

Land bound by John
Dalton Street,
Ridgefield, Bow
Street and South King
Street, Manchester

Heritage Statement

Prepared by



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Prepared for:

***Island Site (General
Partner) Limited***

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Land Bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester - Heritage Statement

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Cover photograph: View of Deansgate and of the Site in the 1960s.

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1. INTRODUCTION

1.1 Purpose

In June 2019, Stephen Levrant Heritage Architecture Ltd was commissioned by The Island Site (General Partner) Limited to assess the residual heritage interest of the land bound by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester (**Figure 1, below**) and evaluate the direct and indirect heritage impact of the proposed scheme.

Three existing buildings are located within the site boundary comprising:

- Old Colony House (25,968 sq ft), a vacant 7 storey building comprising office accommodation with a vacant former restaurant at ground floor level. The building fronts onto South King Street;
- 5 Ridgefield (11,748 sq ft), a 3 storey building comprising a former restaurant use at basement and ground floor level and vacant offices at first and second floors. The site fronts onto Ridgefield and Bow Street; and,
- Grange House (17,309 sq ft), a 6 storey building comprising ground floor retail/restaurant/office use with vacant upper floors formerly in office use. The building fronts onto John Dalton Street.



Figure 1: Site outlined in red. View looking north. **Source:** Google Maps.

The proposals seek to demolish the existing buildings and structures and erect a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works. The Site is located within the St Ann's Square Conservation Area and adjacent to the Albert Square Conservation Area. Whilst none of the buildings within the Site are listed, they form part of the settings to several Listed Buildings (see **Table 1, Page 9**).

Any proposals to regenerate the Site will have the potential to impact the character and appearance of the designated Conservation Area and the settings of Listed Buildings within the immediate environs around the Site. The relative significance and sensitivity of the Site must therefore be considered in order to objectively evaluate the potential impact of the proposed development upon the historic environment.

In line with Historic England's recent Guidance Note on *"Statements of Heritage Significance"* (October 2019), the following heritage statement is divided into two parts. The Significance Appraisal (Part 1) provides a detailed evaluation of the relative architectural and historic interest of the Site and heritage assets in the surrounding area. Part 2: The Heritage Impact Assessment will utilise recognised ICOMOS and Historic England methodology to assess the potential direct (physical) and indirect (visual) impacts of the proposals upon the historic environment.

This report has been prepared in the context of relevant national and local heritage planning policy. In particular, the statement is presented to accord with the national policy requirement of **NPPF paragraph 189**, to describe the significance of the heritage assets affected, and the consequent potential impact of the current proposals. The emphasis, as required by the NPPF, is to provide a proportionate amount of information in order to allow the proposals to be assessed by the local authority (Manchester City Council) and their heritage impact understood.

1.2 General Methodology – Focus on proportionality

The Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. This statutory document requires that the local planning authority (Manchester City Council) must treat the desirability of preserving the fabric and settings of designated heritage assets (including the character and appearance of conservation areas) as issues which are afforded great weight (rather than simply as material considerations).

The Local Planning Authority's assessment of potential harm to the *setting* of a Listed Building, or to the character and appearance of a Conservation Area, must be an evidence-based planning judgment. This is because the weight which the authority applies to demonstrable harm must be proportionate to the magnitude of the impact. Thus, 'less-than-substantial' harm should not be afforded the same weight as that defined as being 'substantial'. The NPPF also stresses that evidence must be proportionate to the impact of the proposed development, this requirement informs the Heritage Statement.

The intention of this document is to provide a sound evidence base to enable an appropriate and proportionate consideration of the potential impact of the redevelopment of the Site on the identified designated heritage assets. It is important to distinguish '**designated heritage assets**' from '**non-designated heritage assets**' as they are subject to different legislative and policy evaluation requirements at both national and local level. **Designated heritage assets** are defined as:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation".

Heritage Assets (including non-designated heritage assets) are defined within the NPPF as:

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

The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).
- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

Significance is assigned relative to the defined value and sensitivity of a heritage asset, in accordance with best conservation practice. The development effects on built heritage can be direct (such as loss or damage to heritage features) or indirect (including the effect on the setting of a listed building). This heritage statement will thus be used to measure the potential impacts of proposals on the historic environment.

1.3 Research Methodology

This heritage statement is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as the archive material provided by the Greater Manchester HER and the Manchester Archives.

Visual surveys of the Site were conducted in July 2019 and again in March 2021, in order to map out and identify the setting of the heritage assets which could be affected by the proposals.

1.4 Consultation

The current proposals have been informed by a number of pre-application meetings and consultations with Manchester City Council (MCC) and Historic England.

Consultation with MCC included the identification and selection of a series of viewpoints from which Accurate Visual Representations (AVRs) of the Proposed Development would be prepared and form

part of the Heritage Impact Assessment (HIA). These viewpoints were further considered by Historic England.

As the site is situated within a designated Conservation Area, Historic England were also consulted on the acceptability of the proposed demolition of the current buildings within the site. The pre-application advice from Historic England has clearly outlined that there would be *“no objection to the demolition of the existing buildings, or to the erection of a replacement building which is consciously twenty-first century in character”* (Historic England, 23.07.2020). As the design of the Proposed Development was refined Historic England were further notified via email correspondence (22.03.2021).

1.5 Authorship

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

2. THE SITE COTEXT

2.1 Location and Site description

The proposed development Site is located within Manchester City Centre. It sits within the St Ann's Square Conservation Area and faces onto the Albert Square Conservation Area to the immediate south.

The Site is occupied by three 20th century buildings ranging between 3 to 7 storeys. The Site is located in proximity of the city's commercial district, key amenity areas, public buildings and transport links. John Dalton Street is a high-use traffic and pedestrian thoroughfare and sits just outside the boundary of the City Centre's main shopping area (**Figure 2, below**).

The urban townscape surrounding the Site comprises a variety of characteristics. Buildings are generally mid-rise and mixed use, including residential schemes, hotels offices, amenity spaces, retail spaces and secular buildings.

