectural or historic interest. Very few buildings from the 18th century are still standing in the conservation area. The earliest include a few groups of houses and two public houses...

The majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. Wealth produced by the cotton industry can be seen reflected in the buildings, either stone or brick with stone dressings, many of which are elaborately decorated. Towards the end of this period terracotta became popular and was extensively used either in conjunction with brick or on its own."

- 4.19 The conservation area represents an area with a high concentration of historic buildings relating to the industrial history of the city. It has a relatively enclosed setting as a result of the narrow lanes and coherent character of the conservation area. The conservation area is characterised by large commercial buildings dating from the 19th century.
- 4.20 The Site is located to the west of the conservation area boundary and forms part of its townscape setting. Whilst the building forms part of the evolving modern infill of the conservation area, it does not contribute to our understanding of the conservation area as part of a historic area with commercial and residential focus.



Photograph 10: Looking east from end of Oldham Street



Photograph 11: Properties along Lever Street, characteristic of the surviving Victorian townscape

No. 1 Piccadilly

- 4.21 No. 1 Piccadilly was listed at Grade II in 1974 as a result of its architectural and historic interest. Originally built as a shop in 1879 to the designs of James Lynde, it was constructed using a cast-iron frame with wood cladding and stucco with a slate roof. The building was built with an irregular plan on a narrow corner site and is four storeys with attic. There is architectural interest in the building as an example of the Aesthetic Movement, typified by its eclectic style. There are elements of the style evident in the iron columns and cornice, panelled frieze, turret and spirelet. There is historic interest in the building as an example of the 19th century development of Manchester.
- 4.22 No. 1 Piccadilly is set on the busy junction between Market Street and Piccadilly and its setting is defined by the surrounding townscape. Whilst occupying a corner plot, the scale of the adjacent buildings to the west means that No.1 does not occupy a prominent position within the street. At ground level, the infrastructure associated with the tram system dominates.
- 4.23 The Site is to the east of No.1 with the modern No.3-5 in between. The Site forms part of the wider townscape setting of the listed building but makes no contribution to its heritage significance as an example of the 19th century development of this area.



Photograph 12: No.1 Piccadilly and Rylands Building

Rylands Building

- 4.24 The Rylands building is a former textile warehouse, listed at Grade II in 1994. Its significance is primarily derived from its architectural and historic interest. It was built in 1932 as showrooms, warehouse and offices with shop units at the ground floor by Harry S. Fairhurst for Rylands and Sons. It is seven storeys, built using a steel frame with a cladding of Portland stone with a concealed roof. It is built to an irregular plan on a prominent corner plot. It is designed in the Art Deco Style and many of the features survive adding to its architectural interest, such as chamfered piers, enriched panels, glass panels and decorative skylights as well as parts of the original staircase. There is historic interest in the former warehouse as it was one of the last and biggest textile warehouses built in the city and represents a key period in Manchester's history.
- 4.25 The building was converted to a department store in 1958, originally occupied by Pauldens and later Debenhams. AT the time of writing, Debenhams no longer operated out of the building and consent has been granted in 2020 for the redevelopment of the building to provide a mix of uses including commercial, office and service uses with four storey roof-top extension.
- 4.26 The Rylands building occupies the corner plot between Market Street and Piccadilly and is a prominent and significant building within the surrounding townscape. The architectural design of the building means that it is somewhat of a focal point when travelling along Market Street and across Piccadilly Gardens.
- 4.27 The Site is located c.50m to the west and forms part of the commercial development around Piccadilly. The Site forms part of the wider townscape setting of the listed building but makes not contribution to its heritage significance as part of the surviving 19th century development in this part of the city.

No. 5-11 Oldham Street, 15 and 17 Piccadilly and 1-3 Oldham Street (one building)

- 4.28 Listed at Grade II, the asset comprises a series of offices, built by Royle and Bennett in 1881, now much altered. It is five storeys with an attic and thought to be constructed using an iron-frame and has a cladding of sandstone ashlar with a slate roof. It is of an eclectic style with some gothic features including the trefoiled multiple-light windows. Its significance is derived from its architectural and historic interest as a high-quality office block dating from the 19th century development of Manchester as well as its associating with Royle and Bennett.

- 4.29 The building is located on the junction between Oldham Street and Piccadilly and occupies a prominent corner location. It forms part of a cohesive, albeit much altered block fronting Piccadilly Gardens and is a positive building within the streetscape.
- 4.30 The Site is to the west of the listed building, forming part of the wider commercial development around Piccadilly. The Site forms part of the wider townscape setting of the listed building but makes not contribution to its heritage significance as part of the surviving 19th century development in this part of the city.

Statues at Piccadilly Gardens

- 4.31 A number of statues within the gardens that are Grade II listed, including statues of Peel, Watt, Queen Victoria and the Duke of Wellington. These statues date from the late 19th and early 20th centuries, their significance it primarily derived from their historic associations with the figures the statues represent, their high artistic qualities as sculptural forms and the links to the respective artists; Calder Marshall, William Theed the Younger, Onsolw Ford and Matthew Noble. There is group value in the statues as a set piece within the park and wider public realm.
- 4.32 The statues are located within the public realm associated with Piccadilly Gardens. The wider townscape, including the Site, is not considered to make any contribution to their heritage significance as defined above.

5.0 PROPOSED DEVELOPMENT

- 5.1 The application seeks full planning permission for the redevelopment of the existing building, to include partial demolition to provide a replacement office development, with upgraded façade to Piccadilly Gardens, alongside new frontage and access to Back Piccadilly.
- 5.2 This section should be read in conjunction with the accompanying Design and Access Statement, prepared by 5plus Architects and Planning Statement, prepared by Barton Willmore.
- 5.3 The proposed development will retain the existing ground floor units with the creation of an improved frontage to Piccadilly Gardens. The activation of Back Piccadilly will include a new entrance area. The upper floors will provide flexible, Grade A office accommodation with the sixth floor incorporating a roof terrace fronting Piccadilly Gardens.
- 5.4 The scheme is ground plus six storeys with the plant above. The fifth and sixth floors have been set back within the Site in order to reduce their visual impact. The scale and massing of the building has been designed to sit comfortably within the block and is in keeping with the surrounding scale and massing within the townscape.
- 5.5 Further detail in relation to materials, design and scale are set out in Section 6 of this Statement.



