

Appendix 7.2 | Heritage Assessment Renaissance, Deansgate, Manchester

October 2021

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Client

Property Alliance Group (PAG) and Starwood Capital Group (SCG)

Our reference

PROH3016

October 2021

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG). It is prepared in connection with a full planning application for the residential element of wider masterplan proposals for mixed-use development at the Renaissance hotel complex on Deansgate in Manchester ('the Application Site').

1.2 The formal description of development is as follows:

'Full planning application for the erection of a part ground + 13 storey, part ground + 26 storey building to form 307 no. residential apartments and ground floor retail/ leisure floorspace (Class E/ Sui Generis), together with private amenity space for residents, new public realm including leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, servicing, supporting infrastructure and associated works.'

1.3 With the exception of close adjacency with the grade II listed Victoria Bridge, there are no heritage assets within the Application Site. It is however close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹ The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework 2019 (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

1.4 Works are proposed to an existing retaining wall connected to the grade II listed Victoria Bridge and a deck and stepped access are proposed. Although no works are anticipated to the bridge itself, given the adjacency of the structure a separate application for listed building consent for these works will be submitted.

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

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'².

1.6 To comply with these requirements, Section 2 of this statement introduces the Application Site and describes its broad history in the context of the growth and development of this area of Manchester. Heritage assets with potential to be affected by the Proposed Development are identified in Section 3 (with reference to a Heritage

¹ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

² MHCLG (2021) National Planning Policy Framework (NPPF) - para. 194

Asset Plan at **Appendix 2**) and the significance and setting of assets with potential to be affected is described in Section 4. An assessment of the impact of the Proposed Development is set out in Section 5 and the Statement concludes with a summary and conclusions at Section 6.

- 1.7 This assessment has been undertaken on the basis of published information, proportionate archival research and has been informed by site visits. It has been prepared in accordance with Historic England Good Practice Advice on 'Managing Significance in Decision Taking in the Historic Environment' (GPA 2) and 'The Setting of Heritage Assets (GPA 3).'

2. History and Development of the Application Site and Surrounding Area

- 2.1 A more detailed review of the history and development of the Application Site and surrounding area is included at **Appendix 1**. A summary is provided here.
- 2.2 The Application Site is located in one the most historic surviving areas in Manchester, the built form of which illustrates most of the major stages of change and development in the city from the Anglo Saxon church on the site of the present Manchester Cathedral to the north east of the site, to the present day.
- 2.3 During the 15th and 16th century the church was transformed into a collegiate foundation that became one of the largest and most lavish collegiate churches in England. The domestic premises for the collegiate are now the Chethams Hospital buildings, also to the north of the site.
- 2.4 By the end of the 16th century the town had developed a leading role in the cloth trade. Wealth increased during the 17th century resulting in improved communications and by the second half of the 18th century the city centre was developed with high status residential buildings, benefiting from increasing demand and soaring land values. During the early 1700s the site and surrounding area was developed with small scale buildings and courts, in combination with 'The Old Bridge' and by the late 1700s the density of developed had increased, with buildings lining the River Irwell and evident within the Application Site. A footbridge was built at the site of the present Blackfriars Bridge.
- 2.5 The early 19th century saw the real birth of the industrial revolution in Manchester and by 1848 the townscape had begun to change with the principal road network that exists today emerging. The city centre was largely re-built from the 1820s onwards in response to growing demand for commercial premises. During the 1870s and 1880s many streets, including Deansgate, were rebuilt and some of the larger buildings formerly within the Site were constructed during this period.
- 2.6 In 1886 the site contained a number of small scale units and courts but also larger scale buildings of the 19th century. Commercial functions prevailed on Deansgate and uses within the Application Site included the Grosvenor Hotel, the Deansgate Hotel, Shepherds Court (which contained a leather warehouse), yarn warehouses, Manchester Carriageworks and offices. To the southern side of the block was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers. During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage.
- 2.7 World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the Application Site. Victoria Buildings and others around Market Place were destroyed and resulted in the clearance of large areas of land, precipitating significant redevelopment of the retail core with the Market Street development during the 1960s.

- 2.8 During the late 1960s the Application Site was cleared and redeveloped with a large footprint 13 storey office building named 'Fairbairn House' which was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre. An original footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway provided access to shops above street level. By the 1980s Fairbairn House had been re-fitted as the Renaissance Hotel.
- 2.9 The 1996 IRA bomb resulted in widespread damage to Manchester City Centre principally to the Market Place and Arndale area. The subsequent removal of the footbridge and later redevelopment of the retail core with New Cathedral Street and the Selfridges/ Marks and Spencer building, as well as the Arndale extension severed the Renaissance complex from the wider retail core of the city.
- 2.10 Since 2000 Manchester has seen significant development of new large scale and tall commercial and residential buildings, and there has been much change in the area surrounding the Application Site, particularly to the north and west where groupings of tall buildings have been developed in the Chapel Street/ River Irwell area of Salford.

3. The Heritage Assets and Study Area

3.1 The NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”³

Study Area

3.2 In defining an appropriate Study Area, best practice guidance, professional experience and judgement and a review of the potential effects of the Proposed Development on built heritage has been applied.

3.3 Designated and non-designated heritage assets within a 500m Study Area from the site boundary have been identified and the potential effects of the Proposed Development on these assets has been considered. The Study Area has been defined by taking into consideration the following factors:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the Application Site;
- The degree of inter-visibility between heritage assets and the Application Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features; and
- The significance of the relevant heritage assets and the contribution made by their setting including any historic or functional relationships.

3.4 It is possible that the upper levels of the Proposed Development may be visible beyond the 500m Study Area, however at that distance it will form part of distant views of the existing and evolving skyline of Manchester. The significance of heritage assets beyond the Study Area is unlikely to be affected as a result of distance, intervening built form, vegetation and topography.

3.5 Due to the scale of the proposals it is also possible that the Proposed Development will be visible from other heritage assets not individually assessed within this Assessment. In accordance with the NPPF and Historic England guidance the judgements made are based on the effect of the development on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration.

3.6 Site visits together with consideration of the above factors has affirmed that the proposed 500m Study Area is appropriate. Designated and non-designated heritage assets within the Study Area are discussed and evaluated below and all assets within the Study Area are illustrated on the Heritage Asset Plan at **Appendix 2**.

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

Designated Heritage Assets

- 3.7 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.
- 3.8 With the exception of the close adjacency with the grade II listed Victoria Bridge, there are no designated heritage assets within the Application Site. Therefore any effects arising from the Proposed Development on built heritage will be principally indirect in nature; having potential to affect the significance of identified assets through change within their setting. Works are proposed to an existing retaining wall connected to the grade II listed Victoria Bridge and a new deck and stepped access is proposed. Although no works are anticipated to the bridge itself, given the adjacency of the structure a separate application for listed building consent for these works will be submitted.

Conservation Areas

- 3.9 The Study Area includes 9 conservation areas and of these, 4 have the potential to be affected by the Proposed Development. These are set out at Table 3.1 and proportionately assessed within this Assessment.

Table 3.1: Conservation Areas with potential to be affected by the Proposed Development

Conservation Area
Cathedral Conservation Area
Parsonage Gardens Conservation Area
St Ann's Square Conservation Area
Flat Iron Conservation Area

Listed Buildings

- 3.10 A large number of listed buildings within the Study Area will not be affected by the Proposed Development due to the factors set out at paragraph 3.3 and the following considerations:
- the nature and extent of their significance (including functional or historic connections);
 - the orientation of view, how the heritage asset is experienced and appreciated and the contribution made by its setting; and/or
 - the extent to which the existing city centre context already characterises their setting and in which the Proposed Scheme would also be experienced.
- 3.11 Those judged to have potential to be affected by the Proposed Development are listed at Table 3.2 and proportionately assessed in this Assessment. These have been grouped, where appropriate, based on their proximity, group value and shared setting considerations.

Table 3.2: Listed Buildings with potential to be affected by the Proposed Development

Name	Grade
Blackfriars Bridge	II
Blackfriars Street group: The Crown Tavern, 14 and 16 Blackfriars Street and 10 and 12 Blackfriars Street	II
4 Booth Street	II
62 Chapel Street	II
Church of the Sacred Trinity and Salford War Memorial	II* and II
Haywards Building	II
Barton Arcade	II*
Royal Exchange	II
St Ann's Square Group: 16 St Ann's Square, 18 and 20 St Ann's Square and 22 St Ann's Square	II
Cateaton Street Group: Sinclairs Oyster Bar and The Old Wellington Inn	II
Mitre Hotel and Mynshulls House	II
Cathedral Church of St Mary	I
Former Corn and Produce Exchange	II
Chethams School complex: South east wing to Chethams Hospital, Detached block of schoolroom approximately 20m south of Chethams Hospital, Chethams Hospital and attached wall	I and II
Victoria Bridge	II
Railway Viaduct and Retaining Walls at junction with Greengate	II

Scheduled Ancient Monuments

- 3.12 The Scheduled Hanging Bridge to the north east of the Application Site comprises both standing and buried remains and has the potential to be affected.

Non-Designated Heritage Assets

- 3.13 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.14 GPA 2 produced by Historic England (2015) states that:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

3.15 A search of the Greater Manchester Historic Environment Record (HER) was undertaken in April 2021 and the following assets were identified as having potential to be affected:

Table 3.3: Non-Designated Heritage Assets with potential to be affected by the Proposed Development

Non-Designated Heritage Asset
Dial House
Warehouse on Booth Street.

- 3.16 There are HER assets associated with the Chethams School complex. The significance and setting of the complex as a whole is addressed in our assessment of the listed buildings within the group.
- 3.17 The designated and non-designated heritage assets assessed in this Statement are those identified as having potential to be affected by the Proposed Development. This is based on a series of judgements including the nature of their significance and relative contribution of setting, their proximity to and relationship with the Application Site, potential visibility of the Proposed Development and any known functional or historic associations.
- 3.18 Designated and non-designated heritage assets addressed within this statement and others within the Study Area are identified on a Heritage Asset Plan at **Appendix 2**.
- 3.19 This Statement addresses built Heritage Assets only.

4. Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

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

Designated Heritage Assets

Conservation Areas

- 4.2 Conservation areas are “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*”
- 4.3 Historic England has published Good Practice Advice (GPA) on ‘Managing Significance in Decision-Taking in the Historic Environment’ to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance.
- 4.4 In this section we have referred to the conservation area descriptions published by MCC on its website and include other observations on the character of areas or streets close to the Application Site and most likely to be affected by the Proposed Development.

Listed Buildings

- 4.5 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (2018) are published by the Department for Digital, Culture, Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.

Scheduled Ancient Monuments

- 4.6 A Scheduled Ancient Monument is defined by the Ancient Monuments and Archaeological Areas Act 1979 as any structure, or site of a structure, above or below ground, which is considered by the Secretary of State to be of public interest by reason of its historic, architectural, traditional, artistic or archaeological importance.

Setting

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

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

- 4.8 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact

of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

- 4.9 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance.

Assessment of Significance

Listed Buildings

Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
94	Blackfriars Bridge (grade II)		Blackfriars Bridge is of interest as a public road bridge dating to 1820. It is constructed in sandstone ashlar in the Classical style and has three spans. It takes the form of three semi-circular arches with vermiculated rusticated voussoirs, paired ionic columns and triangular cut-waters. The piers are low with rounded ends. The bridge is of significance for its historic, architectural and functional significance, built to replace a light timber footbridge of 1761. The parapet was replaced with stone clad reinforced concrete in 1991.	Physical Surroundings Blackfriars Bridge traverses the River Irwell connecting Salford to the northern part of Manchester City Centre. To the north is the river and Victoria Bridge. Either side of the bridge are large scale residential and commercial buildings including the Travelodge building to the north west. Experience of the Asset The functional significance of the bridge, its relationship with the River Irwell and its group value with Victoria Bridge is experienced from Blackfriars Street as part of a vehicular or pedestrian journey and from it there is a view of Manchester Cathedral. The bridge has been modified and its architectural interest is therefore only appreciable in oblique views from Blackfriars Street and is more appreciable in views south west from Victoria Bridge (pictured).
120, 121 and 122	Blackfriars Street group: The Crown Tavern (grade II), 14 and 16 Blackfriars Street (grade II), 10 and 12 Blackfriars Street (grade II),	 	The Blackfriars Street group contains three listed buildings fronting Blackfriars Street. The Crown Tavern dates to the early 19th century and takes the form of a classical Georgian townhouse, with a later 19th century tiled public house frontage to the ground floor. It is in brick with a Welsh slate roof and extends to three storeys. The upper storeys contain 16 pane sash windows with flat arched stucco heads. The tiled frontage contains coloured tiles, and ‘Crown Hotel’ in embossed tiles either side of a central round arched doorway, with modern door. Either side are segmentally arched windows. 14-16 Blackfriars Street is a block of former offices and warehouses. The building dates to 1866 and is ashlar faced to the ground floor and brick above. It is four storeys and Classical Italianate with a broad 10 bay facade which is dominant in the street for its width and regularity. The ground floor has a central round arched doorway and with sash windows either side divided by heavy pilasters. Above are consistent rows of flat arched, venetian gothic windows with stone dressings. Above is a modillion eaves cornice and sill leaf frieze. 10 and 12 Blackfriars Street is also a former office and warehouse, but dating to 1884 and is by FH Oldham of Manchester. It contrasts with 14-16 as a result of its ashlar frontage and vertical emphasis, being only five bays wide. It is constructed in the Flemish Renaissance style with elaborate articulation including mullioned and transomed windows, pilasters defining bays and oriel windows. To the parapet is a machiolated cornice.	Physical Surroundings The Blackfriars group is located on the west side of Blackfriars Street, and encloses this side of the street. To the east is the 6-8 storey Manchester Central Travelodge and associated car park. To the north is Chapel Street and the south is the River Irwell and Blackfriars Bridge. Experience of the Asset The buildings establish a continuous frontage and strongly define and enclose the western side of the street. Although each of individual design, they have group value with adjacent buildings and create an area of townscape character and depth, illustrating the former status and commercial functions of this part of the city. The Travelodge to the east side of the street contrasts in age, style and height, its concrete frame and flat regular elevations deviating from the articulation and modulation of the listed buildings opposite. The car park to the north introduces an uncharacteristic open space that breaks with the defined building line and deviates from the historic form of dense development in the area.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
			
125	4 Booth Street (grade II) 	4 Booth Street was formerly two public houses, now combined into one and in retail use. It dates to 1817 and is constructed in red brick with a Welsh state roof. It is Classical in style with a curved corner to Booth Street. To the ground floor is the former fascia and console brackets of the public house. Above are 12 pane sashes with flat arched brick heads. To the second storey is a continuous sill band and above is a modillion cornice. To Booth Street is a lower range which comprises the former Wagon and Horses.	Physical Surroundings 4 Booth Street is located to the south side of Chapel Street and forms part of the consistent enclosure of the street. To the north is the Church of the Sacred Trinity. Experience of the Asset The building comprises one of a grouping of three storey buildings of similar age, lining Chapel Street. Although altered to varying degrees at ground floor, many retain traditional windows and collectively illustrate the historic character of this part of Chapel Street and the form of development in the area during the 19th century. The surrounding area is characterised by the complex urban townscape of Salford and Manchester city centre including the busy thoroughfare of Chapel Street, the railway line and Sacred Trinity Church to the north, as well as a combination of similar traditional buildings and large scale later modern development of increased height and scale. The change within the wider city centre is legible in longer views along Chapel Street, which comprise the contrasting effect of the listed building and the frontage it forms part of, with tall modern buildings such as the Premier Inn to the east and large scale residential towers at Chapel Wharf to the west.
124	62 Chapel Street (grade II) 	62 Chapel Street is a former police station, now in use as offices. It is of interest for its distinctive form and appearance, which results from its wedge shape, prominent position on the road junction and conical roof. The building is constructed of brick with terracotta dressings. It is a single storey with a Welsh slate roof and a distinctive extruded octagonal spirelet surmounted by brattishing. A continuous arcade is formed of pilasters with foliate capitals, with recessed windows. The main entrance is off centre with a sign above and there is a continuous cornice around the building with an open parapet and balusters.	Physical Surroundings 62 Chapel Street is located to the north side of Chapel Street on a wedge shaped site with Harding Street to the north. It is a short distance east of the junction with Blackfriars Road. To the west is the Church of the Sacred Trinity and to the south the Travelodge Hotel and Blackfriars Street. Experience of the Asset The building is in a prominent position and visible in long views along Chapel Street from the west. It has a distinctive and unusual form which distinguishes it in the streetscape, however it has a degree of resonance with other traditional brick-built buildings in the area, accentuated by the scale, height and design of modern buildings nearby. Change within the wider area contrasts with 62 Chapel Street. This includes views of tall modern buildings, including those directly behind and forming a backdrop to the listed building.