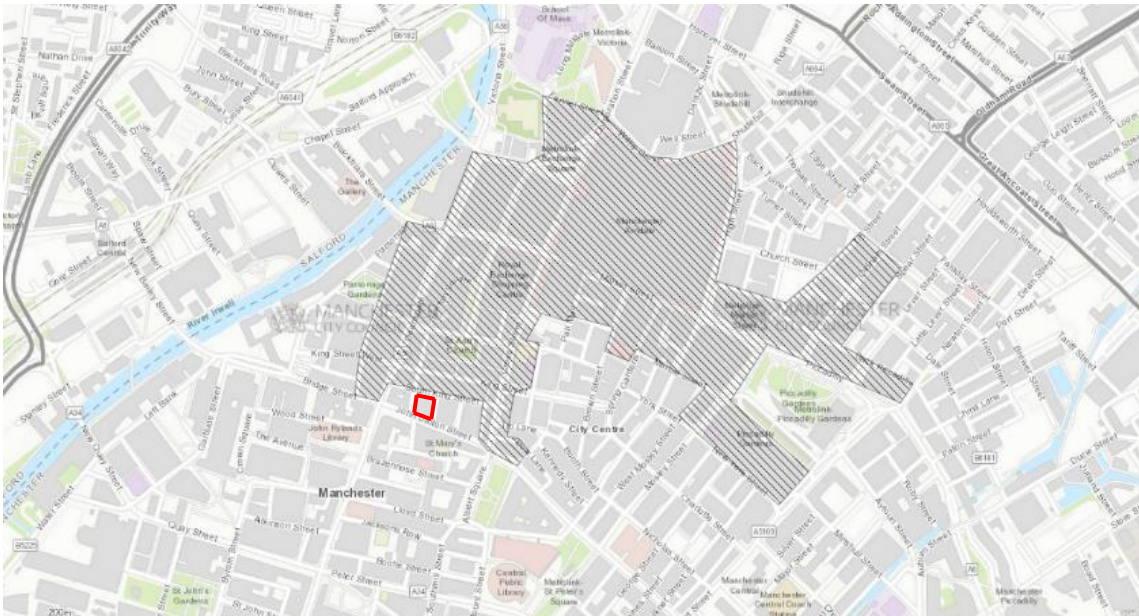


Figure 2: The Site (outlined red) is situated just outside Manchester's 'City Centre Primary Shopping Area' (hatched grey).

2.2 Study Area

Given the urban nature of the area surrounding the Proposed Development, a study area of approximately 250-300m from the Application Site boundary has been considered. Within this study area, all designated heritage assets have been identified, however, where appropriate some heritage assets have been scoped out from detailed assessment as the Proposed Development is unlikely to result in any significant effects on their heritage significance (value); the identification of built heritage assets is explained further in Section 6 of this report.

2.3 Site Visits and Surveys

Desktop studies were undertaken to establish the physical components of the Site and its surroundings and to identify built heritage assets, townscape character and potential visual receptors/viewpoint locations. Receptors were initially identified through a review of OS maps, aerial and street view photography, policy and guidance documents and online resources. Site visits were undertaken during June 2019 to verify the desktop study.

2.4 Listed Buildings

Due to the nature of the urban development within the study area, it is considered that development of the Site has the potential to affect the setting of several designated heritage assets. The Listed Buildings that are (and some potentially) within view of the Site have been identified in the list below. Others that are located at a further distance may also be affected by development of the Site, depending on the height of the proposal. This is to be tested within the Heritage Impact Assessment (HIA).

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest. The Site does not contain any listed buildings, however there are several Listed Buildings located within its immediate vicinity.

Those Listed Buildings in the locality, the settings of which could be affected by the proposed development, are numbered and identified within **Table 1** and **Figure 3** below.

Table 1 – Designated Heritage Assets which have the potential to be affected by the proposals		
Number given on Asset Plan	Name	Listing Grade
1	5-15, John Dalton Street, 105-113, Deansgate	II
2	Sawyer's Arms Public House	II
3	95-103, Deansgate, 4-14, King Street, 1-5, South King Street	II
4	No. 41, South King Street	II
5	No. 28 King Street	II
6	Warehouse Shop	II
7	No. 48 King Street	II
8	56, King Street	II
9	62, King Street	II

10	Eagle House	II
11	15 and 17 King Street	II
12	19, King Street	II
13	Old Exchange	II
14	33, King Street	II
15	Nos. 35 and 37 King Street	II
16	Church of St. Ann	I
17	Anglia House	II
18	1, Albert Square	II



Figure 3: Site map. Island Site outlined in red. Surrounding heritage assets which have the potential to be affected by the proposals numbered on the map. **Source:** Historic England Ordnance Survey map.

2.3 Conservation Areas

The Site is situated within the St Ann's Square Conservation Area and is adjacent to the Albert Square Conservation Area, the boundaries of which, are outlined in **Figure 4, below**.



Figure 4: Conservation Area boundaries in central Manchester. The Site (outlined red) is located within the St Ann's Square Conservation Area (shaded blue). The Albert Square Conservation Area is directly south of the Site and extends east towards the Albert Square (shaded yellow). (Source: Manchester Council Maps, Local Development Framework Area Map Browser).

St. Ann's Square Conservation Area was the first such area designated by Manchester City Council in 1970. It is focused on an area laid out in the early 18th century which has become one of the most important public spaces in the city centre. The church of St Ann dominates the southern end of the Square. The Conservation Area comprises an eclectic mix of architectural styles, dating from the 18th century into the late-20th century. The Council's online conservation area appraisal confirms the character of the designated area is defined by buildings of *"various styles"* which create, *"a rich tapestry of built form"*.

The Council's key development-design objective is thus to complement the diversity of the built form. The Council's policy does not define any specifically protected views of particular building groups, although it will be evident that views into and across St. Ann's Square (especially south towards the church) will be of greatest significance.

The Council's policies generally focus on the need to conserve the character and appearance of the Conservation Area as a whole, while allowing for the continuing evolution of this core commercial area. Consequently, it stresses the need to maintain the variety of the area, with new building proposals, *"designed to enhance the existing quality of the built environment."*

3. POLICY CONTEXT

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

The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals to undertake works to the Listed Building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

As the Site is a Grade II listed building and is within the setting of a number of listed buildings, **Section 66** of the Act is of relevance, as it requires the LPA to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses,*” when considering whether to grant planning permission.

Section 72 of the Act is of particular relevance as it embodies the ‘*general duty as respects conservation areas in exercise of planning functions.*’ The proposed development site has the potential to affect the character of the St Ann’s Square Conservation Area, therefore this part of the legislation is considered to apply as subsequent case law and planning practice has established that a conservation area may also have a setting.

A key phrase in this regard within **Section 72** states that local authorities should ensure while carrying out their planning function that ‘*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.*’ The general duty is therefore applicable to the present proposals.

3.2 National Planning Policy Framework (NPPF) (2019)

The NPPF forms the Government’s policy guidance to local authorities as to how the primary planning legislation should be implemented and how applications for planning permission and other consents (such as listed building consent) should be determined. It replaces planning guidance on a wide range of topics, including heritage, within a single standalone document.

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

The NPPF stresses that “*great weight*” should be given to the conservation of designated heritage assets (**NPPF paragraph 193**), emphasising the more important the asset, the greater the weight should be. The need to avoid “*substantial harm*” to such assets is outlined in terms of demolition, alteration, or the compromise of its setting.

Section B of **Paragraph 198** goes on to state that any harm or loss made to “*assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*”

It will be clear that development within the setting a heritage asset could have some impact on its significance, and that it could be either beneficial or harmful. The fundamental design objective is to ensure that the balance of the impact on the settings of the identified heritage assets (**Table 1, page 8**) will minimise any negative impact on their significance. Consequently, the proposed development works are required to be justified by clear and convincing evidence of the impact upon the settings of the assets and the report endeavours to provide this.

3.3 Planning Practice Guidance (PPG) (2014 and as subsequently amended)

The Planning Practice Guidance (PPG) is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “conserving and enhancing the historic environment” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement (July 2019).

Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 009**). This section advises that *“being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”* This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the proposals.

Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. **Paragraph 13** defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not....”*. It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.

The Planning Practice Guide emphasises that, in general terms, *“substantial harm is a high test, so it may not arise in many cases”*. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s *significance* rather than the scale of the development that is to be assessed.

Paragraph 17 of the PPG discusses the assessment of proposals in order to establish whether “substantial harm” is being caused to a heritage asset. It is emphasised that, *“what matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset...[and] significance derives not only from a heritage asset’s physical presence, but also from its setting.”* This approach is of particular relevance in this instance where it is the settings of heritage assets which would potentially be affected by the proposed development.

Finally, **Paragraph 19** of the PPG is noted in this context as it identifies the importance of pre-empting or minimising potential harm to heritage assets or their settings by obtaining *“a clear understanding of the significance of a heritage asset and its setting...to develop proposals which avoid or minimise harm.”* This approach has been adopted during the development of the proposals by obtaining early heritage advice and in the research carried out for the present heritage statement.

3.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of *“preserving or, where possible, enhancing the historic environment”*. The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 (**Design and Heritage**) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN3 (Heritage) states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council's key regeneration objective is tempered by the need to ensure that: *“historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals”* (paragraph 12.21, **Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence. This report aims to demonstrate how this requirement is met by the development proposals.

With regard to the **Control of development** encouragement is given to maintain the mixed-use character of the area, in favour of *“high quality modern design, taking cues from the remaining historic buildings.”*

3.5 Historic England's Good Practice Advice Notes

The Heritage Statement accords with the requirements of the NPPF, and the guidance set out in **Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets'** (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** and **Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

In particular, the present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a Listed Building, Conservation Area or other heritage asset, and the selection of assets the settings of which may be considered to be affected by development in a particular location, as well as the approach to the selection of indicative key views of a proposed development in context with existing heritage assets.

As regards the approach to the impact assessment itself, the report takes account of Historic England's revised advice to the effect that *"as setting and views are matters of qualitative and expert judgement [...] technical analyses [...] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."* This advice has informed the approach taken to the present report.

4. HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the heritage significance of the Site and the wider area of analysis, it is first necessary to understand its historical development. This section of the report analyses and interprets historic maps and primary and secondary information in order to:

- Provide a sound evidence base highlighting the main periods of development;
- Inform assessment of the survival and significance of the buildings, open spaces and landscape features; and
- Describe character areas and assess their relative historic and architectural importance.

4.2 Historical development of the surrounding area

During the early 13th century, the Site and its surrounding area was an open field used for an annual fair, known as 'Acres Fair'. For centuries, 'Acres Fair' was held for the local farmers, however, by the 17th century, Manchester had grown considerably and there was pressure for the land to be developed. A space of approximately 30 yards was reserved for the fair (forming the square) to continue until it was relocated and finally ceased in 1876.

The early 18th century development of the St. Ann's Square area (as a residential neighborhood) represented the first major development away from the medieval centre of Manchester. The construction of the Church of St. Ann at the extreme south of the square was a key landmark of this early development period. The transformation of what was originally an upmarket residential area was triggered by the establishment of the Manchester Cotton Exchange in 1729 (on the site of the current Royal Exchange theatre building).

From 1729 onwards several exchange buildings were erected around St Ann's Square, providing a civic and commercial focus which spurred further development in the area. During Queen Victoria's reign, in the 19th century, many buildings were rebuilt resulting in a largely Victorian building stock within the St Ann's Square Conservation Area which still exists today. The only 18th century Georgian survivors are nos.35-37 King Street as well as the Church of St Ann. There are also several Edwardian buildings and later 20th century buildings within the St Ann's Conservation Area, including the three buildings from the 1920s, 1960s and 1970s which comprise the extant Site at John Dalton Street.

The area occupied by the Albert Square Conservation Area is directly south and partially southeast of the Site. Prior to any built development, the area comprised an open field, which sloped down to the River Tib. It was not until the mid-18th century that the current street pattern surrounding the square and Town Hall began to materialise. The 18th century development on the square itself consisted primarily of a tight-knit grouping of dwellings, public houses and coffee-roasting works, however, these were later demolished to accommodate the Town Hall and Albert Square built in the latter part of the 19th century. Many other buildings, particularly surrounding Albert Square, were rebuilt during the Victorian period. The Town Hall and Albert Square continue to serve as the main focal point of the Albert Square Conservation Area.

4.3 Map regression

In order to understand how the existing Site and the area around it have developed in detail, historic maps have been laid out and systematically assessed for notable changes and developments.



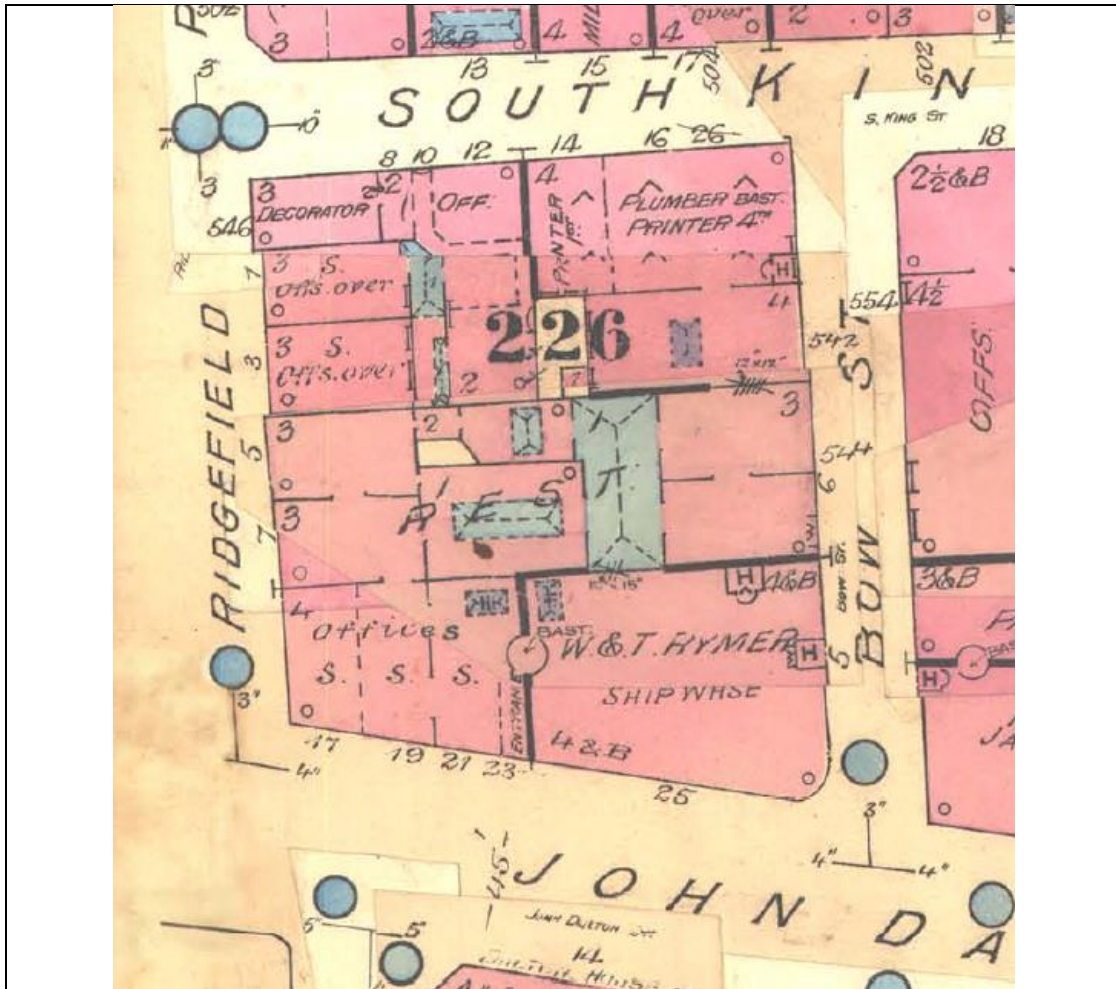
1722 Tinker's Map of Manchester, 1722. This early map of the city shows the rough layout of central Manchester during the mid-late 18th century. Most buildings were residential at this time with some public houses and interspersed warehouses. The street pattern shown in this map roughly represents the grid on which central Manchester sits today. St Ann's Church and the square are well established by this point. The area which the Site would later come to occupy is indicated on the map in red.