Figure 8: Elevations to Piccadilly Gardens, showing proposed development

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1 The proposals have been subject to extensive pre-application consultation with Officers, Historic England and the public, which has resulted in the scheme as now presented. Throughout the design process, detailed discussions have been held with the consultant team and the LPA which has resulted in a series of design changes which have sought to respond to the pertinent heritage considerations, ensuring the scheme integrates successfully with the surrounding townscape.
- 6.2 Only those assets considered to be impacted by the proposals have been assessed in this Statement. The assessment has been undertaken with reference to Assessment Step 3 of the Historic England setting guidance. This Impact Assessment should be read in conjunction with the accompanying Design and Access Statement (DAS).

Smithfield Conservation Area

- 6.3 The Site is located within the Smithfield Conservation Area boundary. However, given the modern construction of the existing building, it is not considered to make any meaningful contribution to its heritage significance, other than forming part of the townscape contained within.
- 6.4 The redevelopment of the Site in the manner proposed will result in the introduction of new built form of a similar scale as the existing buildings within the surrounding streetscape. The building frontage to Piccadilly Gardens has been designed to align with the existing block, with the scale and fenestration responding sensitively to the adjacent buildings in terms of floor heights, alignment and solid to void ratios. The elevation to Piccadilly Gardens will be finished in a grey stone, which is characteristic of the surrounding buildings and will create a high-quality commercial frontage to the street.

Scale and Massing

- 6.5 The Design and Access Statement sets out in more detail the design process, pages 23-24 set out the process undertaken in relation to massing. A detailed analysis was undertaken of the immediate townscape setting of the Site, which was found to have a "strong tri-partite rhythm of ground-middle-top" and this feature is found throughout the conservation area. The starting point for the proposals was for the development to reference the existing block in terms of scale and fenestration of the existing block, this

then informed the maximum parameters for height and the massing approach for the building.

- 6.6 It is acknowledged that the proposed building will result in an increase in height compared to the current baseline on the Site. However, careful consideration has been given to the scale and massing of the proposals to ensure that the building continues to relate successfully to the buildings immediate adjacent. The increase in height proposed is entirely in keeping with the remaining block and furthermore, the scale is comparable with most of the buildings in the surrounding townscape. The design of the building, with the fifth and sixth floors set back, means that the building successfully bridges the space between No. 1 and Nos. 15 Piccadilly Gardens.
- 6.7 Currently the elevation to Back Piccadilly is constructed of brick with a setback upper floor. This elevation is one of a series of blank elevations that front onto the street, giving the area a somewhat oppressive and unwelcoming character. The Vision for the project is set out at page 18 of the Design and Access Statement, noting that the Site presents a unique opportunity to 'reactivate the existing streetscape and form a gateway between the Northern Quarter and Piccadilly'. The proposals seek to increase footfall, natural surveillance and public realm as well as introduce urban greening within Back Piccadilly in order to deliver significant enhancements to this part of the conservation area.
- 6.8 To the rear along Back Piccadilly, the building has been designed to create new frontage to this area and the entrance to the office accommodation will result in improved surveillance and activity in this location. The upper floor at the rear has also been stepped back and remains in keeping with the scale and massing of the surrounding buildings. The development, when viewed from the north, will continue to sit below the existing Rylands Building and at a comparable height to the Sasha's building adjacent.

Materiality

- 6.9 The proposed materials of the building have also been carefully considered to ensure that the building integrates successfully into the surrounding townscape. More detailed information is provided at pages 32-40 of the Design and Access Statement.
- 6.10 To Piccadilly Gardens the material palette is that of muted, neutral colours with textured stone, light coloured stone and architectural masonry blocks, often with darker bases to the buildings. The materials proposed include the use of stone to the principal façade, ensuring that the building responds positively to its immediate context. Blockwork is proposed to the western gable, which will be visible above the adjacent properties. This

is due to the construction challenges this elevation presents; however, this is a high-quality alternative that will achieve a cohesive appearance within the street, particularly when viewed from the west along Market Street. The use of metallic tones in the window surrounds is a design detail found elsewhere in the conservation area and adds depth to the façade.

- 6.11 To Back Piccadilly a different material palette is present, which consists primarily of red and pink toned brickwork and aged red brick. Within Tib Street, there are elements of urban greening and the area features elements of graffiti art, some of which does adds to the character of the area. The use of brick to the rear, responds to the secondary nature of the back lanes, whilst the use of urban greening at ground floor level will result in visual enhancements which significantly improve the appearance of this frontage and the wider townscape in this area.
- 6.12 The material proposed for the upper floors is aluminium with an anodised finish which matches the colour of the metal detailing within the building elevations. The use of a different material in the way proposed ensures that the upper floors are not visually dominant, and the building doesn't appear top heavy. The colour aluminium has been chosen to reflect the tonality of the surrounding townscape, unifying the front and back elevations, as well as being in keeping with the varied roofscape in vicinity of the building.
- 6.13 When viewed from Piccadilly Gardens, the articulation of the upper floors ensures that the proposals relate well to the existing built form, in terms of scale, proportions and design. When viewed from Back Piccadilly, the anodised finish creates delineation in the building façade, helping to break up the massing of the building and ensuring that the proposals does not appear overbearing within the streetscape. This approach also adds a level of visual interest at the upper floors which is currently lacking along Back Piccadilly.

Views

- 6.14 Four representative viewpoints have been included in the Design and Access Statement, pages 41-44, in order to demonstrate how the proposed development will appear within the existing townscape.
- 6.15 View 1 is taken from the southeast across Piccadilly Gardens and shows the relationship of the development to its block and the townscape beyond. This view clearly shows that the building will read as part of the existing block of development to the north of Piccadilly Gardens. The height of the building does not extend beyond the tallest element of the

block and the building sits well below the height of the Rylands Building and the 'Light' tower behind, with the dome to Rylands remaining the prominent feature within this view.