Ref No.	Listed Building		Special Architectural and Historic Interest	Contribution made by Setting to Significance
133 and 139	Church of the Sacred Trinity (grade II*), and Sacred Trinity, Salford War Memorial (grade II)		The Church of the Sacred Trinity, also used as a library and offices dates to 1752 with a tower of 1635 and was restored in 1871-74 by Holden. The building has a west tower, nave and chancel. The tower is two stage, in transitional gothic-classical style with paired bell chamber lights. A triglyph frieze is below an embattled parapet and a leaded spirelet. The nave is expressed as two storeys and has round arched doorways to the north west and south west and round arched windows with a modillion eaves cornice above. The list description identifies that the interior has a galleried plan with the aisles beneath the gallery now partitioned to create offices. The galleries now house the library. The king post and panelled roof dates to the Victorian restoration. The Sacred Trinity, Salford War Memorial is located in the graveyard of the Church of the Sacred Trinity and is of interest as a commemorative memorial to the local servicemen and women who died in the First World War. The memorial takes the form of a wheel-head cross rising from a square plinth set on a stepped base, constructed from rough-hewn granite.	Physical Surroundings The Church of the Sacred Trinity is located to the north side of Chapel Street a short distance west of the junction with Blackfriars Road. To the north is the railway line. It is located in a small defined churchyard which creates a degree of separation from the wider townscape and a small area of open space which contrasts with the density of urban development in the surrounding area. Experience of the Asset The Church occupies a prominent position as a result of its location on the north side of Chapel Street near the wide road junction, its orientation and defined churchyard which creates a spaciousness and enables clear views of the building. The church is experienced as part of a densely developed urban city centre environment but illustrates a former historic character of Chapel Street. It has a degree of resonance with other traditional buildings in the area, however it is of greater prominence as an ecclesiastical building in stone, due to the form of the building and height of the west tower and its position within the open churchyard. More broadly there is a contrast with the scale of existing and emerging tall buildings in the area.
42	Haywards Building (grade II)		The Haywards Building dates to the mid-late 19th century and was built as a shop with offices above. It is constructed in an eclectic free renaissance style and is four storeys in height. The ground floor has three wide arches with figures to the key stones and the arches filled with glazed screens. The heads of the central and left arches read ‘T Hayward & Co Glass and China’ in lettered glass bands. To the first floor are round-headed arched windows within imposts and enriched keystones. To the second floor are round headed and the third segmental headed windows.	Physical Surroundings The Haywards Building forms part of the consistent building line to the west side of Deansgate. The street is distinctive for its linear nature and strong enclosure by buildings. To the direct east is Barton Arcade. To the north are views towards modern large scale buildings including No 1. Deansgate to the north of St Marys Gate. Experience of the Asset The building is viewed principally from its direct frontage to Deansgate and also in more oblique views as part of the consistent line of buildings enclosing the street frontage. It forms part of the enclosure of the street and has a resonance with other buildings in the street as a result of their shared building line, height, scale and historic character, including Barton Arcade.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
31	Barton Arcade (Grade II*)	 Barton Arcade is of architectural significance as a purpose-built Victorian shopping arcade constructed of glass and iron. It has Italianate influence, typical of the period and retains highly decorative ironwork, which culminates in two elaborate, tall domed roofs. Barton Building presents a five storey stone eclectic frontage to Deansgate and a gabled slate roof with square towers linking Barton Building to Barton Arcade, which runs parallel. Barton Building is in nine bays, giving the building substantial massing in the street scene. Each bay is divided by tall, narrow pilasters rising to foliated capitals at third floor, providing vertical emphasis and balancing the façade. Barton Building and Barton Arcade were built in 1871 and have both architectural and historic interest. They provide evidence of historic shopping patterns and commercial architecture of the period.	Physical Surroundings Barton Building/Barton Arcade forms part of the consistent building line to the west side of Deansgate. The street is distinctive for its linear nature and strong enclosure. To the direct east is Haywards Building and to the north are views towards modern buildings of increased scale and height including No 1. Deansgate to the north of St Marys Gate. To the west, Barton Arcade has an elevation and entrance to St Ann’s Square. Experience of the Asset The building is viewed principally from Deansgate where its broad frontage and decorative elevations are best experienced and it possesses a degree of prominence and stature. It is also experienced in more oblique views as part of the consistent line of buildings enclosing the street frontage and from St Ann’s Square to the east. It has a relationship with adjoining buildings lining the route as a result of their shared building line, height, scale and historic character.
28	Royal Exchange (grade II)	 The Royal Exchange dates to 1914-1921 when it was re-built and enlarged for the fourth time. It is of interest as a former commercial exchange building with an impressively sized trading hall to the interior, now containing shops and a 1980s modular theatre. It was designed by Bradshaw, Gass and Hope and is constructed in Darley stone with a slate roof and three glazed domes. The building takes the form of a central enclosed atrium at first floor and an east-west arcade at ground floor. It is constructed in the classical style and is four storeys with two attic storeys. The ground floor has channelled rusticated piers, and to the first, second and third floor is a giant Corinthian order with massive entablature and modillion cornice. The building has a giant round headed entrance to the west and a second principal entrance in the eastern elevation to Cross Street. The Baroque turret at the north west corner is a local landmark.	Physical Surroundings The Royal Exchange is large and expansive, and encloses a full city block, extending from St Ann’s Square/ Exchange Street to the west and Cross Street the east. To the north is St Mary’s Gate and to the south is Old Bank Street. Experience of the Asset The Royal Exchange is experienced as part of the densely developed commercial centre of Manchester and has particular prominence within St Ann’s Square. In combination with other historic buildings it emphasises the status, historic character and commercial success of the city during the early 20th century. It is principally experienced from Exchange Street and St Ann’s Square and Cross Street, with the corner turret at the corner of Exchange Street and St Mary’s Gate a distinctive feature in local views.
64, 63 and 91	St Ann’s Square Group: 22 St Ann’s Square (grade II), 18 and 20 St Ann’s Square (grade II) and 16 St Ann’s Square (grade II)	All three grade II listed buildings are former town houses in stucco and brick, dating to the late 18th and early 19th century and now converted for commercial use. They vary in height but all extend to four storeys and are altered at ground floor. Both 22 and 16 are three bays wide, however 18 and 20 has a wider façade of four bays. All have sash windows of diminishing proportions. No 22 is the simplest of the three	Physical Surroundings These listed buildings occupy the western edge of St Ann’s Square and form part of a continuous terrace of buildings that enclose the square extending from St Ann Street in the south and Barton Square in the north. The buildings lining St Ann’s Square vary in width and height but there is a broadly consistent height datum and are primarily commercial in use. Buildings opposite are larger in footprint. To the south is the grade I listed St Ann’s Church

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
		buildings. No 18 to 20 has a symmetrical façade with windows in architraves, a moulded plaster frieze and sill band and brackets to an eaves cornice. No 16 is in red brick with sandstone dressings. It has a sill band at second floor, a deep moulded eaves cornice and a prominent central window at first floor with a large architrave and cornice on consoles. These buildings are of recognised group value. They have significance for their architectural interest but principally for their historic interest as former townhouses and as part of the first planned development beyond the medieval origins of the city. They provide evidence of the growing wealth of the city during the late 18th century/early 19th century.	and to the north east is the grade II listed Royal Exchange. Other buildings and statues/monuments within St Ann’s Square are listed and all are within the St Ann’s Square Conservation Area. Experience of the Asset The St Ann’s Square Group is principally experienced from St Ann’s Square itself and from the edges and routes emanating from it. They have a formal setting defined by their relationship with the first planned development beyond the medieval origins of the city, centred on the Square and the group value they have with each other, St Ann’s Church and other listed buildings and memorials within the Square.
71 and 85	Cateaton Street Group: Sinclairs Oyster Bar (grade II) and The Old Wellington Inn (grade II)	 Sinclairs Oyster Bar and the Old Wellington Inn have group value and are collectively known as The Shambles, of which they formed part. They were modified in 1925 and again in the 1970s when a steel frame was inserted. They were relocated to their present position in 1998-1999 as part of redevelopment proposals following the IRA bomb. The Wellington Inn dates to the 17th century and has close studded framing with angle braces and mullioned windows. The upper floor is a later addition and has jettied gables. The Oyster Bar is thought to date to the 16th century and was originally a house. It is in stucco, with a slate roof, and is three low storeys. The upper floors are painted to resemble half timbering. The interior contains 19th century chop-house fittings. The Oyster Bar is of historic interest as one of the oldest oyster bars and chop houses in England, whilst the Old Wellington is the only surviving example of the timber framing typical of Manchester during the 16th and 17th centuries.	Physical Surroundings Sinclairs Oyster Bar and The Old Wellington are located in Shambles Square, their ‘L’ shape forming an enclosed seating area. To the north is the Cathedral Church of St Mary, to the west Cathedral Gates and Cateaton Street and the buildings enclosing the street. To the east is the Corn Exchange and to the South, Exchange Square and the retail core of Manchester. Experience of the Asset As described above, Sinclairs Oyster Bar and the Old Wellington were moved to their present location and configuration during the 1990s. Their location is not therefore consistent with their historic arrangement but they maintain their group value and now have a positive relationship with an area of defined seating and the wider Exchange Square with the Corn Exchange as a backdrop.
5 and 6	Mitre Hotel (grade II), Mynshulls House (grade II)	 Mynshulls House is listed at grade II and dates to 1890. It was constructed by William Ball and Thomas Brookes Elce. It is a three storey one bay building comprising offices over a shop and is narrow, extending back from the Cateaton Street frontage. The building is in Jacobean style with elaborate decoration including cornices at both floors and a large bowed upstand to the upper floor with foliation and a frieze with the lettering ‘Mynshulls House’. Above the first floor is a panel with lettering stating that ‘<i>Thomas Mynshull, sometime apothecary of this town bequeathed this property to trustees to apprentice poor sounds and healthful boys of Manchester in honest labour and employment</i>’. To the ground floor is an inserted modern shop window. The Mitre Hotel, is a hotel of 1867, constructed in brick with a sandstone facing. It is in eclectic Jacobean style and rises to three storeys with cellars and attics. It has a canted corner entrance with shafted jambs, a moulded corbelled corner above and gables to the roofline. Doorways have hoodmoulds, as do the square headed windows above. Windows are coupled and four pane sashes.	Physical Surroundings Mynshulls House is a narrow building which extends back from a principal frontage to Cateaton Street. Cateaton Street is a relatively narrow street, the south side of which is enclosed by the large footprint of Harvey Nichols. To the east side of Mynshulls House is a narrow alley which leads to the Cathedral at the rear. To the west are 14-16 Victoria Street, which extend along the west elevation of the building facing west into Victoria Street. An open area containing visible remains of Hanging Ditch are to the rear. Experience of the Asset Mynshulls House is principally experienced from Cateaton Street where the decorative and narrow façade of the building with its curved bays is viewed as part of a broader frontage including 12-10 Cateaton Street, which is broadly contemporary and of a similar scale and height. The rear of the building is visible from Hanging Ditch and also from Cathedral Yard, though this part of the building has been altered and modernised. The Mitre Hotel concludes the street and occupies a more prominent corner position where its wide elevation also has a relationship with the Old Wellington and Oyster Bar and Cathedral Yard to the rear.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
			
46	Cathedral Church of St Mary (grade I)	  Manchester Cathedral is a former Collegiate Parish Church but has been a cathedral since 1847. The fabric of the building originally dates to 1422-1520 but it has been altered, restored and rebuilt repeatedly including during the 19th and 20th century and following heavy bomb damage in 1940. The Cathedral is in the perpendicular Gothic style, constructed in sandstone with a six bay nave with north and south aisles and a square west tower. The Chapter House dates to the 15th century. The west tower (re-built 1867) contains upper level two light transomed bell openings with panelling above. It has open-work battlements and grouped pinnacles to the corners. The elaborate west porch dates to 1898. To the interior, 15th century choir stalls with miserichords remain, as does a 16th century pulpitum and a 15th century screen to the Lady Chapel. To the interior are monuments to Humphrey Chetham and Queen Victoria. The listed building is of significance for its high quality perpendicular and Gothic architecture and as a former Parish Church, later becoming a Cathedral in 1847 and latterly extensively reconstructed and enlarged. It is described in the Pevsner Architectural Guide to Manchester as ‘one of the most impressive examples in England of a late medieval collegiate church, a reflection of the significance of the town as a regional centre by this time’.	Physical Surroundings The Cathedral Church is located to the north side of Manchester City Centre and therefore occupies a heavily urbanised and varied area of townscape. The Cathedral is immediately enclosed by a terraced garden area with paths and trees, which is defined by low stone walls. Surrounding the building are large scale buildings of various periods and types. To the east is the Corn Exchange and to the north is the Chethams School complex, beyond which is Victoria Station and Urbis/Manchester Football Museum. To the west is the River Irwell, and an area of road infrastructure on and around Victoria Street. Beyond is the River Irwell and an area of substantial mid-20th century buildings. To the south is a group of smaller scale buildings enclosed by Cateaton Street and Cathedral Yard and beyond, the large scale and footprint Harvey Nichols building. Experience of the Asset The setting of Manchester Cathedral has evolved to the extent that it is surrounded by a highly varied urban townscape and therefore occupies a mixed context, including a range of buildings of different styles, scale, mass and height. Despite this, the setting of the grade I listed building has a spaciousness created by the widening of the highway network to the north of Deansgate, the existence of the River Irwell, the churchyard it occupies and landscaped areas more recently established. Although not appreciable from longer range views due to the density of Manchester city centre and close to a number of taller buildings, the Cathedral is clearly visible in views from the east (including those from the newly created Cathedral Gardens), from Salford to the west and from the River Irwell, in views northwards from Deansgate (until the 19th century when the northern extent of Deansgate was extended the Cathedral was enclosed by buildings and views northwards were restricted), and in views south in the vicinity of the Chethams School complex. The architectural detail and scale of the Cathedral is best experienced from close proximity and in the immediate surrounding area there are remnants of medieval Manchester, including the Hanging Bridge, the route of Victoria Street and components of the Chethams School complex which have an associative relationship with the listed building.
96	Former Corn and Produce Exchange (grade II)	The former Corn and Produce Exchange was built in 1903, its scale and grandeur illustrating the scale of commerce and wealth in Manchester at the turn of the 20th century. It is now a leisure destination housing bars and restaurants.	Physical Surroundings The former Corn and Produce Exchange is located in the heart of urban Manchester, on the periphery of the retail core and close to the Cathedral and Chethams School complex. It encloses a full triangular island site and to the north is the landscaped open space of Cathedral Gardens which is flanked by Chethams to the west and the National Football