Green's Map 1794. This is a more detailed survey of central Manchester showing individual building footprints. Relative to the previous map, the city centre and surrounding area is shown to be more developed. The area around John Dalton Street (not yet existent) is formed of a high-density area comprising mostly dwellings. The area which the Site would later come to occupy is indicated on the map in red.



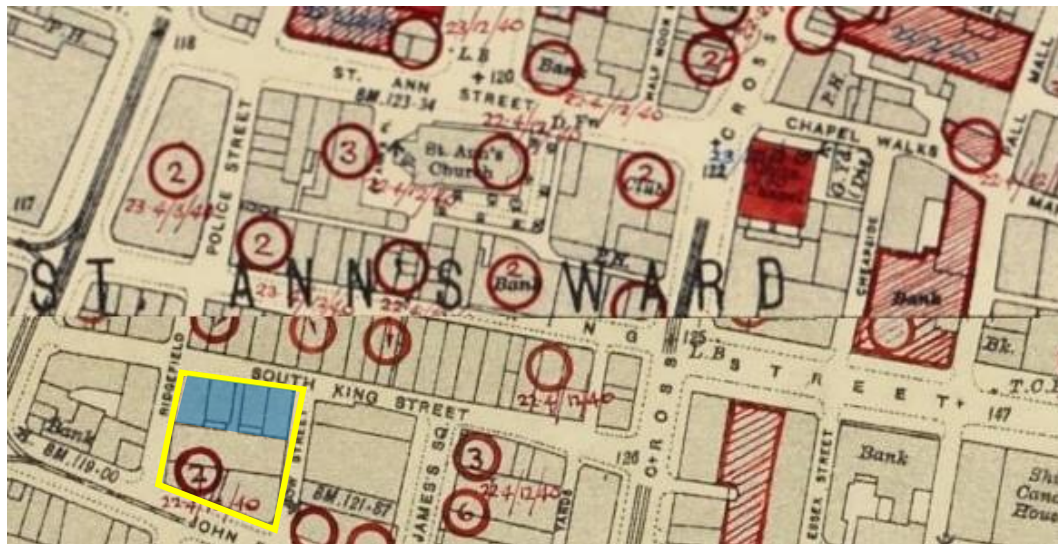
1851: Ordnance Survey Map. This detailed map shows a clear outline of John Dalton Street, which had been laid out during the mid-19th century. The distinctive plan form of the Site has begun to emerge in response to the changed plan form of the townscape. Many of the buildings are shown to be set back from the road, including those on the Site (outlined in red). Several industrial and commercial buildings are shown to occupy the Site, note: none of the 19th century buildings shown on the map above survive at the present day Site.



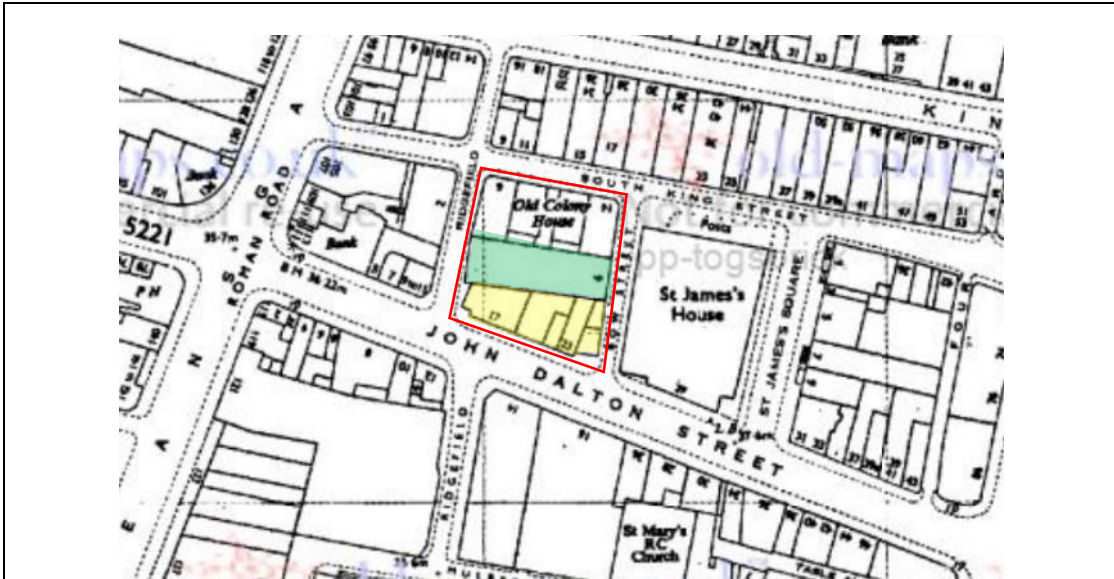
1886: Goad's Fire Insurance Plan of 1886 is the first to specify the plan form and uses of the 19th century buildings on Site (all since demolished). The brick-built buildings largely comprised shops to the ground floor with offices over and were three to four storeys in height. Rooflights were built into the inner blocks to mitigate the loss of natural light from lack of courtyards. The corner of Row Street and John Dalton Street and the corner of Row Street and South Kink Street show more generous buildings for printworks, and the Waeny Hill & Co ship warehouse.



1915: Ordnance Survey mapping from the early 20th century illustrates the plan form of the Site prior to the construction of Old Colony House (north of the Site). Extensive division and alterations are shown to have been made to the Site, particularly to the offices fronting onto South King Street. The shipping warehouse building still exists on the southeast corner. Surrounding the Site, we can see the tramline infrastructure that service the principal roads around the developing city centre.