- 6.16 From this view, the building is considered to integrate successfully into the streetscape and does not appear visually dominant within the block or the surrounding townscape. The clearly defined ground floor and proposed fenestration, creates a cohesive building line within this view and demonstrates clearly how the architectural approach has been informed by a robust understanding of the surrounding context.
- 6.17 View 2 is from Moseley Street looking north towards the Site and shows the proposal within the existing development block. Within this view, the architectural quality of the design and detailing of the materials is clearly evident. The building responds positively to its immediate context, reflecting the grandeur of the surrounding buildings in a contemporary manner.
- 6.18 The design of the building reflects the rhythm of the adjacent building, with a clear ground, middle and top and the building is well proportioned when considered alongside the adjacent properties. In this view, the upper floors are not visually dominant and the setbacks, ensure that the building does not appear top-heavy. This view shows that the building will appear as part of a cohesive townscape block, it does not dominate the streetscape, nor does it compete with the surrounding historic buildings that form its immediate setting.
- 6.19 View 3 is looking south along Tib Street towards the rear of the Site and Back Piccadilly. This view shows the building as it will appear adjacent to the existing townscape. The improvements to the townscape and public realm to Back Piccadilly are clearly evident in this view. The use of red brick ensures that the building complements the existing built form in this area and the use of the same window surround detail, successfully ties the front and rear of the building together. The new entrance at ground floor, activates the street frontage and adds interest at street level. The setting back of the upper floors, ensures that they do not dominate the view and the building appears to sit well within the surrounding built form.
- 6.20 The gable wall is visible above the roofline of the adjacent buildings and shows the transition from the front to the rear of the building. The design shows the neutral colour palette of the front elevation extending across the gable, with a false window detail, which breaks up the blank elevation, before transitioning to red brick towards the rear of the building. This approach successfully ties the two elevations together and the divide has

been placed in such a way as to ensure the brick is visible above the building adjacent, tying this elevation firmly to the character of Back Piccadilly.

- 6.21 View 4 is looking west along Market Street towards Piccadilly Gardens, along the southern boundary of the conservation area and shows the building as it will appear, gable end on. The blockwork will appear visible above the adjacent building in this view, with the false window detail breaking up the blank gable and adding interest to the elevation.
- 6.22 The upper floors, having been set back and in from the building line, do not appear prominent in this view and contextually when viewed alongside the scale and massing of the adjacent buildings, the scheme sits comfortably within its block as well as the surrounding townscape.
- 6.23 For the reasons set out above, the proposals will deliver a high-quality architectural design which is entirely appropriate and in keeping with this part of the conservation area. The creation of new and improved frontages combined with the activation of Back Piccadilly and the associated public realm and façade improvements at ground floor will create a welcoming, attractive gateway from the conservation area to the north. The proposals are therefore considered to deliver significant enhancements to the character and appearance of the conservation area in this location.

Stevenson Conservation Area

- 6.24 The Site is not located within the boundary of the Stevenson Conservation Area, as such any resulting impact would be on its setting.
- 6.25 As set out in Section 4 of this Statement, the Site is not considered to have any functional or associative relationship with the conservation area and does not sit within any key views into or out of it. The Site does not make any meaningful contribution to its heritage significance, other than forming part of the wider townscape setting.
- 6.26 The development of the Site in the manner proposed will result in the introduction of built development within the wider townscape setting of the conservation area and associated listed buildings. However, the development is of a similar scale as the existing built form within the surrounding townscape, and given the degree of separation, combined with the existing built form and infrastructure, it is not considered that the proposed development would result in any harm to the setting, or by extension the significance of the Stevenson Conservation Area.

No. 1 Piccadilly

- 6.27 The existing building on the Site is not considered to have any relationship with No.1 Piccadilly and does not make any contribution to its heritage interest. The listed building is located to the west of the Site and any impact would arise through a change to the wider townscape setting of No.1.
- 6.28 The building sits within an existing block of primarily 19th century development, although the two buildings immediate adjacent, are both of modern construction. The relationship between No.1 and the adjacent buildings at Nos.3-5 and 7-9 Piccadilly is an entirely modern construct. Photographic evidence shows that historically No.3-5 was five storeys in height (as shown in Fig.8), which would have been in keeping with the buildings to the east and within the wider context.
- 6.29 It is acknowledged that the development will result in an increase in scale within the setting of No.1. However, careful consideration had been given to the scale and massing in order to minimise any perceived impact. The proposed height is set within the parameters of the existing block and does not extend beyond the tallest element to the east. The stepping back of the upper floors also helps in breaking up the perceived mass of the building, ensuring that it reads as a cohesive extension to the existing block and does not appear visually prominent within the streetscape.
- 6.30 View 4 (page.44) in the Design and Access Statement shows how the building will appear in views eastward along Market Street. This demonstrates that the simple and elegant architectural form of the building ensures that it will sit comfortably behind NO.1 and will not compete visually. The proposed building is considered to integrate successfully with its immediate surroundings and the fenestration of the building has been designed to complement the formal rhythm of the adjacent buildings, including No.1.
- 6.31 Overall, it is accepted that the development will result in a change within the townscape setting of No.1 Piccadilly. However, as a result of the high-quality architectural response ensuring that the building will be a sympathetic addition, combined with the intervening built form at No.3-5 means that the proposals will not result in harm to the setting, or by extension the heritage significance of No.1 Piccadilly.

Rylands Building

- 6.32 As noted previously, the Site is not considered to make any contribution to the heritage significance of the Rylands Building, simply forming part of its wider townscape setting.

The proposed building has been designed to sit comfortably within its block and result in a significant improvement to the existing townscape through the introduction of a high-quality architectural design which responds positively to its surroundings.

- 6.33 The use of a stone finish to the principal elevation ensures that the materiality of the building is of sufficient quality to match the surrounding historic buildings, including the Ryland Building. The materiality has been deliberately kept simple in order to ensure the building does not appear visually prominent within the street and that the building will appear as a coherent development within Piccadilly.
- 6.34 The height of the building has been designed to sit below the height of the nearby Rylands building. As noted previously, consent has been granted for a four-story upward extension to the Rylands Building which will result in a significant increase in height to the building. The upper floors of proposed development at No.70-9 have deliberately been set back in order to reduce the perceived massing of the building, ensuring that the listed building remains dominant within the streetscape. The Rylands building, remains significantly taller, even without the consented rooftop extension, and will continue to be the focal point within views across Piccadilly Gardens towards the Site.
- 6.35 The siting, fenestration, setbacks and articulation of building height within the proposed development have been carefully considered in order to minimise any potential impact. When considered alongside the existing townscape context in which the Site is located, it is considered that the development would not result in any harm to the heritage significance of the Grade II listed Rylands Building.

No. 5-11 Oldham Street, 15 And 17 Piccadilly and 1-3 Oldham Street (one building)

- 6.36 As set out previously, the Site has no functional or associative relationship to the listed building which wraps around the corner of Piccadilly and Oldham Street. Nor is it considered to make any meaningful contribution to its heritage significance. The Site is a 20th century intervention into the townscape and is currently considered to make a neutral contribution to the setting of the listed building. The Site simply forms part of the wider setting of the listed building, which sits within a mixed urban townscape with buildings of varying ages and architectural quality.
- 6.37 The siting, fenestration, setbacks and articulation of building height within the proposed development have been carefully considered in order to minimise any potential impact. When considered alongside the existing townscape context in which the Site is located, it

is considered that the development would not result in any harm to the heritage significance of the listed building.