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
		The building is in free-renaissance Baroque style and is of iron frame construction with sandstone ashlar cladding. It is on a triangular site and extends to four storeys in height with basement and attic accommodation. The principal front has 14 bays, divided by piers which terminate as chimneys. The central projected bay has a massive elliptical triumphal arch with coupled pilasters and ionic capitals. Above is a banded head with keystone with frieze displaying the words ‘Produce Exchange’. The upper levels have windows with various decorations including a colonnade, pulvinated frieze and a prominent mutule cornice. The intermediate bays have rectangular shopfronts. To the interior is a central atrium with round headed arcades and glazed roof with central dome. The building suffered extensive bomb damage in 1996 and the Edwardian interiors have been altered.	Museum. To the east is the Printworks and the Arndale shopping centre, with Exchange Square to the south. To the west is Manchester Cathedral and Shambles Square. Experience of the Asset The former Corn and Produce Exchange is experienced as part of the complex and heavily developed urban core of Manchester and is surrounded by both traditional and modern buildings. Its scale and mass as well as its bold architecture and strong rooflines results in a robust building which forms a confident and assertive part of the townscape. The open spaces to the north and south comprising Exchange Square and Cathedral Gardens allow for open views of the principal elevations and in which the Exchange is a dominant element of the local townscape, in contrast to the modern retail complexes to the west and south. Within the wider surrounding context taller buildings exist, particularly to the west, where there are views of the Premier Inn.
16, 17, 52 and 105	Chethams School complex: South east wing to Chethams Hospital (grade II), Detached block of schoolroom approximately 20m south of Chethams Hospital (grade II), Chethams Hospital and attached wall (grade I).	 The Chethams complex comprises a group of buildings and walls broadly enclosing a courtyard. Chethams Hospital (College of the Collegiate Parish Church of Manchester) was established in 1422 by Thomas de la Warren and converted after the dissolution in 1547 for use as a town house by the Earl of Derby, later purchased in 1654 by Humphrey Chethams executors for adaptation as a charity school (hospital) and library. It was later restored and enlarged in 1883-95 by Oliver Haywood and Charles James Haywood. The building is the best preserved of its type and date in the country and is of architectural and historic interest as a medieval townhouse and later collegiate campus and hospital. It is constructed in coursed squared red sandstone with grey gritstone dressings and stone slate roofs. It comprises a cloistered quadrangle, great hall, former wardens rooms, and an east wing containing a kitchen, hospitium and bakehouse. A 19th century addition is parallel to this range. The building is perpendicular in style, with four centred arched openings and foiled lights to the windows. The list description indicates that the hall contains a large dais canopy and massive inglenook fireplace. An audit room has muntin-and rail panelling and a moulded plaster floriated frieze and the reading room has cavetto moulded wall plates with emblems of the Derby family and a large tympanium with a segmental vaulted ceiling. The kitchen contains a 7 metre wide fireplace under a 4 metre high segmental arch. To the west and east of the courtyard are buildings designed by the noted Manchester Architect Alfred Waterhouse. This includes the ‘detached block of schoolroom’ which dates to 1878 and the south east wing to Chetham’s Hospital (former Manchester Grammar School) which dates to 1873-18798. The detached block of the schoolroom is in coursed squared sandstone, with a slate roof. It is in the perpendicular style, consistent with the hospital range, and is single storey with six bays. It has buttresses and a sill band and a gabled porch to the first bay with a moulded Tudor arched doorway. Other bays have three light windows with cusped	Physical Surroundings The Chethams complex is located to the north of Manchester City Centre. To its immediate north is Victoria Station, which is located beyond Walkers Croft. To the east is Cathedral Gardens, to the south is Manchester Cathedral and the former Corn and Produce Exchange and to the west is Victoria Street and the river and a grouping of large scale modern buildings beyond. Experience of the Asset The buildings form a group which encloses an open courtyard now laid for sports pitches and a car park. Views from the courtyard emphasise the group connections and associations between the buildings and their educational use, but the courtyard space is not publically accessible. There are associative assets including boundary walls and a gatehouse included on the HER. Views into the central courtyard or to interior elevations are restricted as a result of the enclosing effect of the buildings themselves and also the low stone wall, hedges and fencing which encloses the complex, resulting in an enclosed and secluded character to the setting of the buildings. The easternmost part of the complex (South east Wing to Chetham’s Hospital) is principally experienced from Long Millgate and the recently landscaped Cathedral Gardens from which its expansive east elevation is prominent. This visual relationship contrasts with the more introverted setting of the remainder of the buildings, however views are also available from Victoria Street, where parts of the west elevation of the hospital building is visible The buildings are experienced as part of the complex and heavily developed urban core of Manchester and are surrounded by both traditional and modern buildings, including those of significant scale and mass including Victoria Station/ Manchester Arena and large residential buildings to the west of Victoria Street. The introverted and enclosed context of the buildings and their historic character however results in a contrast which distinguishes them from the wider townscape. The Chethams buildings have a resonance with the Cathedral as a result of their shared historic character and age. Together they embody the medieval origins of the city and remain a focal point for the northern part of the city centre.

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
		lights, moulded corbels and cornice. To each gable are large transomed four light windows. The south east wing to Chethams Hospital (former Manchester Grammar School) is in red brick with sandstone dressings and in the Tudor style. It is three storeys over a basement and has a four storey gate tower forming the second bay of eight bays. The tower breaks forward and has a stone basement, banding between floors and an embattled parapet. The main range has segmental-pointed windows to the ground floor and two light sash windows above.	
75	Victoria Bridge	 Victoria Bridge is a public road bridge which dates to 1837-9. It is of significance as an example of large scale Victorian infrastructure, which is both functional and also decorative. It is constructed in sandstone ashlar and is a single span semi elliptical arch. The parapets have central raised panels, each of which is surmounted by a Grecian scroll with words 'Victoria Bridge' and an orb.	Physical Surroundings Victoria Bridge traverses the River Irwell connecting Salford to the northern part of Manchester City Centre. To the north is the river and another more recent bridge which connects Chapel Street to Cathedral Approach. Directly to the west of the bridge is the Premier Inn building, a 22-23 storey mid-20th century tower, beyond which are a number of other recently developed buildings in residential and office use. To the east the bridge connects Victoria Bridge Street to the Deansgate/Victoria Street junction, with the open paved space of Medieval Square beyond. Experience of the Asset The bridge is principally experienced from the open area to the north around Victoria Bridge Street and Victoria Street where it's functional significance, and to a lesser extent its architectural interest, can be appreciated in combination with the other river crossings. It has group value with Blackfriars Bridge and its architectural interest and relationship

Ref No.	Listed Building	Special Architectural and Historic Interest	Contribution made by Setting to Significance
			with the other grade II listed structure is appreciable in river views northwards from Blackfriars Street.
127	Railway Viaduct and Retaining Walls at Junction with Greengate (grade II listed)	The grade II listed structure comprises two railway bridges and a linking retaining wall that forms bridge abutments. It is a functional and historic structure dating to circa 1840 and built of stone and cast iron.	<i>Physical Surroundings</i> The railway structures traverse the River Irwell and Chapel Street and are located at the corner of Chapel Street and Greengate. The surrounding area contains a number of modern buildings of increased scale (including the Embankment development), the grade II listed Victoria Bridge, a car park, the road network, Manchester Cathedral, the application site and the adjusting topography between Salford and Manchester. <i>Experience of the Asset</i> The scale and functional nature of the asset means that it is visible and experienced from a wide area and has a mixed setting containing a combination of modern buildings, more traditional structures, open areas of public realm and the wide road network. Its relationship with the River Irwell and the road and rail network provide an appreciation of the functional significance of the asset and it has an associative relationship with the other functional assets within the area. The substantial stone abutments have prominence.

Conservation Areas

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
	Parsonage Gardens	The Parsonage Gardens Conservation Area is focused on a small urban square of the same name and also contains an area of streets and buildings to the west of Deansgate and the south west of the River Irwell. It includes Parsonage, College Lane, Southgate and King Street West as well as the north side of Bridge Street. The gardens are located in the site of the former St Marys Church, which was demolished in 1891 and the adjoining parsonage house, also demolished in 1897. The gardens themselves are one of the few green spaces in the city centre. The space is roughly square in shape and is bisected into four by pathways from the corners, connecting at the centre. Trees have been planted to the boundaries. The square has a relatively tranquil character, in comparison with the busy nature of Deansgate, a short distance east. The square is enclosed by a mix of buildings of differing period, style and material, but their consistent building line and 6-7 storey height results in a formality and enclosure to the square. Key buildings enclosing the square include the Portland Stone Arkwright House which dates to 1929, and the red brick and terracotta National Buildings. Bridge Street comprises a well preserved grouping of Victorian and Edwardian shops which retain consistency due to their function and building line, despite variety in height, materials and detailing and the	<i>Physical Surroundings</i> The Conservation area is defined by Blackfriars Street, Deansgate, Bridge Street and St Mary’s Parsonage. To the west is the River Irwell. To the east, beyond Deansgate is the St Ann’s Square Conservation Area. <i>Experience of the Asset</i> The Conservation Area is contiguous with Manchester City centre and the surrounding area contains the continuing complex and varied townscape which includes densely developed buildings of different periods, heights and scales, roads and infrastructure. It is experienced as part of the continuous urban townscape, and due to the enclosure of streets the central part of the conservation area, particularly the gardens is not readily visible from the surrounding townscape. Bridge Street and King Street West however are longer streets which extend to the east and west outside the designated area, and therefore there are longer vistas available along these streets. Deansgate is a key feature in the surrounding area as a significant route through central Manchester bisecting the east and west side of the city.

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
		application of modern signage and fascias to many. The street contrasts with others in the area as a result of its surviving smaller scale buildings and 2-3 storey heights, which results in a more intimate character. College Land which connects the northern and southern parts of the conservation area is enclosed by the rear elevations and servicing areas of buildings to Deansgate and has a secondary and ancillary quality as a result. The conservation area also encloses part of the river frontage to the Irwell and part of the bridge to Blackfriars Street.	
	Cathedral	The Cathedral Conservation Area is the historic centre of Manchester and the ecclesiastical and scholastic focus of development since the Medieval period. The Cathedral and Chethams Hospital embody the medieval origins of the city and remain a focal point for the northern part of the city centre. Alongside the two principal buildings, the origins of the area are legible in the surviving medieval street pattern. Beyond this area are a group of important Victorian commercial buildings including the Corn Exchange and buildings to Cateaton Street and Victoria Station. The area was initially developed in the Saxon period when a wooden bridge crossed the river and a small church stood on higher ground above the river. During the Medieval period the area prospered through the woollen trade and by the 17th century the area had grown into a large town; by this time many of the principal streets were established. During the Industrial Revolution Manchester grew rapidly and the area was densely developed. A key change came during the mid- late 19th century when Victoria Station was opened and Victoria and Corporation Streets were opened up, to be later developed with the first commercial buildings in the area. Key buildings within the designated area include the perpendicular Gothic cathedral, originally dating to the 15th century but later heavily reconstructed and Chethams Hospital School originally founded in 1656 but constructed on the site of a 12th and 13th century court, now in use as a school. These buildings have medieval origins, but the area also contains notable Victorian buildings such as the Corn Exchange, constructed 1890-1903 and notable for its glass and steel roofed market hall. The area also extends to include the 20th century Cathedral Gardens, which is a hard and soft landscaped square to the north east of the Cathedral and the modern ‘Urbis/ National Football Museum’ building beyond. To the west the designated area includes the three bridges over the River Irwell and parts of the north bank of the river. The combination of open spaces and buildings of differing scales and periods results in an area rich in contrast and variety.	<i>Physical Surroundings</i> The Cathedral Conservation area is focused on the Cathedral and Chethams school complex, as well as the grouping of buildings and spaces that surround them. It is defined by Victoria Station Approach to the north west, Corporation Street and Exchange Square to the east, Exchange Square and Cateaton Street to the south and the River Irwell and Hunts Bank to the north west. The surrounding area is characterised by the complex and varied townscape found the city centre which includes densely developed buildings of different periods, heights and scales, roads and infrastructure, open spaces and trees. To the north is the large scale Victoria Station and Manchester Arena buildings. To the west, beyond the River Irwell is a grouping of large scale modern residential and commercial buildings. <i>Experience of the Asset</i> The conservation area is experienced as part of the continuous urban townscape of Manchester City Centre, however, due to the historic nature of the principal buildings within it, and the open spaces which surround them it contrasts with the wider townscape. These open spaces, including Cathedral Gardens, and the broad streets around the cathedral including Long Millgate and Fennel Street allow for a spacious and green character and provide longer views of the principal historic buildings. This experience contrasts with the views out of the designated area and towards more dense development and buildings of height in the surrounding area, which emphasise the city centre context of the conservation area. The historic nature and form of the key buildings within the area and the connections between them emphasise the significant and important historic character of this part of the city.
	St Ann’s Square	St Ann’s Square Conservation Area was designated by Manchester City Council in 1970.	<i>Physical Surroundings</i> The St Ann’s Square Conservation Area comprises a roughly rectangular area of Manchester City Centre, focussed upon St Ann’s Square at its centre. To the north the