1940 – 1941: The Manchester Bomb Damage map (above) records the location of aerial bombs on the City of Manchester during WWII. Red circles are indicative of fire bombs and buildings shaded red were demolished. The map illustrates that the Site (outlined in yellow) had been hit by a firebomb to the south-west corner. The map further denotes the plan form of 'Old Colony House', which was constructed in the early 1920s.



1971: Ordnance survey mapping from the mid-late 20th century depicts change to the plan form of the Site following the construction of Grange House c.1960 (shaded yellow). The former warehouse to the south-east corner is shown to have been demolished and replaced by a new building of irregular plan form. Ridgefield House was constructed to the centre of the Site c.1970s (area shaded green). Notable changes to the surrounding area include the construction of St. James' House to the east.

4.4 The Site – History and Development

The historic map regression above illustrates key changes and developments made to the Site and to the surrounding area. This is to be followed by a detailed investigation into the history of each building. Thereby allowing for a thorough significance assessment of the extant buildings on the Site.

Old Colony House (c.1920s)

John Dalton Street was laid out in the mid-19th century, from which the extant Site emerged. The first of the three building to be erected upon the Site was 'Old Colony House'. The building was erected c.1924 - 1925, to the design of prolific inter-war architect – Charles Swain. It is thought the building was erected in honour of local Alderman James H Dawson.

The seven-storey structure (including basement) was built of Portland stone with solid bronze shops fronts to the ground floor (**Figure 5, below**). The building takes its name from the 'Old Colony Club', of which it became the principal headquarters for the north of England. In 1925, the Old Colony Club declared a total of forty-five premises across the world, only two of which were based in London.¹ The exclusive club was designed for business and commerce, allowing for businessmen

¹ 'The Old Colony Club' The Manchester Guardian (1901 – 1959); March 26, 1925; ProQuest Historical Newspapers: The Guardian and Observer. Pg.4.

across the world to engage and interact. Membership was chiefly reserved for principals and directors who represented large financial interests.

The site of the present 'Old Colony House' at South King Street, Manchester was a natural choice, being that it was located close to the Royal Exchange and Stock Exchange buildings and almost midway between Victoria, Exchange (demolished), Central (now Manchester Central conference centre) and London Road (now Piccadilly) railway stations.



Figure 5: Illustration of Old Colony House c.1920. The Portland Stone façade has bronze shop fronts. **Source:** Manchester libraries.

The fourth and fifth floors were reserved for the club, being that these were more desirable spaces allowing for optimum natural light and views across the city. The ground floor of the building was fitted out for shop premises, offering a wide range of luxury goods from prams to luxurious gowns.² The first floor has been taken by the General Accident, Fire and Life Assurance Corporation and the remaining floors were laid out as private offices.

Proposed plans of the building from 1924 (**Figure 6 below**) suggests that shoppers were welcomed into a large entrance hall from South King Street, said to have comprised *“beautiful figured quartered marble panels with marble flooring, and a rich barrel ceiling in fibrous plaster.”*

The main staircase, starting at the extreme end of the entrance hall comprised terrazzo steps with its wall lining of a special joint-less composition in a different colour. The placement of this stair core and some of the decorative features to the hall are largely all that remains of the early 20th century design.

² 'A New Shopping Centre: South King Street Manchester', The Manchester Guardian (1901 – 1959); April 4, 1927; ProQuest Historical Newspapers: The Guardian and Observer. Pg.11.

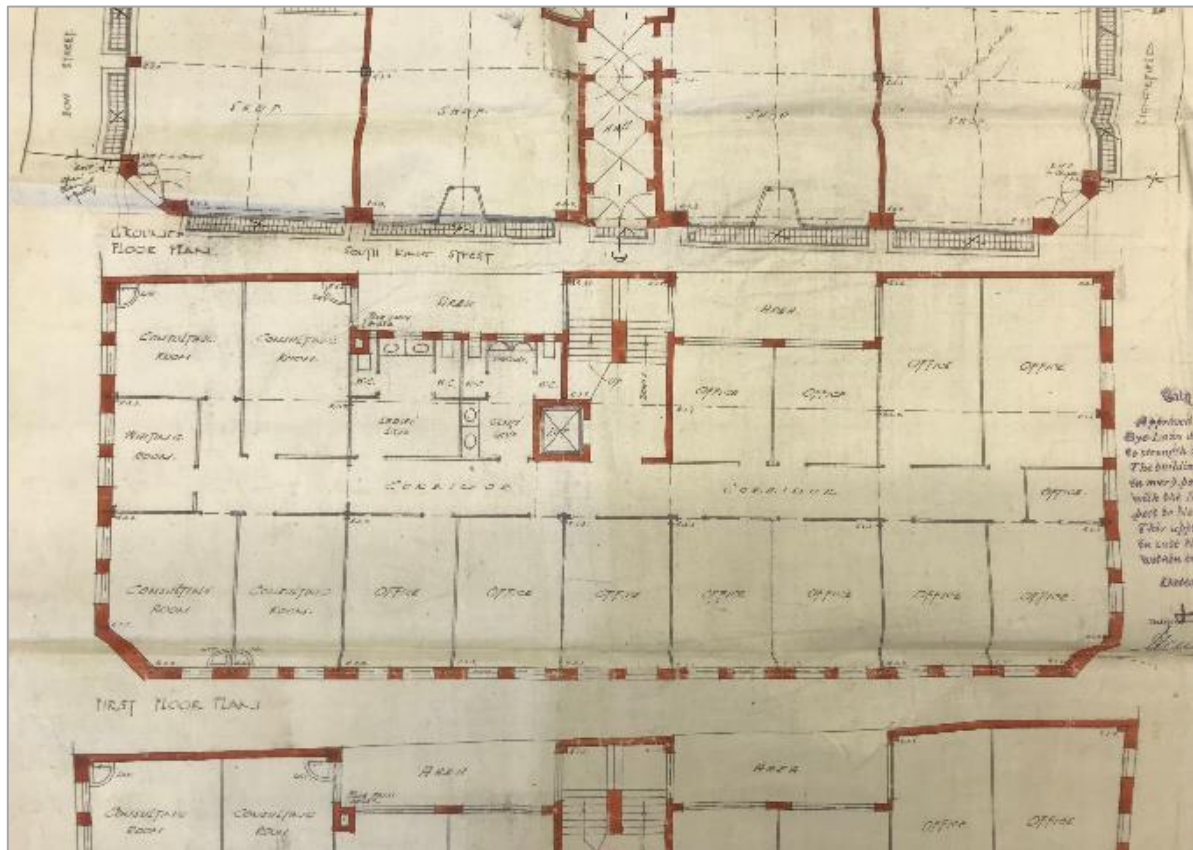


Figure 6: Old Colony House, proposed layout of the first floor. Each floor was largely similar, with the exception to the ground floor, which was designed for shopping premises, and was subsequently more open plan. **Source:** Manchester Archives.

Grange House (c.1960)

Situated to the south side of the Site, fronting onto John Dalton Street is Grange House. Whilst there are few records available historic imagery suggests the building was constructed sometime between 1959 – 1961 (**Figure 7**). The architect for the building is not known.

The six-storey building transformed the character of the previously Victorian streetscape, comprising curtain wall glazing to the principal façade (**Figure 8**).