Statues to Piccadilly Gardens

- 6.38 The heritage significance of the statues is defined by their group value as well as the associations with the figures the statues represent and their high artistic qualities. The Site forms part of the wider townscape setting of the statues but is not considered to make any contribution to their heritage interest, such that the development will not result in harm to their setting or by extension their significance.

7.0 CONCLUSIONS

7.1 The proposals offer a clear opportunity for significant enhancements to the Site and the surrounding townscape, including the public realm to Back Piccadilly.

7.2 As set out in Section 4, a number of heritage assets were identified within 300m of the boundary of the Site. Following the site visit and detailed desk-top review it is considered that by virtue of the separation distances, intervening built form and existing townscape features, the proposed development is not considered to impact the setting, or heritage significance of any assets other than those assessed within this Statement.

Smithfield Conservation Area

7.3 The Site is located within the Smithfield Conservation Area and will result in a change to this part of the conservation area. However, for the reasons set out in this report, the proposed development is considered to result in an improved architectural design that responds positively and sympathetically to the surrounding conservation area. The design, fenestration and articulation of heights results in a building that sits comfortably within its streetscape. When compared against the current baseline condition of the Site, the proposals will result in significant improvements to the conservation area and the townscape block fronting on to Piccadilly Gardens, enhancing the character and appearance of the conservation area in this location.

Stevenson Conservation Area

7.4 The development of the Site in the manner proposed will result in the introduction of built development within the wider townscape setting of the conservation area; however, given the degree of separation and the intervening townscape, it is not considered that the proposed development would result in any harm to the setting, or by extension the significance, of the Stevenson Conservation Area.

No.1 Piccadilly, Rylands Building, No.15-17 Piccadilly and statues to Piccadilly Gardens

7.5 Development of the Site in the manner proposed is not considered to result in harm to the significance of the listed buildings along.

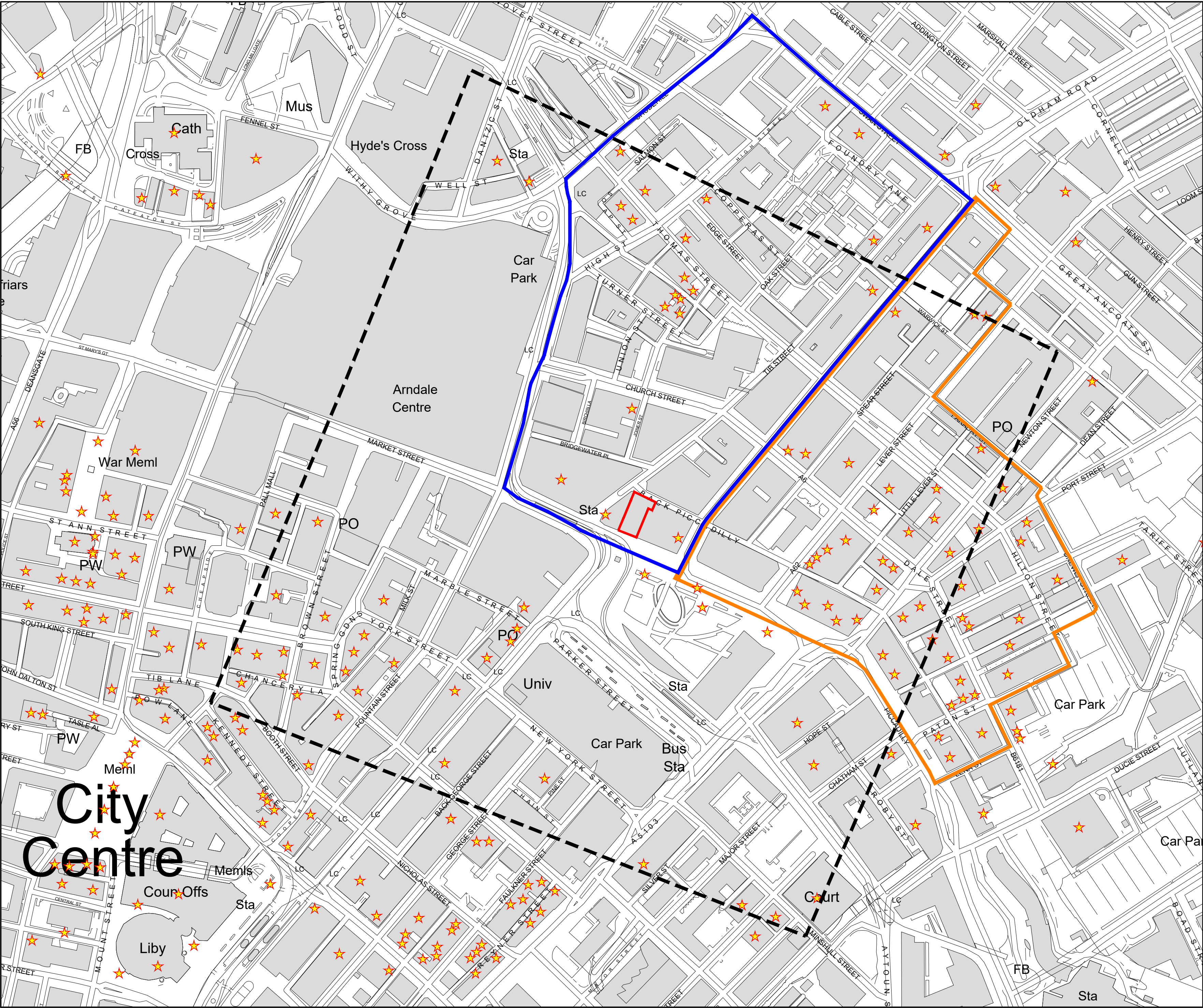
- 7.6 Any perceived harm has been successfully mitigated through the use of a high-quality architectural response which takes its lead from the surrounding built heritage which will result in a high-quality development that makes significant improvements to the current Site. As such, it is considered that the scheme would preserve the setting of the listed buildings and would not result in any harm to their heritage significance.