Ref No.	Conservation Area	Character and Appearance	Contribution made by Setting to Significance
		St Ann’s Church was consecrated in 1712 on land previously known as Acresfield which was used to hold fairs from as early as the 13th century. The Act of Parliament that granted the building of the church required that a space of 30 yards wide should be reserved for the fair. This became St Ann’s Square and one of the main spaces in the city centre. The conservation area is at the commercial centre of Manchester which is reflected in the predominately commercial uses of the buildings and signage. St. Ann's Square is enclosed with buildings constructed in various styles over a long period; creating a varied built form. Within the space are two bronze statues, one of Richard Cobden and the other a Boer War memorial (both grade II). The Perpendicular church, which dominates the southern end of the Square is the only surviving building from the 18th century; the majority of buildings date from the Victorian period. Other key buildings of architectural and historic interest in the conservation area include; the former bank at nos.35-37 King Street (grade II), Barton Arcade (grade II*) and the Former Royal Exchange (grade II). Stone is the predominant building material, but brick, stucco, mock-Tudor timber-framing and glazed cast-iron framing is also used which add to the varied character of the conservation area.	area is bounded by St Mary’s Gate/ Market Street, to the west is Deansgate. To the south is John Dalton Street and to the east is Cross Street. <i>Experience of the Asset</i> The conservation area comprises a continuous part of Manchester City Centre and is experienced as part of the city. Many of the principal streets in the conservation area including John Dalton Street, King Street and St Ann Street travel through the conservation area east- west which gives it an open character. Long vistas along the streets allow for an experience of the commercial character of the area and the quality of the buildings within the streets. St Ann’s Square itself has a more enclosed character as a result of the height and form of buildings including the church itself as its heart, and the square is experienced principally only from within its boundaries, with some longer views from Exchange Street/ Market Street, though these are filtered by trees. The grandeur and scale of the buildings within the square add to the formality of the experience in contrast to the surrounding area.
	Flat Iron (Salford)	The Flat Iron Conservation Area is small scale and focussed around the grade II* listed Sacred Trinity Church and parts of Chapel Street and Blackfriars Street. The area forms part of the original town of Salford and Sacred Trinity was the first church to be constructed in the town in 1635. It was at that time on the edge of the town, and remained so until the rapid expansion of the industrial revolution. The area was developed during the late 18th and early 19th centuries with housing, industry and public buildings and gradually existing residential dwellings were demolished or converted as the area evolved and commerce and industry expanded. The conservation area is small and well defined and includes a row of commercial buildings to the south side of Blackfriars Street. This row has a consistent height, scale and mass which results in a strong and robust enclosure. Together they form a high quality group of historic buildings, illustrating the historic character and status of this part of Salford and adjacent Manchester. To Chapel Street the buildings are smaller in scale and status and tend to be only 2 or three storeys. These buildings create a more varied and informal streetscape. To the west side of the conservation area is the Sacred Trinity Church and the churchyard that encloses it. The Church is distinctive in the area for its alignment which deviates from the road, and also by the open space which surrounds it, emphasising its contrast with the busy townscape in which it is located.	<i>Physical Surroundings</i> The Conservation Area is located to the west of the River Irwell in Salford. It is enclosed by Blackfriars Street to the north east, the route of a viaduct to the north west, to the west by Caxton Street and to the south by the rear of properties on Chapel Street and also by Booth Street. <i>Experience of the Asset</i> The conservation area comprises a continuous part of Salford and is experienced principally from Blackfriars Street and Chapel Street which are continuous and busy roads within the urban environment. The buildings in the designated area are largely traditional in nature and form a small but consistent area of historic townscape, which is experienced in contrast with the surrounding area which contains a large number of large scale modern buildings of height including to the south side of Chapel Street and to the north of the viaduct.

Scheduled Monument

Ref No.	Scheduled Monument	Architectural and Historic Interest	Contribution made by Setting to Significance
142	The Hanging Bridge immediately south of Manchester Cathedral	The Hanging Bridge comprises the standing and buried remains of a medieval bridge which is now largely incorporated into the visitor centre for Manchester Cathedral. It is a rare survival in the city centre and of significance for its medieval and post-medieval fabric. Parts of one of the arches of a bridge across the ditch can be viewed in the sunken ‘garden of rest’ to the rear of Medieval Square and Mynshull House but the majority of the feature is viewed only from inside the Cathedral visitor centre. The remains are in good condition. It was originally built to span the Hanging Ditch which was an improved natural watercourse which ran past the church (now cathedral). The name of the bridge is believed to derive from the wooden bridge which was previously located on the site and was removable. The remains consist of two arches of red sandstone, the southern strengthened by three stone ribs. It measures approximately 3m in width and each arch spans 5.13m. To the east is a surviving buttress.	Physical Surroundings The surviving remains of the Hanging Bridge run north- south between Cathedral Yard and Cateaton Street and are partially exposed to the Cathedral Yard side, but buried at the southern side and visible from inside the Cathedral Visitor Centre. Experience of the Asset Due to the largely archaeological nature of the monument it is experienced only from a very limited area. It is partially visible from the broad paved square adjacent to Victoria Street and Cathedral Yard, where the exterior parts are located in a small enclosed garden area which is surrounded by railings. The majority of the feature is located within the basement of the Cathedral Visitor Centre and is accessed via a metal walkway. The route of the bridge is preserved in a narrow footpath between 12 and 14 Cateaton Street, and this provides a connection to the historic form of the townscape. It forms part of the grouping of historic buildings and structures found in this area of Manchester including the Cathedral and Chethams hospital complex.

HER Buildings / Non-Designated Heritage Assets

Ref No.	Non Designated Heritage Asset	Architectural and Historic Interest	Contribution made by Setting to Significance
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162 and 163	Dial House	Dial House was built in the late 1920s, from a design by architect Richard Allison to meet rapidly growing demand for telephony. It is a large building and is described in the HER as ‘a strange amalgam of functional load-bearing masonry and applied classical detail, most notably at its upper floors where a Romanesque portico has been added to cap the building’. It has a concrete modular annexe added in the 1960s. The site includes a ventilation intake associated with a network of Cold War-era reinforced concrete tunnels beneath Manchester city centre built in the 1950s.	<i>Physical Surroundings</i> The building fronts both Chapel Street and the River Irwell. It adjoins the angled northern façade of the Travelodge to the west and has an exposed side elevation, with the Premier Inn and associated car parking to the east. To the north are existing traditional buildings lining Chapel Street and an area of open space, together with more recent modern tall buildings beyond. <i>Experience of the Asset</i> Dial House is a distinctive and large building, principally experienced from Chapel Street, but also in views of the River Irwell corridor. It establishes a broadly consistent datum to the southern side of Chapel Street with the adjacent Travelodge, but is otherwise experienced in a mixed setting including lower rise traditional buildings lining Chapel Street and substantial and taller recent development. The topography rises to the south.
147	Warehouse at Booth Street	The Warehouse is described in the HER as a ‘five-storey, square-shaped warehouse, possibly with offices, and constructed of flushed Accrington brick with a flat roof.’ It reportedly dates from the 1890s	<i>Physical Surroundings</i> The Warehouse forms part of a wider complex accessed from Booth Street and positioned to the rear of buildings lining Chapel Street and Blackfriars Street. It is therefore surrounded by the traditional buildings lining these routes and modern taller residential apartment buildings to the south. <i>Experience of the Asset</i> Experience of the asset is restricted. The complex is largely hidden from view and is only clearly appreciable from close proximity on Booth Street. It is not visible from Blackfriars Street and only glimpsed from Chapel Street due to the enclosure created by existing buildings. The industrial character of the building is emphasised by its relationship to the rear of existing buildings, the yard space and cobbled lane to the north. The Warehouse itself is taller than adjacent buildings but it also has a relationship with recent development of considerable height.

Contribution made by the Application Site

- 4.10 The Application Site occupies the northern and western part of a larger substantial complex comprising a vacant hotel (Fairbank House/Renaissance Hotel), a multi-storey car park (MSCP), a restaurant and a former office building (Premier House). The complex occupies a sloping site with elevations to Victoria Bridge Street, Deansgate, Blackfriars Street and the River Irwell. Built of steel and ribbed concrete during the late 1960s and early 1970s, it was designed by Cruikshank and Seward, an active local architect's practice of the time and is both modernist and brutalist in its style and form. Its design responded to the dominance of car travel, also responsible for staining to the concrete and it is described as 'over large and uninspiring' in the Pevsner Architectural Guide to Manchester.
- 4.11 Premier House is expressed as a long rectangular block sitting above Deansgate with windows in horizontal bands. The four storey building has a mezzanine floor with additional glazing above a stepped projecting canopy that rises with the ramped access beneath. The ground floor is occupied by a restaurant with arched openings to the corner with Blackfriars Street. The remainder of the Deansgate frontage is dominated by an expansive blank façade comprising the outer brown brick wall of a former ramp that accessed former retail units and connected with an elevated crossing over Deansgate (now demolished).
- 4.12 The hotel is parallel with Deansgate and extends to 15 storeys in a wide wedge slab tower. It is defined by horizontal bands of windows, characteristic of modernist architecture, plain ends and an expressed central vertical core. A central mezzanine floor is in mirrored glazing. A MSCP occupies the lower stages of the complex, the levels of which are clearly visible from Blackfriars Street, beneath the mezzanine and a plain plant enclosure.
- 4.13 The area of the complex to which this application relates comprises the northern extent of Premier House, addressing Deansgate and Victoria Bridge Street and includes the western perimeter of the complex lining the River Irwell.
- 4.14 As a modern complex, it is not unusual in an area of Manchester that contains a greater variety of building ages than in other parts of the city. The area around the Application Site is highly mixed and there are a number of modern buildings at the junction of Blackfriars, Deansgate and St Mary's Gate and within Salford that contrast with the medieval quarter to the north, dominated by the Cathedral and the more elaborate 19th century commercial buildings of the Barton Arcade and the Royal Exchange to the south and east.
- 4.15 In its current vacant and deteriorated state and due to the blank elevations it presents to surrounding streets, the existing Renaissance complex detracts from the significance of Manchester Cathedral and the character and appearance of the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the grade II listed bridge crossings. The length of inactive frontage presented to Deansgate creates a weak transition between the St Ann's Square and Parsonage Gardens Conservation Areas in the south and the Cathedral Conservation Area to the north and discourages movement northwards.

5. Assessment of Impact

- 5.1 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council, in determining the submitted full planning application has a statutory duty to pay special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.
- 5.2 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'⁴.
- 5.3 The setting of conservation areas is not expressly protected by primary legislation. However, the NPPF states that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.4 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 199 requires, when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 5.6 Paragraphs 201 and 202 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.7 Paragraph 203 requires that the effect of an application on the significance of a non-designated heritage asset is 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.
- 5.8 Paragraph 206 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

⁴ East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

- 5.9 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Scheme is also set out in full in **Appendix 3**.
- 5.10 The key heritage issue to be taken into consideration in assessing the Proposed Scheme is therefore impact on the significance of designated and non-designated heritage assets, principally as a result of development within their setting.

The Proposed Development

- 5.11 The Renaissance site has been vacant for a considerable period and is the last undeveloped site of a 1999 City Centre Renewal Masterplan, prepared by MCC following the IRA bombing of this area of Manchester City Centre in 1996. Planning permission was granted for redevelopment of the site in 2008 with a scheme comprising 4 new buildings, the tallest of which extended to 35 storeys. This was not implemented and other proposals have not come to fruition. A Strategic Regeneration Framework (SRF) was subsequently prepared by MCC in 2018 in anticipation of and to guide future proposals.

Location and Siting

- 5.12 Whilst the overall masterplan for the Renaissance complex proposes comprehensive redevelopment, it is being brought forward under separate planning applications. The focus of this particular planning application is the northernmost plot, which is proposed to be redeveloped following the already consented partial demolition of Premier House.
- 5.13 Full planning permission is sought for residential development arranged across two blocks in an L-shaped plan form. The tallest block, focussed in the eastern part of the site, extends to ground plus 26 storeys with a series of commercial units at ground floor addressing Deansgate. The lower block to the west is 14 storeys in height. New riverside public realm is proposed lining the River Irwell with food and beverage space/accommodation, together with private residential amenity space to the north.

Form and Appearance

- 5.14 Both buildings have been expressed with a defined base, middle and top. The southern elevation of the tallest block is stepped to create terraces with southern aspect. It is intended to have a strong base of civic scale columns that ground the building with inset glazing to create active frontage to Deansgate. The elevations are formed of a grid structure with a master and secondary grid that creates a balance of solid to void. Vertical expression is intended with large civic scale tapered pre-cast cladding panels in Collyhurst sandstone. These are embossed with varied patterns and surface finishes to reference the Gothic ogee arches and tracery of Manchester Cathedral. The northern elevation facing the Cathedral is tapered and simplified with full height curtain walling.
- 5.15 The lower western building will also be clad in textured sandstone and full width projecting balconies are proposed facing the River Irwell. It tapers in plan form to enable continuation of the river walk.
- 5.16 Public realm is proposed as part of this application, including the provision of new riverside public realm areas west of the existing hotel building, and amenity space for residents in the area west of the residential building. These works will extend the

length of the western site boundary between Victoria Bridge Street and Blackfriars Street and a deck and stepped access is proposed. New landscaping is also proposed to the back of pavement along the Deansgate frontage of the residential building.

Assessment of Impact on Significance

- 5.17 As set out in Section 4 of this Statement, in its current vacant and deteriorated state and due to the blank elevations it presents to surrounding streets, the existing Renaissance complex detracts from the significance of Manchester Cathedral and the character and appearance of the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the grade II listed bridge crossings. The length of inactive frontage to Deansgate creates a weak transition between the St Ann's Square and Parsonage Gardens Conservation Areas in the south and discourages movement northwards on Deansgate.
- 5.18 This was acknowledged by Historic England during pre-application discussions. It stated that the current buildings occupy a prominent position but interacts poorly with the surrounding streets and built form and recognised that redevelopment of the complex has the potential to considerably improve this section of the city centre.
- 5.19 This existing negative relationship and the opportunity for enhancement has been taken into consideration in assessing the impact of the Proposed Development on the identified heritage assets. In accordance with the NPPF and Historic England guidance the judgements made are based on the effect of the Proposed Development on the **significance** of the identified assets, rather than whether the development will be visible from them, although this is also a consideration. PPG also clarifies that it "is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed".
- 5.20 The impact of the Proposed Development on each affected heritage asset is described in this section of the report and assets are grouped as appropriate. This assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context.
- 5.21 Historic England's Historic Environment Good Practice Advice (GPA) in Planning Note 3: The Setting of Heritage Assets (Second Edition) (2017) sets out guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets, an assessment of the degree to which setting and views contribute to the significance of the assets, an assessment of the effects of the proposals, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.
- 5.22 The below assessment should be read in conjunction with the submitted Townscape and Visual Impact Assessment (TVIA) prepared by Randall Thorp. A series of

viewpoints, illustrating the visual impact of the Proposed Development have been prepared and these are referred to, as appropriate, in this assessment.