Built as offices, the building was soon adapted to contain retail units to the ground floor (**Figure 9**). The interior of the building has witnessed successive building refurbishments and is of a standard construction for its date. The extant Site at Grange House is considered to yield no heritage value (**Figure 10**).



Figure 7: John Dalton Street, Building site in 1959. **Source:** Manchester Libraries.



Figure 8: Newly erected Grange House, pictured 1961. Note the original ground floor. **Source:** Manchester Libraries.



Figure 9: Grange House, pictured 1965. Note the alterations made to the ground floor to accommodate retail units. **Source:** Manchester Libraries.



Figure 10: Grange House, pictured today. Largely unchanged. No architectural or historic interest. **Source:** Site Visit 19.07.2019.

Ridgefield House (c.1970)

Located to the middle of the Site between Grange House and Old Colony House, is Ridgefield House. Only three storeys in height, the building was erected c.1970s. The structure comprises dark textured brick with linear windows across the elevations fronting onto Bow Street to the east and Ridgefield Street to the west.

The extant Site at Ridgefield House is considered to yield no heritage value (**Figure 11**).



Figure 11: Ridgefield House, pictured today. No architectural or historic interest. Source: Site Visit 19.07.2019.

4.5 The Site – Building Description

The following building description of the Site has been informed by the historical development section of this report and on-site survey. It is considered that Grange House (c.1960) and Ridgefield House (c.1970) yield no heritage significance. The Building Description (Table 2 below) will therefore focus on the residual historic interest of Old Colony House.

A visual survey of the Site was undertaken on 18 July 2019.

Table 2: Building Description		
Image	Description	Historic Interest
	Former entrance hall. Original coffered plaster ceiling and cornice. Dado rail features along the wall. Flooring and joinery are later additions.	The former entrance hall at the ground floor (leading from the central South King Street entrance) retains some original features. Whilst these are considered to be of some historic interest, the plan form of the ground floor has been largely altered. The intended purpose of the ground floor unit as luxury shopping premises has been lost.
	Corridors to upper floors. Modern suspended ceilings and carpets can be found throughout. Plan form has been considerably altered	No historic interest

	Converted office space to upper floors. Modern suspended ceilings and carpets can be found throughout. Windows are modern replacements.	No historic interest.
	Main stairwell. Original moulded handrail and dado rail. Altered central lift core. Modern carpet and tread nosing.	The stairwell yields some historic interest through the retention of early 20th century features. The former grandeur of the stairwell is, however, largely incomprehensible due to later alterations.
	Office, upper floor. Original dado rail and plain pilasters / curved beams to the walls and ceiling.	Whilst the original features to the walls yield a degree of architectural value, the minimal design is not considered to yield any special interest.
	Example of one of the few remaining original steel framed casement window and early 20th century casement hook.	Few windows survive in the building but the windows are typical of the period and not considered to be of special interest.

	Rear elevation. Comprising original windows and brick.	The protruding wing to the rear elevation (as shown in Swain's 1924 plans) is shown to have been rationalised. The rear elevation retains some heritage value in that it conveys Swain's intended design for the building but this is not considered to be of special interest.
	Principal elevation fronting onto South King Street. Stone detail over corner entrances.	Façade shown to be altered, particularly to the ground floor (note the removal of the bronze to the former shopping premises). The building retains original stone features which yield architectural and historic interest.

4.6 Summary

Old Colony House was built in the early 1920s at King Street South to the designs of architect Charles Swain (other examples of Swain's buildings in Manchester are Parsonage Chambers, St Mary's Parsonage, and Imperial Buildings, Oxford Road).

Initially built to provide high-end retail units to King Street South with high quality offices above, the building has been much altered (see Site images, Table 2). Other than the remains of the central stair core, and some original windows, the interior of the building does not contain any fixtures or fittings of notable special interest.

Alterations have also extended to the exterior of the building, which had originally comprised bronze shop fronts characterising the ground floor shop fronts. Whilst the positioning of entrances and windows etc. remain, these too have been largely altered and their historic character eroded.

Grange House is located to the south side of the Site facing John Dalton Street. It was built in c.1960; the architect/ designer is unknown. Built as offices it was soon adapted to contain retail units to the

ground floor. Given the building is not by a named architect, is of standard design and construction for its date.

Ridgefield House is located to the middle of the site between Grange House and Old Colony House. The main entrance to the building is from Ridgefield. Built in c.1970s, the building does not convey any architectural interest of note.

5. CHARACTERISATION APPRAISAL

5.1 Introduction

This section of the report describes the area surrounding the Site and assesses its relative historic and architectural importance.

Assessing and appraising an area's capacity for change – by taking into account some or all of the factors regarding character and distinctiveness of the study area (e.g. spaces, public realm and the landscape, diversity/ uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces, views into and from the site, green landscaping and current and historic uses in the area and the urban grain) may influence the emergence of proposals for a site or area and will inform any subsequent impact assessment to determine how proposals might enhance or detract from the heritage significance and character of the area(s) and the ability to appreciate and understand them.

5.2 Spatial and character analysis of the area

In the immediate setting of the Site, the streetscape character varies between the main traffic thoroughfares and secondary streets. Both conservation areas form the hub of Manchester's civic spaces and buildings. There is a wide range of other uses including retail, office, hotel, non-residential institutions and restaurants and cafes.

Topographically, the urban streetscape is largely flat, enclosed by an eclectic mix of buildings dating from the mid-19th century to more contemporary ones.

John Dalton Street forms an important thoroughfare within Manchester's urban area. The importance of the street is reflected in its urban character and scale, with shop fronts on both sides of the street. Several buildings suffered from bomb damage during the Second World War necessitating substantial rebuild of the entire street. Many of the buildings on the north side are post-war, however, many of the Victorian buildings (with exception of John Dalton House) on the south side still remain. The west, north and east side of the Site form a tightly grained urban fabric providing smaller thoroughfares to and from the city centre.

Landmark buildings within both the St Ann's Square Conservation Area and the Albert Square Conservation Area include the Royal Exchange, St Ann's Church and Manchester Town Hall.

Building height generally ranges between three and seven storeys. Streets are linear and there is generally good legibility and permeability in and out of the city centre. Architectural styles vary greatly in the area, however, there are several features which enhance the visual relationship between the buildings, mainly demonstrated in the recurring materials and historic architectural features. These features are expressed in different styles, mainly Classical and Gothic Revival, however, there are some more eclectic buildings such as the Grade II Listed Sawyers Arms Public House on the corner of John Dalton Street and Deansgate. More recent developments (principally around Brazenose Street / Lincoln Square) have introduced a contemporary character to the area. These developments convey a new palette of materials and juxtaposing quality which conveys the

city centres ever changing nature, whilst ensuring the architectural interest of heritage assets remain fully appreciable.

There is a large material palette in both the St Ann's Square and the Albert Square Conservation Areas. This includes mainly stone, brick and stucco for external walls, with slate and lead as the predominant roofing materials and timber and lead for the windows. There are several examples of classical and gothic revival architectural features on John Dalton Street. A fine example of gothic revival building near the Site is Grade II listed 5-15 John Dalton Street, 105-113, Deansgate. Another Grade II listed building within view of the site is classical style No. 1, Albert Square.