Summary

- 7.7 The proposals reflect, in a contemporary manner the surrounding historic environment and is considered to respond appropriately and sympathetically to the context in which the Site is located. As demonstrated in the submitted views, in relation to the historic environment, the development will appear as a natural extension of the existing townscape. This is particularly so in relation to the existing development to the north of Piccadilly Gardens.
- 7.8 Any impact to the significance of those heritage assets above would arise through the introduction of built form within their wider townscape setting at a greater density and scale than is currently present. However, the scale of the proposed development has been carefully considered to ensure that it does not appear unduly prominent within the context of the surrounding townscape. The siting, orientation, articulation of heights, materiality and fenestration patterns have been designed to ensure that the development responds positively to the surrounding historic environment.
- 7.9 When considered alongside the existing townscape context and emerging baseline conditions, the proposals are not considered to result in harm to the setting of the any of the identified heritage assets. In relation to the Smithfield Conservation Area, as a result of the high-quality architectural response, design, materiality and introduction of active frontages to Back Piccadilly, it is considered that the proposals would enhance the character and appearance of the conservation area in this location.
- 7.10 The scheme will deliver meaningful and long-lasting improvements to the Site, the surrounding conservation area and adjacent listed buildings as well as to the townscape setting of Piccadilly Gardens. As such, the proposals are considered to meet the statutory test set out at Sections 66 and 72 of the 1990 Act, as well as the requirements of both local and national planning policy.

APPENDIX 1

Heritage Asset Plan



- Site Boundary
- Study Area
- Listed Buildings
- Smithfield Conservation Area
- Stevenson Square Conservation Area

Project
7-9 Piccadilly, Manchester

Drawing Title
Heritage Asset Plan

Date
13.12.21

Scale
1:2,500@A2

Project No
31440

Drawn by
S.M.

Check by
L.K.

Revision
A

0 20 40 60 80 100m

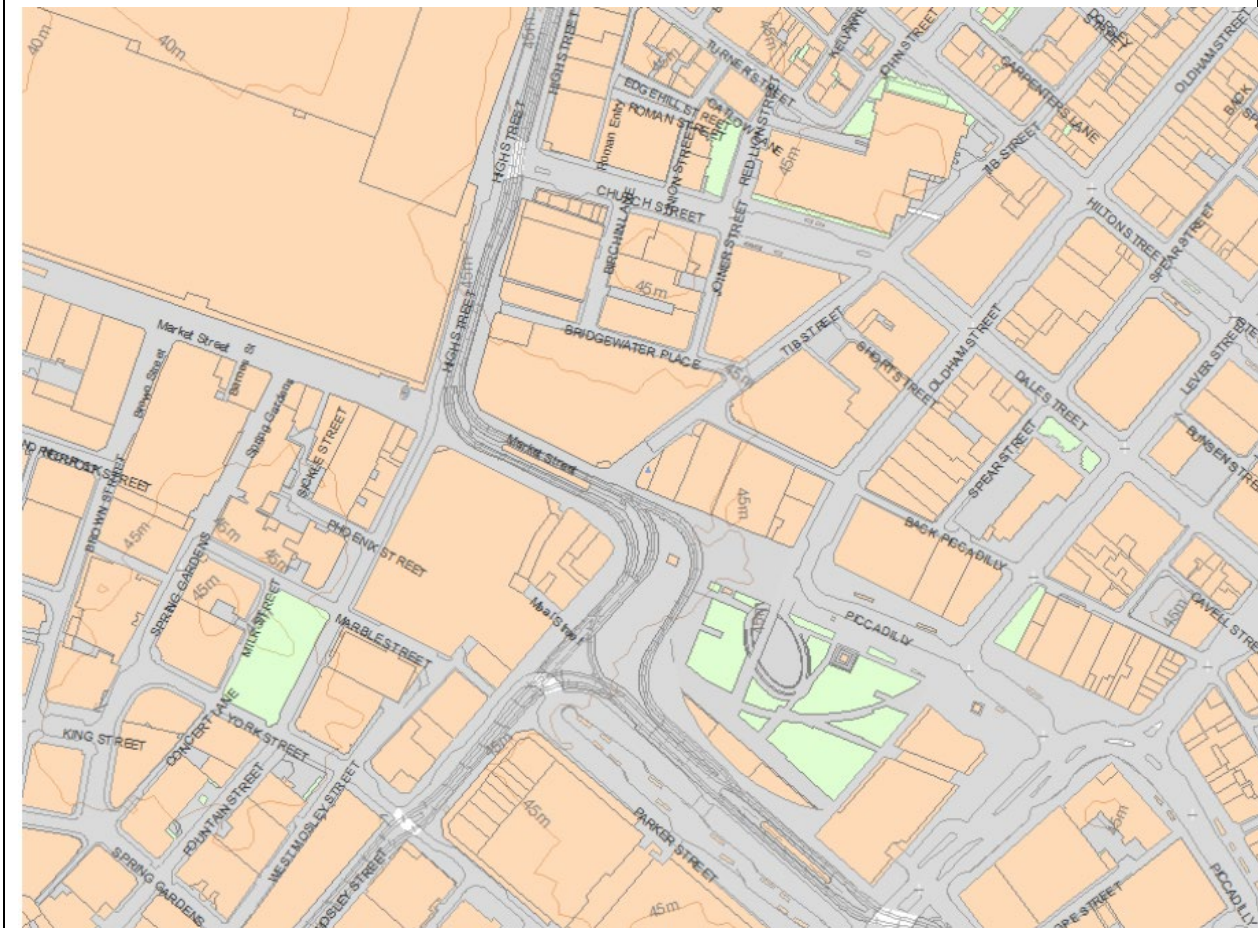
APPENDIX 2

Designations

No.1 PICCADILLY

Grade	Grade II
List Entry No	1246874
Date First Listed	03 October 1974
Statutory Address	1, Piccadilly
Details	