- 5.23 The grade II listed **Blackfriars Bridge** is located to the south of the Application Site and is of significance for its historic, architectural and functional significance, built to replace a light timber footbridge of 1761. **Victoria Bridge** is located to the north of the site and is a public road bridge dating to the early 19th century, of significance as an example of large scale Victorian infrastructure, and both functional and decorative. The setting of the two stone bridge crossings is defined by their functional and visual relationship with the River Irwell and group value.
- 5.24 The grade II listed **Railway Viaduct and Retaining Walls at the junction with Greengate** located to the north and north west of the Application Site is also a structure of historic and functional significance, traversing the River Irwell and Chapel Street. The scale and functional nature of the asset means that it is visible and experienced from a wide area and has a mixed setting. Its relationship with the River Irwell and the road and rail network provide an appreciation of the functional significance of the asset.
- 5.25 Although clearly visible from the 19th century bridge crossings from Blackfriars Street and in reciprocal views southwards from Victoria Bridge and from the Railway Viaduct and Retaining Walls, the Proposed Development will not obscure views or impede the ability to appreciate the historic, architectural or functional significance of these structures or their group value. An existing view of Manchester Cathedral from Blackfriars Bridge will be widened and framed by the proposed building and although their significance would not be increased, the ability to experience and appreciate the listed bridges would be enhanced through improvement of the public realm lining the River and an increased ability to engage with the river through creation of public access.
- 5.26 Works are proposed to an existing retaining wall connected to the grade II listed Victoria Bridge and a new deck and stepped access is proposed. A separate application for listed building consent will be sought for these works.
- 5.27 The **Blackfriars Street Group** comprises three grade II listed buildings, one an early 19th century townhouse with a later tiled public house frontage and two former office and warehouse buildings from the mid and late 19th century, Italianate and Flemish Renaissance in style. All buildings establish a continuous frontage and strongly define and enclose the southern side of Blackfriars Street to the south of the Application Site. They combine to create an area of townscape that illustrates the former status and commercial functions of this part of the city.
- 5.28 It is anticipated that the wide frontage of the Travelodge lining the northern side of Blackfriars Street would largely screen the Proposed Development from view. From the north western extent of Blackfriars Street only the upper levels of the residential block would be visible above an existing concrete clad office building and viewed in the context of an already highly mixed setting comprising a number of modern buildings of increased scale and height. The Blackfriars Street listed buildings are principally experienced in views southwards away from the site. The limited visibility of the Proposed Development would have no effect on the ability to experience and

appreciate the historic and architectural interest of these buildings or their group value.

- 5.29 Both **Haywards Building** and **Barton Arcade** line opposing sides of Deansgate to the south of the Application Site and provide evidence of historic shopping patterns and the commercial architecture of the late 19th century. Both present distinctive and decorative facades to the route and Barton Arcade in particular (grade II* listed) has prominence due to the width and scale of its stone façade combined with Barton Building and roofscape, defined by glass domes and square towers. The setting of both buildings is principally defined by their relationship with Deansgate. They form part of a continuous frontage to the east and west of the route, contribute to the enclosure of the street and resonate with other buildings in the street as a result of their shared building line, height, scale and historic character.
- 5.30 The stepped form of the Proposed Development will be clearly visible in views northwards from Deansgate in the vicinity of the two listed buildings, but at a distance and occupying an aspect of the setting of these buildings that is already characterised by modern buildings, including the existing Renaissance complex and No 1 Deansgate. Taking into consideration distance, the significance of the two commercial buildings and the character of their setting it is not considered that the Proposed Development would cause harm. It would not block or obscure any views of these buildings or diminish their prominence. Verified View 12.1 at Figure 5.1 demonstrates that the tallest residential block will not conflict with the roofscape of Barton Arcade in views from St Ann's Square to the east.
- 5.31 The grade II listed **Royal Exchange** is located further from the Application Site to the south east and is a classically designed former commercial exchange with an impressively sized trading hall to the interior (now containing a modular theatre). The substantial classical building encloses a full city block and is principally experienced from Exchange Street, St Ann's Square and Cross Street, with the Baroque corner turret at the corner of Exchange Street and St Mary's Gate a distinctive feature in local views.
- 5.32 Due to distance and the siting of the residential development in the northern part of the Application Site, views of the Proposed Development from the Royal Exchange will be restricted to St Mary's Gate where it is likely that the upper levels of the residential block will extend above the modern commercial buildings lining New Cathedral Street. The setting of the former exchange and views from St Mary's Gate are already characterised by modern buildings and the raked form of No 1 Deansgate. The character of the view or the setting of the Royal Exchange would not be changed to the extent that the significance of the Royal Exchange would be harmed. The prominence of the listed building and the landmark presence of the corner turret to St Mary's Gate would not be diminished.
- 5.33 The three grade II listed buildings of the **St Ann's Square Group** are former town houses in stucco and brick, dating to the late 18th and early 19th century and now converted for commercial use. They have significance for their architectural interest but principally for their historic interest as former townhouses and as part of the first planned development beyond the medieval origins of the city. They are principally experienced from St Ann's Square itself and from the edges and routes emanating from

it and have a formal setting defined by their relationship with the planned development, centred on the Square and the group value they have with each other, St Ann's Church and other listed buildings and memorials within the Square.

- 5.34 The St Ann's Square Group have been identified and assessed due to their proximity to the site and the fact that they are principally experienced in views westwards from St Ann's Square in the broad direction of the Application Site. Verified View 12.1 at Figure 5.1 is taken from the south east corner of St Ann's Square and illustrates by wireline that the Proposed Development would be screened by the existing Acresfield building to the north. The identified listed buildings would therefore be unaffected.

Figure 5.1: Verified View 12.1 | View from St Ann's Square



- 5.35 The **Cateaton Street Group** is comprised of four listed buildings including Sinclairs Oyster Bar and the Old Wellington Inn, Mynshull's House and the Mitre Hotel. They differ in age and significance: the Old Wellington (although modified) being the only example of timber framed buildings typical of Manchester during the 16th and 17th centuries and Mynshull's House and the Mitre Hotel being late 19th century eclectically designed commercial buildings.
- 5.36 Although their setting is influenced by modern development (Exchange Square, the Arndale Centre, Selfridges and the modern commercial buildings on New Cathedral Street) these listed buildings have a relatively well defined setting created by Shambles Square and Cateaton Street and it is from these areas that they are principally experienced and their group value can be appreciated. The existing Application Site terminates views westwards from Cateaton Street and although it is a negative backdrop it does not influence the significance of these assets which are orientated southwards and form part of a continuous frontage enclosing the route and addressing Shambles Square. The Proposed Development will be visible from the vicinity of these assets in views westwards and the appearance of the site will be improved by the quality of the design and materials of the proposed building and the creation of active frontage to Deansgate. Overall, however due to their orientation and enclosed setting

it is not considered that their significance would be affected by the Proposed Development.

- 5.37 The **Cathedral Church of St Mary** is located to the north east of the Application Site. It is a grade I listed building and of high significance for its historic and architectural interest (exterior and interior) attributed to its origins as a Collegiate parish church and later cathedral status and its Perpendicular and Gothic architecture. It is described in the Pevsner Architectural Guide to Manchester as 'one of the most impressive examples in England of a late medieval collegiate church, a reflection of the significance of the town as a regional centre by this time'. The fabric of the building originally dates to 1422-1520 but it has been altered, restored and rebuilt repeatedly including during the 19th and 20th century and following bomb damage in 1940.
- 5.38 Although only providing evidence of a fraction of the life of the Cathedral, historic map regression demonstrates the extent to which the setting of the building has evolved during the last 300 years. This includes its enduring relationship with its immediate churchyard, the River Irwell, Cateaton Street, Hanging Ditch, the Chethams complex and Deansgate. It was historically enclosed by buildings to the south and presumably only the upper stages of the Cathedral were visible from Deansgate prior to the route being re-aligned and extended.
- 5.39 The listed building now has a highly mixed urban setting and occupies an area of Manchester city centre with significant time depth and where buildings and structures from most phases in the development and growth of the city are represented. It forms an integral part of a modern city and is therefore experienced and appreciated in combination with both historic and modern townscape/cityscape including Salford to the west. Tall buildings already exist within its setting including the Premier Inn to the west and buildings of the Embankment development to the north west, Urbis to the north east and No. 1 Deansgate to the south.
- 5.40 Positive aspects of the setting of the Cathedral and those that contribute to its significance include its spaciousness created by the widening of the highway network to the north of Deansgate, the existence of the River Irwell, the churchyard it occupies and landscaped areas more recently established to the east, including Cathedral Gardens. It has an associative relationship with the Chethams complex to the north and establishes a traditional townscape with a number of other buildings and streets/routes within its setting, many of which are listed.
- 5.41 The Cathedral is experienced in views northwards on Deansgate and southwards and more directly in views from Victoria Street. It is clearly visible and prominent in open views from the west (and in some is elevated due to the change in topography) and can be seen beyond the existing Renaissance complex in views from Blackfriars Bridge to the south. From the west the building is appreciable from the open landscaped areas of Cathedral gardens and adjoining streets. In these views the tower of the Cathedral has particular prominence and functions as a local landmark, as intended. Longer distance views are more restricted due to intervening buildings and the density of development within Manchester city centre.
- 5.42 The existing site has a negative relationship with the Cathedral and detracts from its significance in its current vacant and deteriorated state and this has been taken into

consideration in assessing the impact of the Proposed Development. The length of inactive frontage to Deansgate discourages movement northwards and activity around the Cathedral, when contrasted with the public spaces to the east.

- 5.43 The Proposed Development has been designed in response to its context. This includes the use of a material that resonates with the solid stone and masonry construction of historic buildings in this part of Manchester City Centre and references the red sandstone of the Cathedral and Chethams complex. Pattern added to the pre-cast panels is influenced by the Gothic ogee arches and tracery of the Cathedral windows and both residential buildings are clad in textured red sandstone panels to unify the scheme.
- 5.44 The Proposed Development, although clearly visible in combination with Manchester Cathedral in a number of viewpoints, will not obscure or partially obscure the listed building in any key views. An existing view of the Cathedral from Blackfriars Bridge and in the context of the River Irwell will be retained by setting the tallest block back from the northern site boundary and creating a framing effect. In views from the west the Cathedral will remain clearly visible and the spaciousness of its setting and what this contributes to its significance will remain.
- 5.45 In views from the north the Cathedral will be experienced in combination with the narrow northern elevation of the proposed building that has been simplified through the design process and now comprises full height curtain walling. In views from the south from Deansgate it is anticipated that the Proposed Development would diminish the prominence and landmark quality of the Cathedral to a degree, however taller buildings already exist in these views and the proposed design has evolved to create a contextual building that is intended to respond to its context and the setting of the Cathedral in its design and materials. In views east to west the tallest block of the Proposed Development will be visible to varying degrees in combination with the tower of the Cathedral and the existing Premier Inn further west as illustrated by Verified View 1.1 at Figure 5.2.

Figure 5.2: Verified View 1.1 | View from Cathedral Gardens



- 5.46 The Proposed Development will positively engage with Deansgate and Victoria Bridge Street both as a result of the design of the building but also through the creation of commercial units and a building entrance addressing these routes. This will improve the setting of the Cathedral and encourage greater appreciation of and interaction with the listed building by drawing activity northwards from Deansgate. These works, in combination with the hotel and Premier House proposals, will improve longer views of the Cathedral and reinforce connections between Deansgate and the Cathedral.
- 5.47 Overall, there will be combination of positive and negative effects on the Cathedral. The presence of the residential tower in views from Deansgate and from east to west is considered to cause some harm to the significance of the Cathedral by creating a degree of distraction and reducing the visual dominance of the listed building. However, this impact is tempered by the quality of the design and materials of the Proposed Development and the way in which it responds to its context, including the creation of active frontage to Deansgate. Taking into consideration the existing setting of the Cathedral and the extent to which taller buildings, including No 1. Deansgate and the Premier Inn, already influence its setting and significance (as illustrated at Figure X (view 1.1), it is concluded that the level of harm caused to the Cathedral would be 'less than substantial' and of a moderate level. This judgement is consistent with advice given by Historic England during pre-application discussions.
- 5.48 Manchester Cathedral is the focus of the **Cathedral Conservation Area** to the north east of the Application Site. It is a well-defined area centred on the historic ecclesiastical and scholastic centre of Manchester, and is thought to be the site of the original manor house and parish church. Its significance derives from the important role of the area to the history of Manchester, and the key buildings and spaces within its boundary including the Cathedral, Chethams complex and a range of other grade II listed buildings.
- 5.49 As with Manchester Cathedral there will also be a combination of positive and negative effects on the Cathedral Conservation Area. The Proposed Development will be visible in views from within and from the edges of the conservation area, in combination with Manchester Cathedral and other existing buildings, including the Premier Inn on Chapel Street. It will not be viewed in isolation and will form part of the setting of the conservation area that is already characterised by the mixed townscape of Manchester and Salford and influenced by taller buildings as a backdrop to the well-defined designated area.
- 5.50 The development will activate and improve the existing blank frontage to Deansgate. This will improve the setting of the conservation area and its connections with Deansgate, encouraging movement and activity northwards and increased engagement with the Cathedral. Historic England acknowledged during pre-application discussions that this would improve the ability to experience the special historic and architectural interest of the grade I listed building and make an important positive contribution to the Cathedral Conservation Area.
- 5.51 It has been identified that the tallest block of the Proposed Development would result in harm to Manchester Cathedral by creating a degree of distraction and reducing the visual dominance of the listed building. Given the prominence and contribution the

Cathedral makes to the conservation area it is also considered that there would be associated harm to the significance of the conservation area. Based on the extent of the designated area, its character and appearance (that is broader and extends beyond the Cathedral), and the contribution made by its setting, it is considered that the harm caused would be 'less than substantial' and minor. Aspects of the Proposed Development will also enhance the setting of the conservation area and should be taken into consideration.

- 5.52 The **Former Corn and Produce Exchange** is located to the north east of the Application Site. The scale and grandeur of the grade II listed building illustrates the extent of commerce and wealth in Manchester at the turn of the 20th century. The building is in free-renaissance Baroque style and is of iron frame construction with sandstone ashlar cladding. It is experienced as part of the complex urban core of Manchester and is surrounded by both traditional and modern buildings. Its scale and mass, bold architecture and strong rooflines results in a robust and assertive building.
- 5.53 The open spaces of Exchange Square and Cathedral Gardens to the north and south of the Former Corn Exchange allow for open views of the principal elevations and in which the Exchange is a dominant element of the local townscape. Within the wider surrounding context taller buildings exist, particularly to the west, where there are views of the Premier Inn. The upper levels of the Proposed Development will also be visible to varying degrees from the setting of the listed building in views, however due to distance and taking into consideration the robust and assertive characteristics of the Former Exchange, it is not considered that its significance would be harmed.
- 5.54 The **Chethams School complex** is comprised of a number of grade I and II listed buildings and walls broadly enclosing a courtyard and ranging from the 15th century to 19th century in date. The building is the best preserved of its type and date in the country and is of architectural and historic interest as a medieval townhouse and later collegiate campus and hospital comprised of a cloistered quadrangle, great hall, former wardens rooms, and an east wing containing a kitchen, hospitium and bakehouse. A 19th century addition is parallel to this range.
- 5.55 The buildings form a group which encloses an open courtyard that emphasises their group connections and their educational use and there are associative assets including boundary walls and a gatehouse included on the HER. Views into the central courtyard or to interior elevations are restricted resulting in an enclosed and secluded character to the setting of the buildings. The easternmost part of the complex (South east Wing to Chetham's Hospital) is principally experienced from Long Millgate and the recently landscaped Cathedral Gardens from which its expansive east elevation is prominent.
- 5.56 More broadly the buildings are experienced as part of the complex and heavily developed urban core of Manchester and are surrounded by both traditional and modern buildings, including those of significant scale and mass including Victoria Station, Manchester Arena, the new complementary building added to the complex and large residential buildings to the west of Victoria Street. The introverted and enclosed context of the buildings and their historic character contrasts with and distinguishes them from the wider townscape.