The historic character of the area which encloses the development Site has substantially changed as a result of 20th and 21st century redevelopment. The fabric of the 19th century city has been eroded in this area. As such, the site is experienced within an area which is principally characterised by a mix of historic and new development and it lies on an important gateway to some of the city most prominent areas like St Ann's Square, Albert Square and the central shopping area.

6. SIGNIFICANCE

6.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Island Site and of the settings of the identified heritage assets which could be affected by the form of the proposed redevelopment of the Site.

The significance appraisal will inform the subsequent Heritage Impact Assessment (HIA) which considers the effects of the proposals in heritage terms upon the significance of the physical fabric and settings of the identified heritage assets. This in turn allows, in a planning policy context, the extent of “harm” upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following visual impact assessment.

6.2 Methodology

Criteria have been established to appraise a building’s significance. Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England’s methodology outlined in its 2019 document, “*Statements of Heritage Significance*”. Historic England’s “*Conservation Principles Policies and Guidance*” 2008 and the revised guidance on “*Setting of Heritage Assets*” (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

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

➤ ***Archaeological interest***

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

➤ ***Architectural and artistic interest***

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

➤ **Historic Interest**

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

The analysis of the significance allows for an assessment of the current integrity and authenticity of the warehouse buildings and their contribution to the setting of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 3, below** for full definitions of heritage significance as defined in this present report).

Table 3: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components of the structure deemed to be of special interest. They are important to the understanding of the site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.
No significance /Detrimental features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

6.3 Listed Buildings

The Site does not contain any Listed Buildings however the following settings of the Listed Buildings (outlined in **Table 4a** and **Figure 12**) have the potential to be affected by development. As recommended by the revised Historic England guidelines, the proposed visual impact on these individual settings is discussed below. This table outlines the extant setting of each asset, identifies areas of change and how this affects the significance of the Listed Building. That is, how has change and development in the surrounding area contributed to the way in which the Listed Building is understood within its existing setting.



Figure 12: Site map. Site outlined in red. Surrounding heritage assets which have the potential to be affected by the proposals numbered on the map. The St. Ann's Square Conservation Area is shaded blue and the Albert Square Conservation Area is shaded yellow. **Source:** Historic England Ordnance Survey map; Manchester City Council Website.

Table 4a: Listed Buildings - Contribution of Setting to Significance

Number given on Figure 12	Grade	Description Summary	Contribution of setting to significance
1	Grade II	5-15 John Dalton Street, 105-113 Deansgate	Nos.5-15 John Dalton Street and Nos.105-133 Deansgate is situated to the northwest of the Site. The building is situated at a prominent corner at the junction of two principal routes within the city centre and is thus appreciated from wider views. The surrounding area comprises a mix of buildings ranging from the mid-19 th to 21 st century. Grange House (The Site) is adjacent to the Listed Building, forming its immediate setting to the east.

			The 1960s glazed curtain wall detracts from the historic character of the streetscape. The South King Street elevation, however, is comparatively consistent in building height, form and massing. Despite the setting of the building having been subject to continuous change and development, the Listed Building continues to dominate this part of the city centre through its highly decorative gothic façade. The overall contribution of the setting to significance of the building is considered to be medium / low.
2	Grade II	Sawyers Arms Public House	The Sawyers Arms Public House occupies a prominent corner at the junction of Deansgate, Bridge Street and John Dalton Street. The building forms a strong 'anchor' at this junction, from which Deansgate becomes increasingly void of most of its historic context when travelling northwards. Views experienced from the Listed Building looking east along John Dalton street reveal Grange House to detract from the otherwise coherent street wall. The setting of the building is in part affected by the presence of the busy junction and infrastructure, however, the building can still be fully appreciated and viewed from John Dalton Street west. The contribution of the setting to the significance of the building is considered to be medium / low.
3	Grade II	1-5 South King Street, 4-14 King Street, 95-103 Deansgate	The Grade II building is situated northwest of the Site. Nos. 95-103 Deansgate can be appreciated from wider views and forms a prominent building on a main road. The buildings on South King Street form part of an enclosed streetscape and views to the buildings are limited. The Grade II building is experienced in conjunction with Old Colony House (the Site), which is notably coherent with the narrow street wall and is a positive contributor to the elevation at 1-5 South King Street. The contribution of the setting to the significance of the building is therefore considered to be medium / low.
4	Grade II	No. 41, South King Street	41 South King Street is a shop with office over and located directly east of the Site (north elevation). It forms part of the intimate urban streetscape of South King Street and allows for enhanced understanding and appreciation of the historic commercial development of this area. Old Colony House (the Site) forms the immediate setting to the Listed Building to the south. The Site once formed part of the historic commercial street and despite alteration to the façade, remains to be a positive contributor to the enclosed back street. The contribution of the setting to the significance of the building is considered to be medium / low.
5; 6; 7; 8;	Grade II Grade II Grade II Grade II	No. 28 King St. Warehouse Shop No.48 King St. 56, King Street	King Street was historically (and remains to be) a principal pedestrian route through the city centre. A number of Listed Buildings characterise the historic streetscape of King Street, displaying an eclectic mix of building types ranging from the 18th century to the early 20th century. Carefully controlled development of the street has enabled the rich variety of built form to be appreciated as a collective whilst allowing for individuality.

9	Grade II	62, King Street	The rear elevations (south facing) are of distinctly less architectural and historic interest. The buildings fronting onto South King Street form part of an enclosed streetscape and views towards the buildings are limited. The historic character of the backstreet has been largely shorn, with only a few cast-iron shop fronts still extant. Despite the enclosed nature of the street, the plan form of South King Street remains largely as it appeared in the 18th century (then named 'Back King Street'). The buildings fronting onto the street respect and retain this historic plan form. The contribution of the setting to the significance of the Listed Buildings along King Street are medium and the rear elevations to South King Street are considered to be low.
10	Grade II	Eagle House	Situated at a prominent position on Cross Street, Eagle House occupies a key site, with elevations fronting onto both King Street and King Street South. Its setting is important both in the monumental façade which it presents to Cross Street and its contribution to the height, form and massing of the adjacent Listed Buildings. Views towards Eagle House are best experienced from Cross Street, with limited views from the Site at South King Street. The contribution of setting to significance of the building is considered to be medium.
11; 12; 13 14; 15	Grade II Grade II Grade II Grade II Grade II	15 and 17 King St. 19, King Street Old Exchange 33, King Street Nos.35 and 37 King St.	As above, King Street was historically (and remains to be) a principal route through the city centre. A number of Listed Buildings characterise the historic streetscape of King Street, displaying an eclectic mix of building types ranging from the 18th century to the early 20th century. Carefully controlled development of the street has enabled the rich variety of built form to be appreciated as a collective whilst allowing for individuality. The contribution of the setting significance is considered to be medium. The elevations fronting onto St. Ann's Square are situated within a largely enclosed setting, framed around the Grade I listed Church of St. Ann. The contribution of setting to significance is therefore considered to be high.
16	Grade I	The Church of St. Ann	The Church of St. Ann was constructed at the extreme south of St. Ann's Square in c.1709-12 (later restored by Alfred Waterhouse in 1886-91). The Grade I listed structure was built of red sandstone and comprises two tiers of round-headed windows and a square tower to the west. The building was historically and continues to be the principal focus of the square. Laid out in the Georgian period, the square exemplifies a rich tapestry of architectural styles, many of historic interest. Despite some alterations to the square over time, the plan form and character of the area has remained largely intact. The contribution of setting to significance is therefore considered to be high.
17	Grade II	Anglia House	Anglia House occupies a key site at the corner of John Dalton Street and Cross Street. Views towards the Baroque style corner building are best experienced from Princess Street and Albert Square.