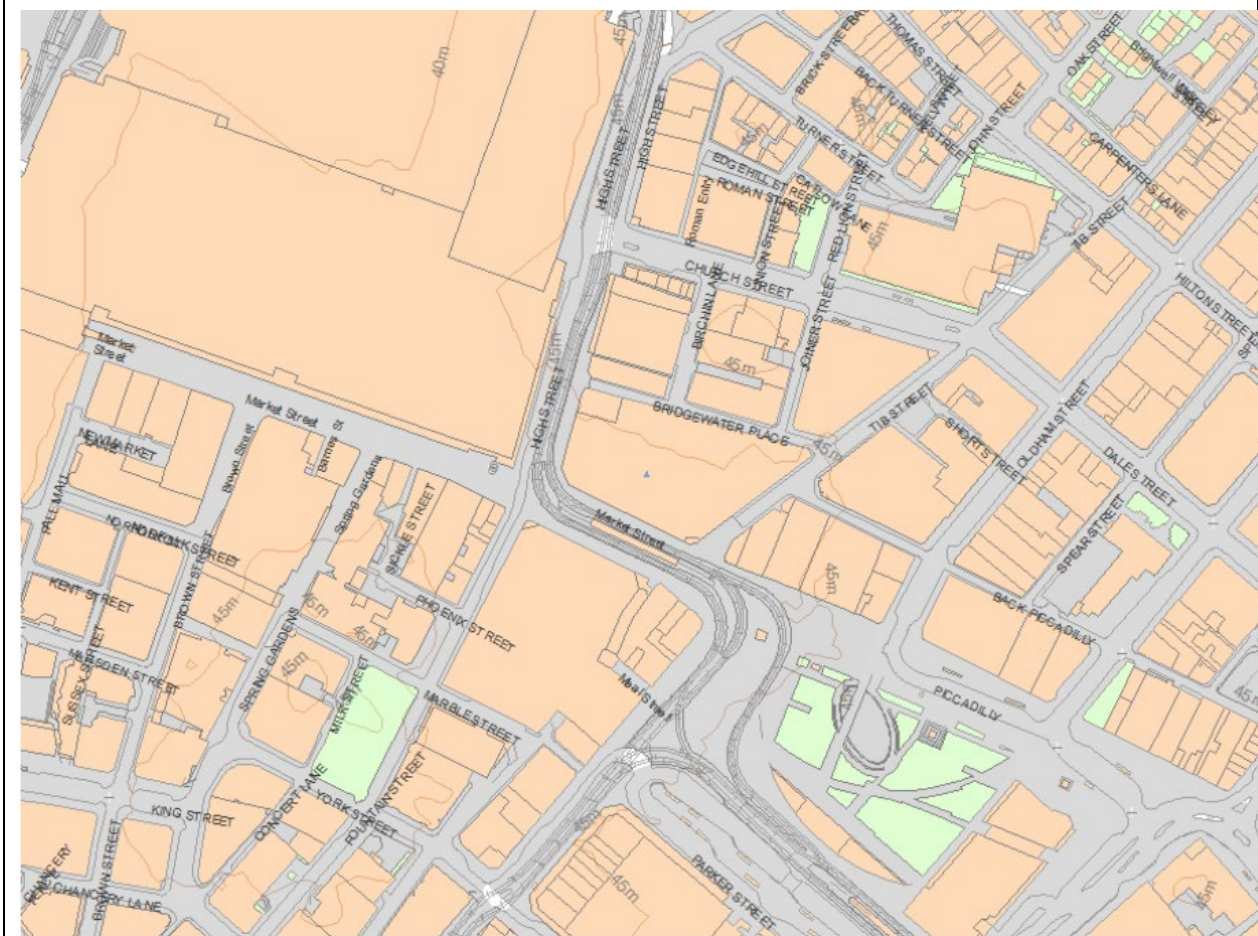
Shop. 1879, by James Lynde; altered. Probably cast-iron framed, with cladding of wood and stucco, slate roof. Irregular plan on narrow corner site, curved at the corner and then canted back to Tib Street. Eclectic style with Aesthetic Movement elements. Four storeys and attic, one bay to Piccadilly, curved corner bay, and 6-bay return to Tib Street canted in the centre; iron columns and cornice to ground floor (altered shop fronts, with deep C20 fascia board perhaps concealing original features); upper floors galleried, divided into bays by short iron columns with stiff-leaf caps, each bay containing a 4-light canted bay window (curved at the corner), and each floor a panelled frieze and cornice with brackets between the bays; steeply-pitched roof with pedimented 2-light dormers (a tiered pediment to that over the Piccadilly facade), and at the corner an extruded circular turret with 3-light window and slated spirelet.



RYLANDS BUILDING

Grade	Grade II
List Entry No	1219831
Date First Listed	06 June 1994
Statutory Address	Rylands Building (Debenhams), 109-127 Market Street
Details	

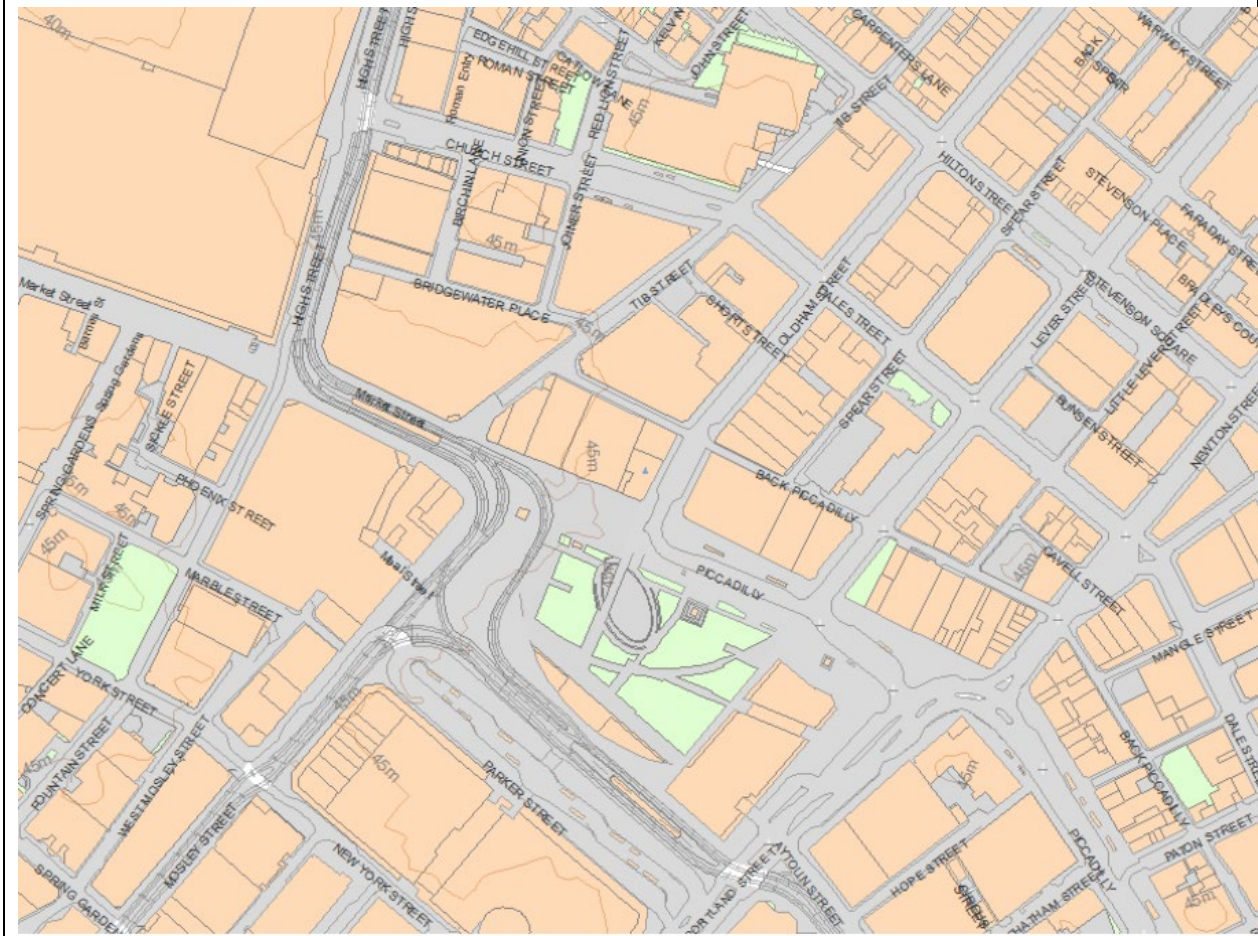
Wholesale textile warehouse, now department store. 1932, by Harry S.Fairhurst, for Rylands and Sons. Steel frame with cladding of Portland stone (roof concealed). Very large irregular quadrilateral plan. Modernist classical style. Seven storeys, 18 bays. Grid-iron rectilinear facade above ground floor, with chamfered piers and enriched panels between floors; 6-pane windows, very high parapet; broad and emphatic canted corner turrets with 4-storey windows and arcaded drums with sloped roofs. One of the last and biggest textile warehouses built in the city.