- 5.57 The Application Site is located to the south of the Chethams complex. Although visible from Cathedral Gardens and Victoria Street in the proximity of the listed complex, the Proposed Development will be visible at a distance and in the context of the wider mixed setting of the assets that already includes a range of modern buildings of taller and larger format. It is not considered that the Proposed Development would intrude or create visual impact to the extent that the significance of the complex would be eroded. The strong historic interest of the grouping, its architectural character, the relationships between the component parts of the complex and the relationship it has with Manchester Cathedral will be unaffected by the Proposed Development.
- 5.58 To the west of the Application is a grouping of listed buildings including the grade II* listed **Church of the Sacred Trinity** and grade II listed **Salford War Memorial**, the grade II listed **4 Booth Street** and grade II listed **62 Chapel Street**.
- 5.59 4 Booth Street was formerly two public houses and dates to 1817. It is constructed in red brick with a Welsh state roof and is Classical in style with a curved corner to Booth Street. It is one of a grouping of three storey buildings of similar age, lining Chapel Street that illustrate the historic character of this part of Chapel Street during the 19th century. The surrounding area is characterised by the complex urban townscape of Salford and Manchester city centre including the busy thoroughfare of Chapel Street, the railway line and Sacred Trinity Church to the north, as well as a combination of similar traditional buildings and large scale later modern development of increased height and scale.
- 5.60 62 Chapel Street is a former police station of interest for its distinctive form and appearance, which results from its wedge shape, prominent position on the road junction, brick and terracotta construction and conical roof. The building is visible in long views along Chapel Street from the west. It has a distinctive and unusual form which distinguishes it in the streetscape, however it has a degree of resonance with other traditional brick-built buildings in the area, accentuated by the contrasting scale, height and design of modern buildings nearby.
- 5.61 The Church of the Sacred Trinity dates to 1752 with a tower of 1635 and is formed of a west tower, nave and chancel. The tower is two stage, in transitional gothic-classical style with paired bell chamber lights. A triglyph frieze is below an embattled parapet and a leaded spirelet. The nave is expressed as two storeys and has round arched doorways to the north west and south west and round arched windows with a modillion eaves cornice above. The Salford War Memorial is located in the graveyard of the Church and is of interest as a commemorative memorial to the local servicemen and women who died in the First World War.
- 5.62 The Church occupies a prominent position as a result of its location on the north side of Chapel Street near the wide road junction, its orientation and defined churchyard creating a spaciousness and enabling clear views of the building. It is experienced as part of a densely developed urban city centre environment but illustrates the former historic character of Chapel Street. It has a degree of resonance with other traditional buildings in the area, however it is of greater prominence as an ecclesiastical building. More broadly it contrasts with the scale of existing and emerging tall buildings in the area.

- 5.63 Due to intervening development and the rising topography, the Proposed Development will be screened from these listed buildings to a large extent by existing buildings. Verified View 8.2 at Figure 5.3 demonstrates that the tallest block would be visible from Chapel Street and in the vicinity of the grouping of heritage assets, but only the upper levels would be visible and viewed in the context of an already layered modern townscape including a mix of modern buildings of varying style, height and scale. It is not considered that the significance of these assets would be affected.

Figure 5.3: Verified View 8.2 | View from Chapel Street



- 5.64 The **Parsonage Gardens Conservation Area** is focused on a small urban square of the same name and also contains an area of streets and buildings to the west of Deansgate and the south west of the River Irwell. The character and appearance of the conservation area is partly defined by the surviving elements of its 18th century street pattern, but also by the later development which overlays it and the combination of the open space and high quality commercial buildings that surround it, evidencing changing fashions in architecture.
- 5.65 St Ann's Church within **St Ann's Conservation Area** was consecrated in 1712 on land previously known as Acresfield which was used to hold fairs from as early as the 13th century. The Act of Parliament that granted the building of the church required that a space of 30 yards wide should be reserved for the fair. This became St Ann's Square and one of the main spaces in the city centre with still legible set-piece Georgian development and the Perpendicular St Ann's Church at its heart. This area was the first planned development beyond the medieval origins of the city and provides evidence of the growing wealth and sophistication of the city during the eighteenth century.
- 5.66 The Proposed Development will be clearly visible from the northern boundaries and edges of the Parsonage Gardens and St Ann's Conservation Areas where they converge on Deansgate, as demonstrated by Verified View 6.2 (Figure 5.4). These illustrate that the Proposed Development will be visible in combination with No 1. Deansgate and Manchester Cathedral and will have prominence in these views. The massing of the

tallest block has however been raked/stepped and a contextual design and materials are proposed, based on analysis of the character of the surroundings and the townscape that surrounds the site, including longer views. Historic map regression at **Appendix 1** illustrates the growth in commercial uses on Deansgate during the 19th century and the historic mix of buildings that existed within the site itself, including Grosvenor Buildings (the Grosvenor Hotel) and the Deansgate Hotel (Figure 5). These buildings continued the established commercial character of Deansgate by presenting high quality articulated facades and active frontages to the street. The Proposed Development seeks to respond to this character by reintroducing an active ground floor and creating articulated upper floors that will resonate with the depth and rhythm of Barton Arcade and Haywards Building.

Figure 5.4: Verified View 6.2 | View northwards from Deansgate



- 5.67 Overall, although highly visible it is not considered that the visual impact of the proposals would diminish the character or appearance of either conservation area. Verified View analysis demonstrates that that the Proposed Development would not be visible from large parts of these designated areas, including from St Ann's Square, where the tallest block will be screened by existing buildings. As previously stated in connection with the Cathedral and Cathedral Conservation Area, views into and out of these conservation areas will also be enhanced and connections will be improved through the creation of active frontage and a contextual building of high quality design and materials. This will improve the way in which the two conservation areas to the south are experienced.

- 5.68 The Flat Iron Conservation Area is located to the west of the Application Site. It is a small scale conservation area focussed around the grade II* listed Sacred Trinity Church and parts of Chapel Street and Blackfriars Street. The area forms part of the original town of Salford and Sacred Trinity was the first church to be constructed in the town in 1635. It comprises a continuous part of Salford and is experienced principally from Blackfriars Street and Chapel Street. The buildings in the designated area are largely traditional in nature and form a small but consistent area of historic townscape, which is experienced in contrast with the surrounding area which contains a large number of large scale modern buildings of height including to the south side of Chapel Street and to the north of the viaduct.
- 5.69 The Proposed Development will be visible from the Flat Iron Conservation Area in views from Blackfriars Street and to a more limited extent from Chapel Street. In these views there will be distance and separation from the designated area and the development and the proposed taller element will occupy a part of the setting of the conservation area that is already characterised by modern development of increase height, scale and mass. It is not considered that the level of visual impact anticipated would have any effect on appreciation of the character and appearance of the Flat Iron Conservation Area, its historic origins or the role of Sacred Trinity Church as a focal point.
- 5.70 The **Hanging Bridge** constitutes the standing and buried remains of a medieval bridge, now largely incorporated into the visitor centre for Manchester Cathedral. It is a rare survival in the city centre and of significance for its medieval and post-medieval fabric, formed of two red sandstone arches originally built to span the hanging ditch.
- 5.71 The remains run north to south between Cathedral Yard and Cateaton Street and are partially exposed to the Cathedral Yard side, but buried at the southern side and visible from the interior of the Cathedral Visitor Centre. The Scheduled Monument is experienced from only a very confined area and it therefore has a restricted setting. The route of the bridge is preserved in a narrow footpath connecting Cateaton Street with Cathedral Yard and it has an association (through age) with the grouping of historic buildings and structures found in this area of Manchester including the Cathedral and Chethams complex.
- 5.72 The scheduled monument has a confined and restricted setting. This ensures that the significance of the asset would not be diminished by the proposals. The evidential and historic value of the remains would be unaffected.
- 5.73 The **Warehouse at Booth Street** and **Dial House** are non-designated heritage assets located to the west of the Application Site. Dial House is a Telephone Exchange built in the late 1920s and of functional load-bearing masonry with applied classical detail. It is a distinctive building, principally experienced from Chapel Street and in views of the River corridor. It establishes a broadly consistent datum to Chapel Street with the adjacent Travelodge, but is otherwise experienced in a mixed setting including lower rise traditional buildings lining Chapel Street and substantial and taller recent development. The topography rises to the south. The five storey warehouse in Accrington Brick dates to the 1890s. It forms part of a wider complex accessed from

Booth Street and experience of the asset is restricted. It is largely hidden from view and is only clearly appreciable from close proximity on Booth Street.

- 5.74 Dial House is a distinctive building. Although the Proposed Development will be visible from it, it is not considered that its significance (principally experienced from Chapel Street and the River corridor) would be affected. It forms part of a wider complex of buildings and already exists in a setting comprising both traditional buildings and modern development of increased scale and height. The Proposed Development will not be visible from the Warehouse on Booth Street and its significance would not be affected.

Statutory Duty

- 5.75 Based on our assessment of heritage assets with potential to be affected by the Proposed Development, it is concluded that there would be no harm to the significance of Blackfriars Bridge, the Blackfriars Street group, 4 Booth Street, 62 Chapel Street, the Church of the Sacred Trinity or Salford War Memorial, Haywards Building, Barton Arcade, the Royal Exchange, the St Ann's Square Group, the Cateaton Street Group, the Former Corn and Produce Exchange, the Chethams complex, Victoria Bridge, the Railway Viaduct and Retaining Walls, Parsonage Gardens Conservation Area, the St Ann's Conservation Area, the Flat Iron Conservation Area or the Hanging Bridge. The Proposed Development will (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

- 5.76 The Proposed Development will have both positive and negative effects on Manchester Cathedral and the Cathedral Conservation Area. Positive effects include redevelopment of the existing vacant deteriorated Renaissance complex and the creation of active frontage and improved connections on Deansgate, including a building of high quality that has been designed to respond to its context. Harm to the significance of the grade I listed Manchester Cathedral and the Cathedral Conservation Area has however been identified due to the degree of distraction the tallest block will create and the resultant reduction in visual dominance of the Cathedral. Taking into consideration the existing setting of the Cathedral and conservation area and the extent to which taller buildings already influence their setting and significance, it is concluded that the level of harm caused to both assets would be 'less than substantial' (moderate in the case of the Cathedral and minor in the case of the conservation area). Paragraph 202 of the NPPF is therefore engaged with states the following:

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

- 5.77 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade I listed status of the Cathedral should therefore be taken into consideration.

- 5.78 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 5.79 The Proposed Development delivers a range of benefits, some of which have been taken into consideration in assessing impact on heritage assets including the regeneration of this derelict and strategically important site. An additional benefit is the creation of public and residential amenity areas adjacent to the River Irwell. Although not part of this planning application it should also be noted that the residential proposals form part of a wider holistic masterplan for the site that will deliver a range of additional benefits as sought under separate planning applications. Planning permissions have already been obtained for the partial demolition of Premier House and a new hotel (130446/FO/2021), and a planning application has been submitted to the City Council for the new office (130935/FO/2021) component of the masterplan.
- 5.80 As part of the wider masterplan vision, the applicant also has aspirations to transform Deansgate by narrowing the existing highway and expanding the area of public realm which can be achieved along this carriageway. This application will help to facilitate this transformation, however, these wider public realm proposals are subject to ongoing discussions with key stakeholders including MCC Highways and will therefore need to be applied for under a separate planning application.
- 5.81 A full review of the public benefits of the Proposed Development and the balancing of identified harm with those benefits is undertaken in the accompanying Planning Statement prepared by Avison Young, bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Planning Policy

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

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG). It is prepared in connection with a full planning application for the residential element of wider masterplan proposals for mixed-use development at the Renaissance hotel complex on Deansgate in Manchester ('the Application Site').
- 6.2 With the exception of close adjacency with the grade II listed Victoria Bridge, there are no heritage assets within the Application Site. It is however close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 6.3 Works are proposed to an existing retaining wall connected to the grade II listed Victoria Bridge and a deck and stepped access are proposed. Although no works are anticipated to the bridge itself, given the adjacency of the structure a separate application for listed building consent for these works will be submitted. A review of the history and development of the Application Site and surrounding area has been undertaken in Section 2 (and **Appendix 1**) and the significance and setting of heritage assets with potential to be affected by the Proposed Development has been described in Section 4.
- 6.4 In its current vacant and deteriorated state and due to the blank elevations it presents to surrounding streets, the existing Renaissance complex detracts from the significance of Manchester Cathedral and the character and appearance of the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the grade II listed bridge crossings. The length of inactive frontage presented to Deansgate creates a weak transition between the St Ann's Square and Parsonage Gardens Conservation Areas in the south and the Cathedral Conservation Area to the north and discourages movement northwards.
- 6.5 Based on our assessment of heritage assets with potential to be affected by the Proposed Development, it is concluded that there would be no harm to the significance of Blackfriars Bridge, the Blackfriars Street group, 4 Booth Street, 62 Chapel Street, the Church of the Sacred Trinity or Salford War Memorial, Haywards Building, Barton Arcade, the Royal Exchange, the St Ann's Square Group, the Cateaton Street Group, the Former Corn and Produce Exchange, the Chethams complex, Victoria Bridge, the Railway Viaduct and Retaining Walls, Parsonage Gardens Conservation Area, the St Ann's Conservation Area, the Flat Iron Conservation Area or the Hanging Bridge. The Proposed Development will (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 6.6 The Proposed Development will have both positive and negative effects on Manchester Cathedral and the Cathedral Conservation Area. Positive effects include

redevelopment of the existing vacant deteriorated Renaissance complex, the creation of active frontage and improved connections on Deansgate, including a building of high quality that has been designed to respond to its context. Harm to the significance of the grade I listed Manchester Cathedral and the Cathedral Conservation Area has however been identified due to the degree of distraction the tallest block will create and the resultant reduction in visual dominance of the Cathedral. Taking into consideration the existing setting of the Cathedral and conservation area and the extent to which taller buildings already influence their setting and significance, it is concluded that the level of harm caused to both assets would be 'less than substantial' (moderate in the case of the Cathedral and minor in the case of the conservation area). Paragraph 202 of the NPPF is therefore engaged with states the following:

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

- 6.7 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The grade I listed status of the Cathedral should therefore be taken into consideration.
- 6.8 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 6.9 A full review of the public benefits of the Proposed Development and the balancing of identified harm with the benefits is undertaken in the accompanying Planning Statement prepared by Avison Young, bearing in mind the considerable importance and weight that must be given to the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1: History and Development of the Application Site and Surrounding Area

1. The Site is located in one the most historic surviving areas in Manchester. The surviving built form in the area illustrates and exemplifies most of the major stages of change and development in the city from the medieval era to the present day.
2. Manchester's entry in the Domesday Book identifies an Anglo Saxon church which was formerly located on the site of the existing Manchester Cathedral. By the late 13th century a fortified manor house, built by the Grelley Family was located on the site of the Chethams Hospital. Medieval Manchester was centred on this house.
3. During the 15th century, Thomas de la Warre, Lord of the Manor and also a priest, obtained licences to transform the church into a collegiate foundation. Construction started in 1422, and continued into the 16th century. This was the early phase of Manchester Cathedral, which became one of the largest and most lavish collegiate churches in England. The domestic premises for the collegiate, the Priests College and Great Hall were built on the site of the 13th century manor house and are now the Chethams Hospital buildings.
4. By the end of the 16th century the town had developed a leading role in the cloth trade, helped by a group of Flemish weavers who had settled in the town during the 14th century and also by the location close to the coast, which allowed for the development of trade and communications. The cloth trade formed the basis of Humphrey Chethams wealth whose bequest founded a bluecoat school and free library in the former Priests College.
5. During the 17th century the increasing wealth of Manchester resulted in better communications and the first Exchange was built in 1729. By the second half of the 18th century the city centre was developed with high status residential buildings, benefiting from increasing demand and soaring land values. The 1710 map at Figure 1 shows the site and surrounding area at that time, with most of the streets developed with small scale buildings and courts and 'The Old Bridge' with triangular cut-waters clearly marked. The 1794 map (Figure 2) shows the increasing density of development of the city, with development by that time lining the River Irwell and evident within the Site. A footbridge had also been constructed at the site of the present Blackfriars Bridge.

Figure 1: John Berry Map 1710

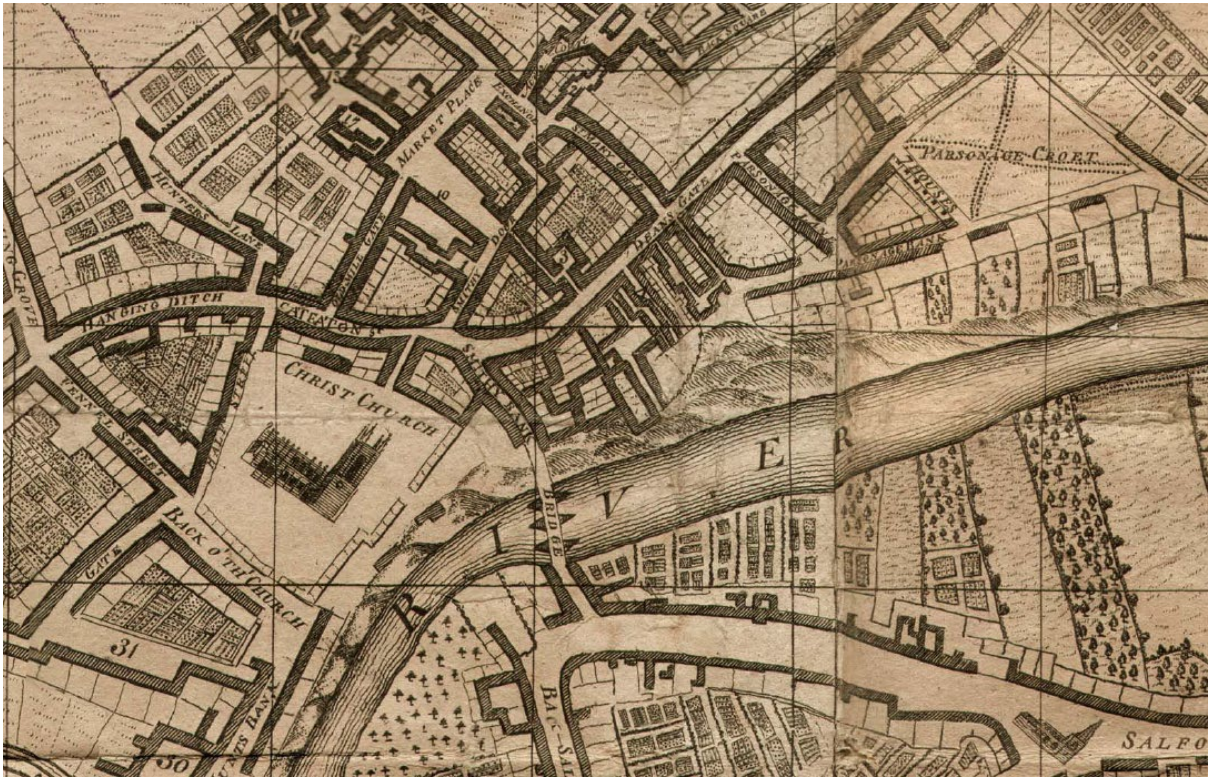
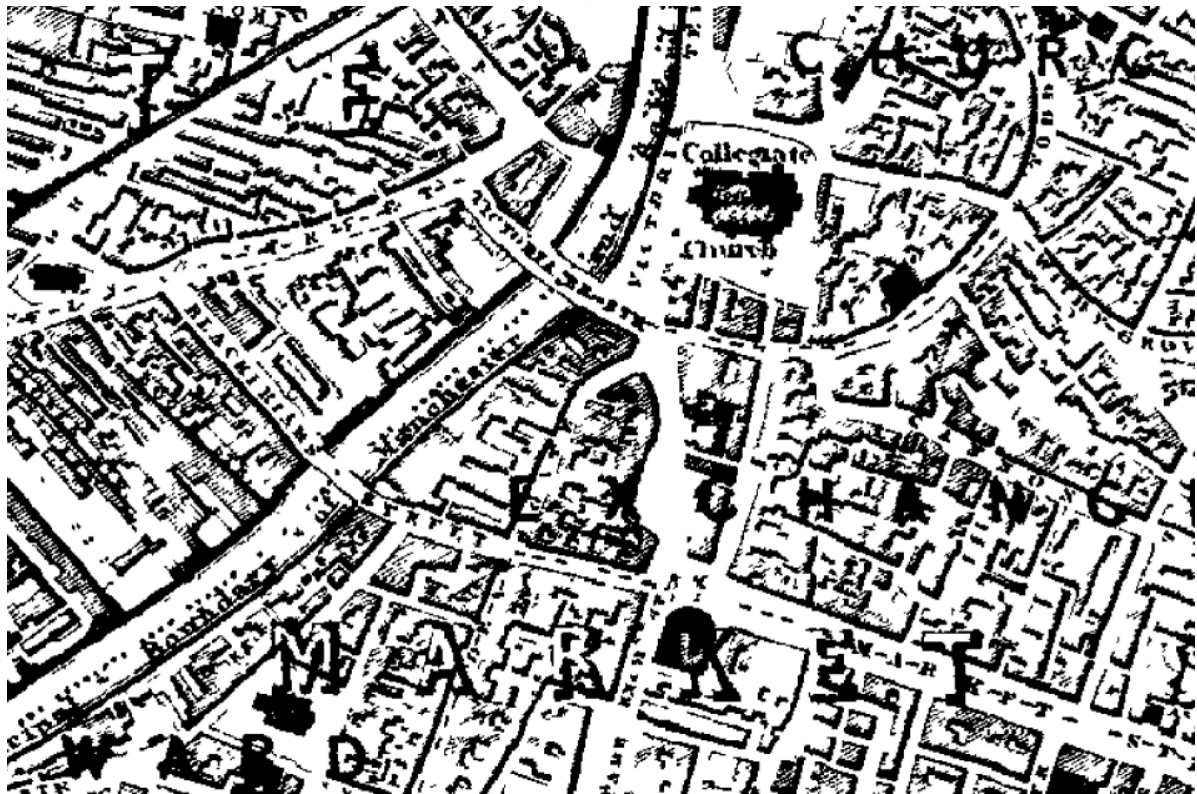


Figure 2: Green Map 1794



6. The early 19th century saw the real birth of the industrial revolution in Manchester with Pevsner stating that Manchester and Lancashire became the 'first industrial society and economy in the world'. Significant growth and change in the city is illustrated in the surviving mills and warehouses, but the rapid growth also led to unprecedented levels of poverty, deprivation and squalor and, in addition to its success in trade, Manchester also became known for its slums.
7. In 1837 Victoria Bridge replaced the previous bridge adjacent to the Cathedral. By 1848 (Figure 3) the townscape had begun to change with the principal road network recognisable today beginning to be laid out. Blackfriars Street had been defined by this time, defining the southern end of the Site and resulting in the redevelopment of buildings within it. The row of three storey shops formerly located on Blackfriars Street and visible on the maps at Figure 3 and 4 and the image at Figure 7 are likely to date from that time.

Figure 3: 1848 Ordnance Survey Map



8. The Victorian and 20th century success of Manchester is legible in the large numbers of buildings dating to that period. The city centre was largely re-built from the 1820s onwards in response to growing demand for commercial premises including shops and banks, and as the middle classes left the centre for the suburbs. The 1870's and 1880s saw the rebuilding of many streets including Deansgate and some of the larger buildings formerly within the Site were constructed during this period.
9. The Goad map at Figure 4 shows the site in 1886. The block contained a number of small scale units and courts but the larger scale buildings of the 19th century are also evident. Varying uses existed but the prevalence of commercial functions on Deansgate

is clear. Uses within the block included the Grosvenor Hotel, the Deansgate Hotel (Figure 5), Shepherds Court which contained a leather warehouse, yarn warehouses, Manchester Carriageworks and offices. To the southern side of the block was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers.

Figure 4: 1886 Goad Map



Figure 5: The Deansgate Hotel



10. Figure 6 shows the site and surrounding area during the 1930s and Figure 7 shows buildings within the southern part of the site at the same period. During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage. This building is visible whilst under construction to the rear of the former 19th century shops at Figure 7 and during the 1950s at Figure 10.

Figure 6: 1930s Ordnance Survey Map

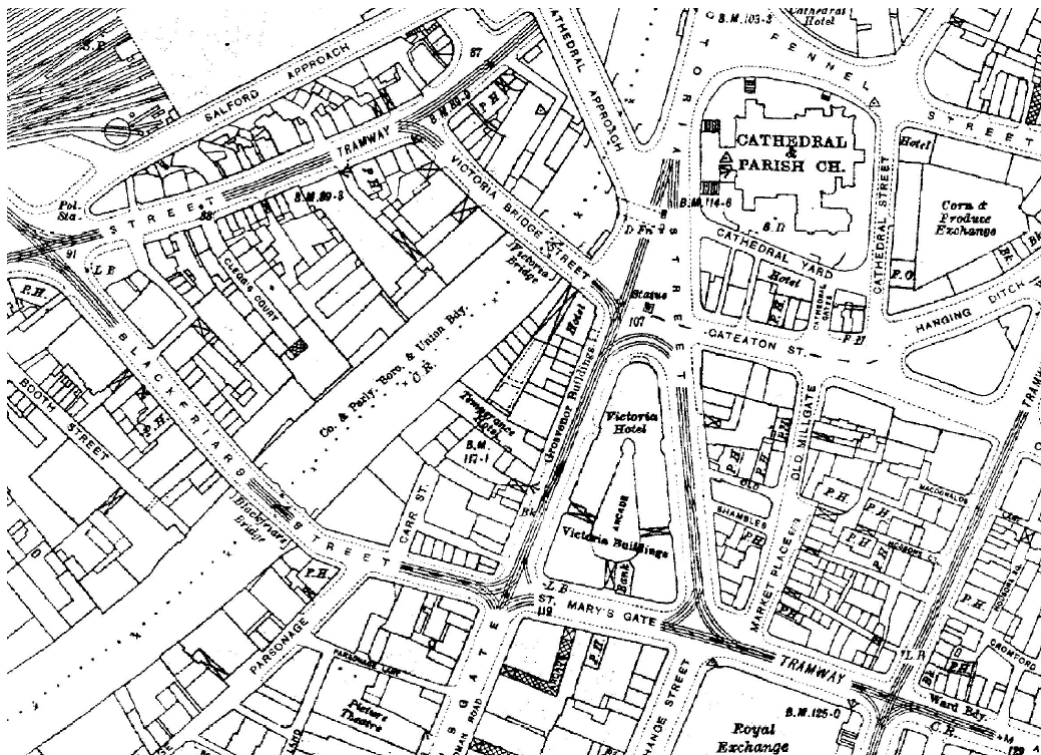


Figure 7: Blackfriars Street, corner of Deansgate 1933 (note the replacement 'Woodhouse' building to the rear as seen in Figure 11 is under construction), and Carr Street in the southern part of the Site, 1933



11. World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the Site with the Victoria buildings and others around Market Place destroyed. The Cathedral was also damaged. Figure 8 shows the Manchester bomb damage map which records the buildings affected. The 1948 aerial at Figure 10 shows the scale of damage and the resultant clearance of large areas. There is no obvious damage to buildings within the Site.

Figure 8: Manchester Bomb Damage Map



Figure 9: 1948 Aerial showing the site following the Second World War; the site of the former Victoria Buildings and much of the city centre south of the Site remained vacant.



12. Figure 10 shows the Woodhouse and Sons building in 1945, and Figure 11 shows Deansgate during the 1960s; large scale 19th and 20th commercial buildings are legible and the Grosvenor Hotel and Deansgate Hotel are visible. The cleared former site of the Victoria Buildings to the east (right) allowed views of the Cathedral.

13. Figure 11 and maps dating to the 1960's (Figure 12) illustrate the clearance of large areas of land in the area to the west of the site; this clearance was a result of WW2 bombing and preceded significant redevelopment of the retail core of the city centre with the Market Street development.

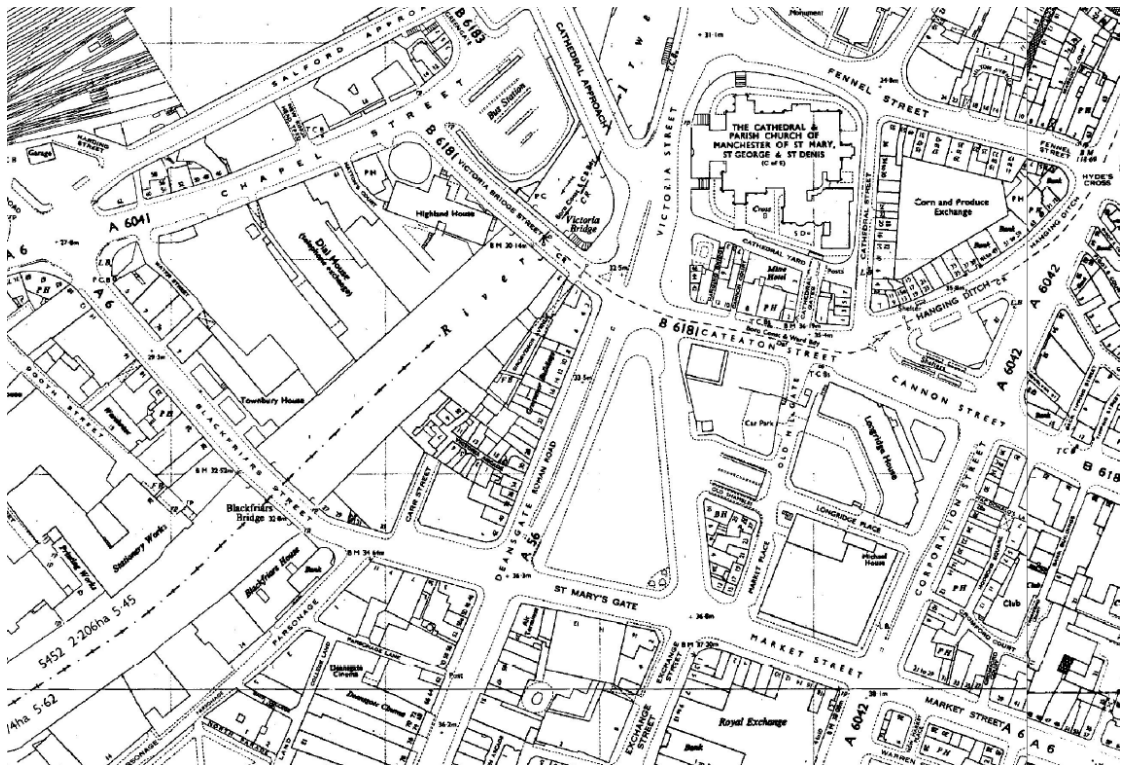
Figure 10: 1956 Blackfriars corner of Deansgate – Woodhouse and Sons Building



Figure 11: The Site during the 1960s with the Cathedral in the background. The Deansgate Hotel is in the centre of the row and the Grosvenor Hotel in the distance.