No.5-11 OLDHAM STREET, 15 AND 17 PICCADILLY, 1-3 OLDHAM STREET

Grade	Grade II
List Entry No	1271118
Date First Listed	20 June 1988
Statutory Address	1-3 Oldham Street, 15 and 17 Piccadilly, 5-11 Oldham Street
Details	

Includes: Nos.5 TO 11 OLDHAM STREET. Includes: Nos.1 TO 3 OLDHAM STREET. Offices. 1881, by Royle and Bennett; altered. Probably iron-framed, with cladding of sandstone ashlar, slate roof. Trapeziform plan on corner site. Eclectic style with some Gothic features. Five storeys and attic, 3 bays to Piccadilly, plus a narrow canted corner, 4 wide bays to Oldham Street. Ground floor altered. Chamfered piers to most upper floors, panelled friezes between 1st and 2nd floors, stylised Lombard friezes over 2nd floor, bracketed cornice over 3rd floor, ramped parapets over 4th floor, steeply-pitched roof with gable dormers; square corner oriel tiered above 1st floor and finished as a small turret with slated spirelet. Each floor has full-width multiple-light windows in each bay (4, 2 and 3 lights to the front, 4, 4, 2+2 and 2+2 in the return side to Oldham Street), those at 1st and 4th floors with square-headed lights, those at 2nd floor with arched lights, and those at 3rd floor with recessed trefoil-headed lights in arcades of 2-centred arches which have polished granite shafts with stiff-leaf capitals; all these windows sashed without glazing bars. Multiple-flue chimney stacks. Interior not inspected.



PEEL STATUE, PICCADILLY GARDENS

Grade	Grade II
List Entry No	1271114
Date First Listed	03 October 1974
Statutory Address	Peel Statue, Piccadilly
Details	

Monument to Sir Robert Peel. 1853, by Calder Marshall. Ashlar pedestal with bronze statuary. Rectangular plan. Plinth of 3 steps, a bronze female figure seated at each end of the top step, and a central pedestal surmounted by a standing figure of Sir Robert Peel. Inscription on front of pedestal: "PEEL".



WATT STATUE, PICCADILLY GARDENS

Grade	Grade II
List Entry No	1246946
Date First Listed	03 October 1974
Statutory Address	Watt Statue, Piccadilly
Details	

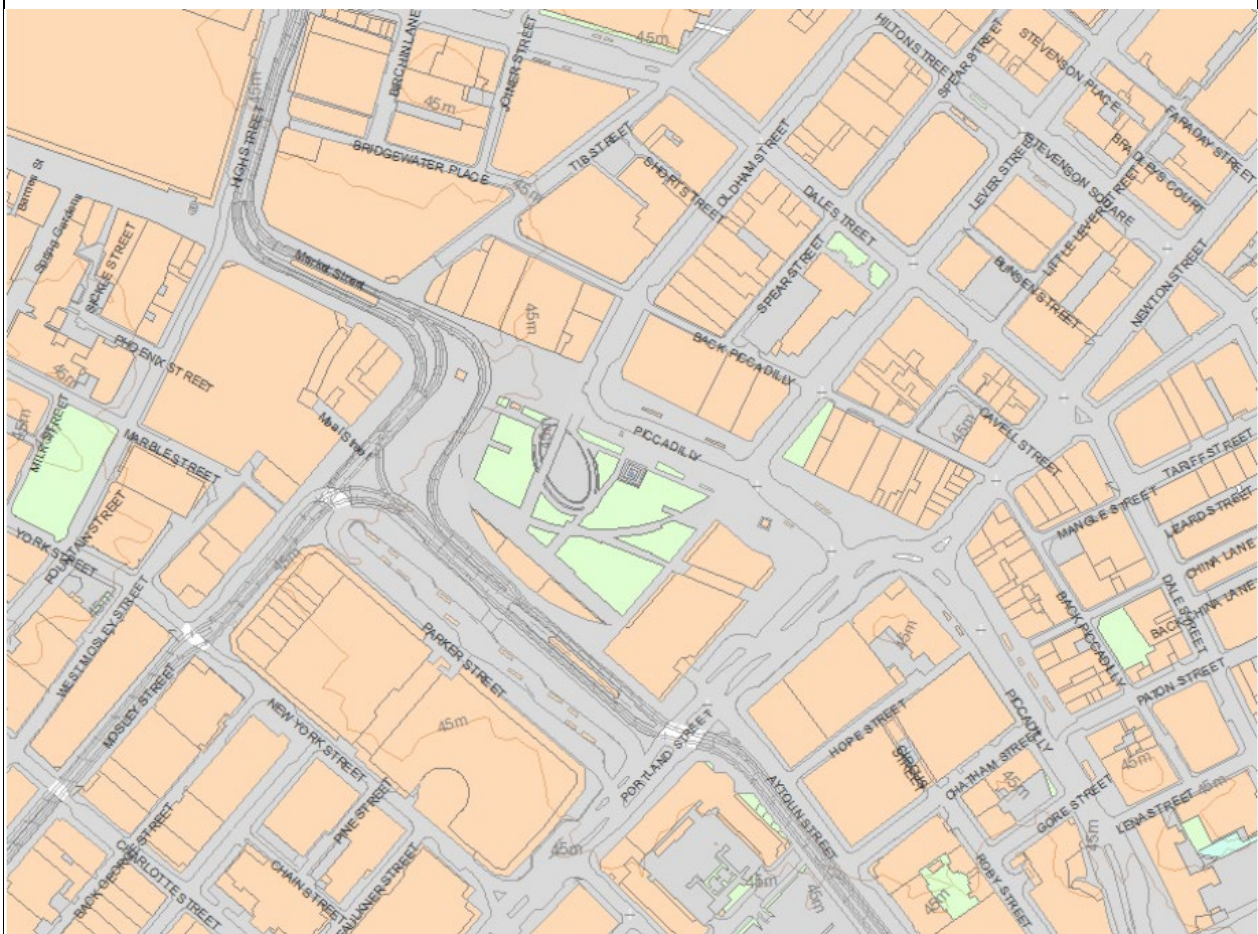
Monument to James Watt. 1857, by William Theed the Younger. Ashlar pedestal, bronze statue. Rectangular pedestal with bowed ends, moulded base and cornice; bronze figure seated in a chair. Copy of Chantrey's statue of Watt in Handsworth parish church.