Figure 12: 1966-1971 Ordnance Survey Map showing the cleared sites following WW2 bombing and prior to the Market Place development.



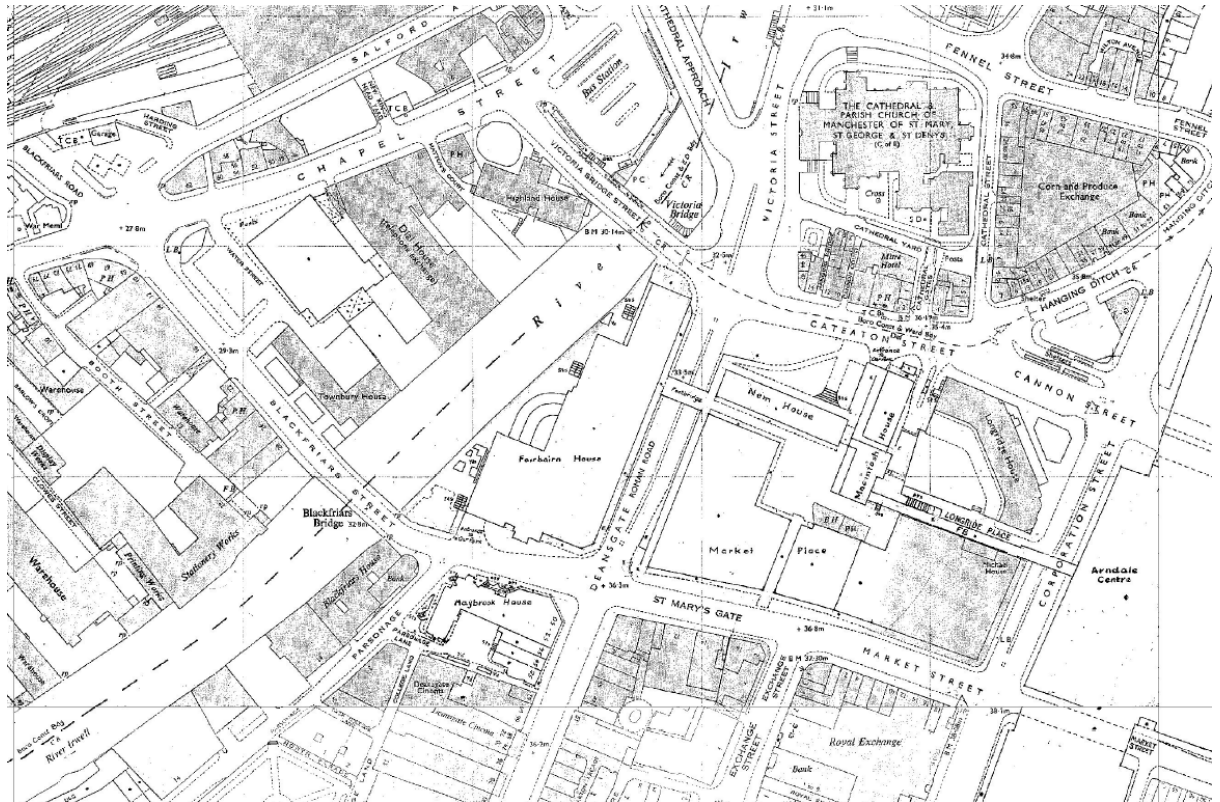
14. During the late 1960s the Site was cleared and redeveloped with a large footprint 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway with shops above the street level; a design approach that was briefly typical of modernist design in Manchester. Figure 13 shows a painting by Peter Sainsbury of the proposed development; the raised footbridge over Deansgate is visible.

Figure 13: Painting by Peter Sainsbury of the proposed development; the raised footbridge over Deansgate is visible.



15. The 1970s map at Figure 14 shows the completed Fairbairn House and Market Place development and the footbridge connecting the two across Deansgate in the central square. The late 20th century redevelopment of much of the city centre is legible on the map with the Market Place and Arndale buildings visible. Development of other large scale modernist buildings in the area is also evident including the Premier Inn building to the north west, adjacent to Victoria Bridge Street.

Figure 14: 1978 Ordnance Survey Map



16. By the 1980s Fairbairn House had been re-fitted as the Renaissance Hotel. The 1996 IRA bomb resulted in widespread damage to Manchester City Centre principally to the Market Place and Arndale area. The subsequent removal of the footbridge and later redevelopment of the retail core with New Cathedral Street and the Selfridges/ Marks and Spencer building, as well as the Arndale extension severed Fairbairn House from the wider retail core of the city centre.
17. Since 2000 the central area of Manchester has seen significant development of new large scale and tall commercial and residential buildings, and there has been much change in the area surrounding the Site, particularly to the north and west where significant groupings of tall buildings have been developed in the Chapel Street/ River Irwell area of Salford. The current aerial image at Figure 15 shows the Site and the present arrangement of the townscape, with the scale of change and development in the surrounding area clearly legible.

Figure 15: 2021 Aerial Image



Appendix 2: Heritage Asset Plan



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Application Site

- Application Site
- 500m Study Area
- Scheduled Monument
- Conservation Area

Listed Buildings

- I
- II*
- II
- Historic Environment Record (HER)



CLIENT:
Deansgate SOF Alliance LeaseCo Limited

PROJECT:
Renaissance, Deansgate, Manchester

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
PROH3016

DRAWING NUMBER: GIS_10
CHECKED BY: CE

REVISION: 1.4
STATUS: Draft

DATE: September 2021
SCALE: 1:4,500 @ A3

Conservation Areas
Flat Iron Conservation Area
Cathedral Conservation Area
Shudehill Conservation Area
Smithfield Conservation Area
Parsonage Gardens Conservation Area
St Ann's Square Conservation Area
Upper King Street Conservation Area
Deansgate/Peter Street Conservation Area
Albert Square Conservation Area

Ref	Listed Building	Grade
1	Cooperative Wholesale Society	II
2	Cooperative Wholesale Society Building To North Of Junction With Hanover Street	II
3	Number 54 And Chop House Public House thomas's Chop House	II
4	Anglia House	II
5	Mynshulls House	II
6	Mitre Hotel	II
7	Masonic Temple	II
8	Chancery Chambers	II
9	Albert Memorial	I
10	Brights Statue	II
11	Frasers Statue	II
12	Gladstones Statue	II
13	Heywoods Statue	II
14	Roman Catholic Church Of St Mary (the Hidden Gem)	II*
15	Lloyds House	II
16	Detached Block Of Schoolroom Approximately 20 Metres South Of Chethams Hospital	II
17	South East Wing To Chethams Hospital (former Manchester Grammar School)	II
18	Vine Inn	II
19	19, King Street	II
20	Old Exchange	II
21	Warehouse Shop	II
22	No. 48, King Street	II
23	No. 74, King Street	II
24	84 And 86 King Street And 27 And 29 Pall Mall	II
25	Atlas Chambers	II
26	Jubilee Fountain, Albert Square, Manchester	II
27	10, Kennedy Street	II
28	Royal Exchange	II
29	Estate Exchange	II*
30	Cooperative Society Building	II
31	Bartons Building Including Barton Arcade	II*
32	Nos. 98-116, Deansgate	II
33	Elliot House	II
34	Town Hall	I
35	Massey Chambers	II
36	Former Manchester And Salford Trustee Savings Bank	II
37	Lombard Chambers	II
38	Alliance House	II
39	Eagle House	II
40	Victoria Buildings	II

Ref	Listed Building	Grade
41	4-14, King Street (see Details For Further Address Information)	II
42	Haywards Building	II
43	105-113, Deansgate (see Details For Further Address Information)	II
44	184 And 186, Deansgate	II
45	John Rylands Library And Attached Railings, Gates And Lamp Standards`	I
46	Cathedral Church Of St Mary	I
47	Manchester Law Library	II*
48	62, King Street	II
49	Prudential Assurance Office	II
50	Ship Canal House	II
51	Former Midland Bank	II*
52	Fragment Of Hydes Cross Approximately 20 Metres South Of Chethams Hospital	II
53	Rylands Building (debenhams)	II
54	Barclays	II
55	Arkwright House	II
56	Pall Mall Court, Including Raised Piazza And Podium To The West Side	II
57	Nos. 1-7 Princess Street, Nos. 59 And 61, Cross Street	II
58	31, Princess Street	II
59	Cooperative Society Building	II
60	National House	II
61	Church Of St Ann	I
62	Boardman Monument South Of Apse At East End Of Church Of St Ann	II
63	Nos. 18 And 20, St Anns Square	II
64	No. 22, St Ann's Square	II
65	Deacon Monument North Of Apse At East End Of Church Of St Ann	II
66	Mansfield Chambers	II
67	War Memorial (boer War)	II
68	National Buildings	II
69	29, Shude Hill	II
70	43 And 45, Spring Gardens	II
71	Sinclairs Oyster Bar	II
72	47, Spring Gardens	II
73	12, Tib Lane	II
74	10, Tib Lane	II
75	Victoria Bridge	II
76	Former Hydraulic Power Station In Grounds Of City College	II
77	Victoria Station Including Concourse To Rear With Restaurant And Booking Hall	II
78	Former National Westminster Bank On Corner At Junction With Spring Gardens	II*
79	New Century House, Including Its Attached Conference Hall And Abstract Concrete Relief Wall In The Entrance Piazza	II
80	Co-operative Insurance Society (cis) Building	II
81	10-20, Thomas Street	II
82	60 And 62, Spring Gardens (see Details For Further Address Information)	II
83	41, South King Street	II
84	41, Spring Gardens	II
85	The Old Wellington Inn	II
86	49, Spring Gardens	II
87	Codbens Statue	II

Ref	Listed Building	Grade
88	25, St Ann Street	II*
89	Winters Buildings	II
90	Allen Monument South Of Apse At East End Of Church Of St Ann	II
91	No. 16, St Ann's Square	II
92	Northern Assurance Building	II
93	Northern Stock Exchange	II
94	Blackfriars Bridge	II
95	66 And 68, Fountain Street	II
96	Former Corn And Produce Exchange	II
97	Sawyers Arms Public House	II
98	Vine Inn	II
99	15 And 17 King Street	II
100	28, King Street	II
101	35 And 37 King Street And Attached Railings	II
102	56, King Street	II
103	Former Reform Club manchester Club	II*
104	31 And 33, King Street West	II
105	Chethams Hospital And Attached Wall	I
106	No. 1, Albert Square	II
107	St Marys Parsonage	II
108	Princes Chambers	II
109	1, Booth Street (see Details For Further Address Information)	II
110	Bank Of England trustee Savings Bank	I
111	33, King Street	II
112	Former Lloyds Bank	II
113	Holyoake House	II
114	Albert Bridge	II
115	Abraham Lincoln Statue	II
116	City Buildings	II
117	Former Manchester Swimming Baths	II
118	Manchester Tennis And Racquet Club	II*
119	Black Friar Public House	II
120	10 And 12, Blackfriars Street	II
121	14 And 16, Blackfriars Street	II
122	The Crown Tavern	II
123	Number 6 And Salford House	II
124	62, Chapel Street	II
125	No. 81 Chapel Street And No. 4 Booth Street	II
126	Chapel Street And Hope United Reformed Church	II
127	Railway Viaduct And Retaining Walls At Junction With Greengate	II
128	Former Public Baths	II*
129	Chesters Salford Brewery	II
130	Central Railway Viaduct	II
131	Northern Railway Viaduct	II
132	Southern Railway Viaduct And Colonnade	II*
133	Church Of The Sacred Trinity	II*
134	Manchester Parcel Post Office	II
135	Middle Bridge	II
136	Stephenson Bridge	II
137	Eagle Inn And Attached Dwelling	II
138	North Bridge	II
139	Sacred Trinity, Salford War Memorial	II
140	Electricity Junction Box	II
141	Presbytery Of The Roman Catholic Church Of St Mary (the Hidden Gem)	II

Ref	Scheduled Monument
142	The Hanging Bridge immediately south of Manchester Cathedral

Ref	Historic Environment Record	HER Ref/No.
143	87-89 Chapel Street	6658.1.0
144	83-85 Chapel Street	6660.1.0
145	75-79 Chapel Street	6661.1.0
146	Black Lion Hotel	6662.1.0
147	Warehouse, on Booth Street	6666.1.0
148	73 Chapel Street (Direct Discounts)	6669.1.0
149	George Ellis Furniture Store	6692.1.0
150	Hunt and Co. (former Commercial Hotel or Royal Commercial public house)	6693.1.0
151	Princes Chambers (now Trinity Court)	8431.1.0
152	36 Kennedy Street (retained facade of)	8433.1.0
153	39-43 King Street	8445.1.0
154	Cross Street Chapel	9878.1.0
155	Lewis's (formerly Lewis's department store; now Primark)	9893.1.0
156	Chetham's School, east boundary wall (Area of Medieval Manchester)	2020.2.3
157	Chetham's School, west boundary wall (Area of Medieval Manchester)	2020.2.4
158	Chetham's College, Gatehouse (Area of Medieval Manchester)	2020.2.5
159	Printworks	11281.1.0
160	Mark Addy landing stage and public house	16252.1.0
161	29 Blackfriars Road (former Sacred Trinity Parish Schools)	16255.1.0
162	Guardian Underground Telephone Exchange. Air intake/emergency exit building	16596.1.2
163	Dial House	16598.1.0

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Appendix 3: Legislation, National and Local Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

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

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s66(1))

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

National Planning Policy

National Planning Policy Framework, 2021

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

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

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

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

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

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

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

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

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

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

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

Local Planning Policy

Manchester Core Strategy (2012-2027)

Manchester Local Plan

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

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

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

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

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

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

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

“a) The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

i) the relationship of new structures to neighbouring buildings and spaces;

ii) the effect of major changes to the appearance of existing buildings;

iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

iv) the effect of signs and advertisements;

v) any further guidance on specific areas which has been approved by the Council.

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

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

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

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

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

“d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features...”

Guidance

National Planning Practice Guidance

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

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

Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting', 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Turley Office
1 New York Street
Manchester
M1 4HD

T 0161 233 7676