QUEEN VICTORIA STATUE, PICCADILLY GARDENS

Grade	Grade II
List Entry No	1246945
Date First Listed	03 October 1974
Statutory Address	Queen Victoria Monument, Piccadilly
Details	

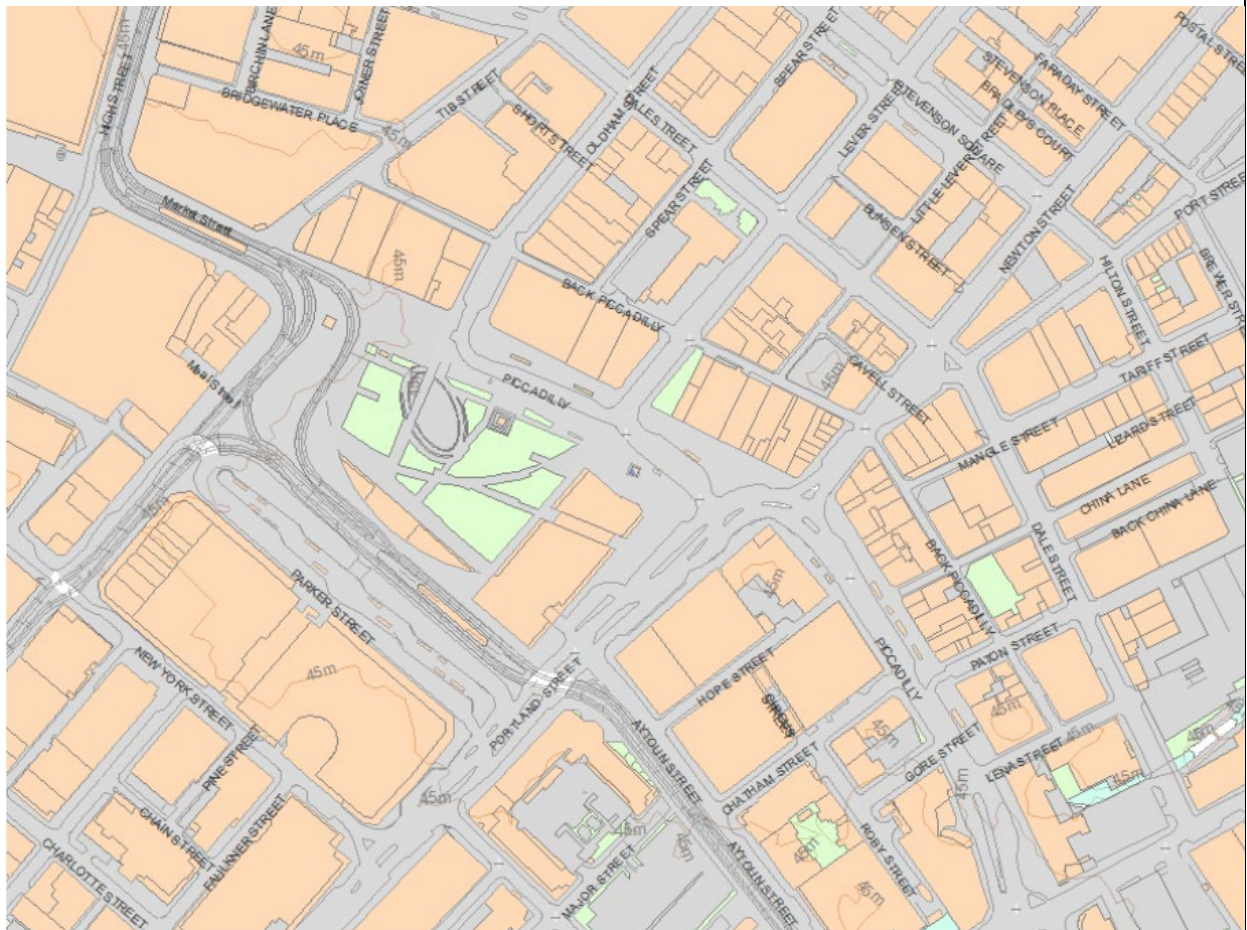
Monument to Queen Victoria. 1901, by Onslow Ford. Portland stone with bronze statuary. Square plan. Baroque style. Base of 6 wide steps, low plinth with moulded foot and cornice, carrying large stone throne with back in form of Baroque aedicule with broken pediment enriched with shield of arms, swags, etc, and a bronze grotesque emerging through the pediment, a bronze statue of the Queen seated on the throne. Rear has engaged Corinthian columns and round-headed arch framing the statue of an allegorical female figure nursing 2 babes.



WELLINGTON STATUE, PICCADILLY GARDENS

Grade	Grade II
List Entry No	1271115
Date First Listed	03 October 1974
Statutory Address	Wellington Statue, Piccadilly
Details	

Monument to the Duke of Wellington. 1856, by Matthew Noble. Ashlar plinth and pedestal, bronze statuary. Rectangular plan. Base of 3 steps, plinth with projected corners bearing seated statues of 4 allegories, pedestal surmounted by standing statue of the Duke. Relief panels in sides of plinth, inscriptions in sides of pedestal.



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