			The setting of this building is understood and appreciated as being part of the nationally important designated Conservation Area, Albert Square. The corner building is located in a prominent position, framing the northwest corner of the square and provides a strong visual link between John Dalton Street and Albert Square. The setting of the building is enhanced by the visual relationship with the square and of the Grade I listed Town Hall. The contribution of the setting to the significance of the building is considered to be medium.
18	Grade II	1, Albert Square	Built for the Liverpool and London Globe Insurance Co. Ltd. c.1900. The classical building comprises a round headed face looking towards Albert Square, which gives it a level of distinction on the corner. It sits prominently on the northwest corner of the square and provides a strong visual link between John Dalton Street and Albert Square. The contribution of the setting to the significance of the building is considered to be medium/ high.

6.4 Conservation Areas

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 72 of the Act requires the Local Planning Authority to pay special attention to the '*desirability of preserving or enhancing the character and appearance*' of the designated conservation area. Consequently, it is important to consider the site as a contributor to the townscape character of the two Conservation Areas and the impact of the proposed external refurbishment on this aspect of the wider historic environment. **Table 4b** below outlines the existing setting of the two Conservation Areas which have the potential to be affected by the proposals.

Table 4b: Conservation Areas – Contribution of setting to significance

Colour on Figure 12	Designation	Name	Contribution of setting to significance
Yellow	Conservation Area	Albert Square Conservation Area	The Albert Square Conservation Area contains some of the city's most important civic and commercial buildings and is of demonstrably high significance. Though the historic character has been eroded in areas where later 20th century buildings now stand, the overall townscape is of exceptional quality. The top of Grange House on John Dalton Street is visible from the northwest corner of Albert Street. The Site has a negligible contribution to the character and appearance of Albert Square Conservation Area.
Blue	Conservation Area	St Ann's Square Conservation Area	The St Ann's Square Conservation Area is demonstrably of high significance. The area contains some of the city's most important ecclesiastical and commercial buildings including the former Royal Exchange and Grade I listed St Ann's Church. Though the historic character has been eroded in areas where later 20th century buildings now stand, the townscape to the south of the square is of high quality. St Ann's Square is of exceptional quality and many of its historic buildings have been retained, thereby attaining a higher group value.

			All buildings within the Site are visible from the conservation area. Whilst Grange House and Ridgefield are considered to have a negligible contribution to the character and appearance of the Conservation Area, Old Colony House is considered to be a minor positive contributor to the character and appearance of the Conservation Area.
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6.5 The Site

Further to the discussion in Section 4, it is clear that **Old Colony House** does not meet the statutory criteria for listing but that it is of good quality and contributes to the streetscape of King Street South. Consequently, it is considered to be a minor positive contributor to the St Ann's Square Conservation Area and a non-designated heritage asset. This assessment has been measured using the current Historic England methodology and guidance on Conservation Areas (Advice Note 1, February 2019). However, the building itself is not of listable quality. This has been tested against the 'Listing Selection Guide for Commerce and Exchange Buildings' (Historic England, 2011) and the recently revised DCMS 'Principles of Selection for Listed Buildings (Nov 2018).

The criteria for listing commercial buildings is a rigorous process and any building constructed post 1850 must be of exceptional quality. It is considered that whilst Old Colony House has a modest degree of architectural and historic interest, the surviving fabric is not of particular significance and is not of listable quality (in terms of the DCMS Criteria, 2018).

Grange House is located to the south side of the Site facing John Dalton Street. It was built in c.1960; the architect/ designer is unknown. Built as offices it was soon adapted to contain retail units to the ground floor. Given the building is not by a named architect, is of standard design and construction for its date and because it has been substantially altered it is not considered to yield any heritage interest. It would not meet the statutory criteria for listing, and it is not considered to be a positive contributor to the character and appearance of the St Ann's Conservation Area.

Ridgefield House is located to the middle of the site between Grange House and Old Colony House. The main entrance to the building is from Ridgefield. Built in c.1970s, the building is not of note and is not considered to yield any heritage value. It will be clear that the demolition of Grange House and Ridgefield House is justifiable in heritage terms, as the buildings demonstrably convey no architectural or historic interest.

6.6 Summary

The Site is within the St Ann's Square Conservation Area, and in close proximity to the Albert Square Conservation Area and the settings of adjacent Listed Buildings.

The settings to the Listed Buildings immediately adjacent to the Site have witnessed various cycles of change, and subsequently have varied levels of survival with regard to historic context.

Old Colony House is a minor positive contributor to the St Ann's Square Conservation Area, and a non-designated heritage asset, whilst the other two buildings within the site have a negligible contribution.

7. HERITAGE IMPACT ASSESSMENT

7.1 Scope of Potential Impact

This assessment of the potential heritage impact on the identified designated heritage assets concerns both the physical and visual impacts of the proposals upon the *settings* of the designated heritage assets identified in Section 2. The *contribution of setting to significance* in each case has been established in the significance assessment in Section 6 above, in preparation for the following heritage impact assessment.

The impact of the proposed development is essentially an evaluation of the change or alteration which would occur to the fabric, character or appearance of the defined heritage asset, measured against the relative significance of the component. The impact assessment thus records where there is any change or alteration to the historic fabric and/or character of the designated heritage asset, and concludes whether the result will have an adverse, neutral or beneficial impact. Please refer to **Table 5, Appendix I for relative significance / values used in this Heritage Statement.**

The physical and visual impacts are outlined below and utilise a version of the tests set for the evaluation of impact on setting, as described in Step 3 of the Historic England guidance on “*The Setting of Heritage Assets*” (Dec.2017), with reference to Conservation Principle (2008) and “*Making Changes to Heritage Assets. Historic England Advice Note 2*” (2016).

It is important to consider whether the proposed physical works will cause any demonstrable harm to heritage significance. This is a planning judgment having regard to the circumstances of the case. However, the heritage impact conclusions must be proportionate to the significance of the site, not because change does not equate to harm, and may be beneficial, particularly where the existing site/context has been compromised.

The assessment of heritage impact should thus focus on the degree and nature of the proposed development’s impact, both **physical and visual**. It is understood that the assessment of the degree of impact has regard to the need for considerable and proportionate weight to be placed on any findings of harm to heritage assets, which in this case will focus on the ‘setting’ of the adjacent conservation area. The methodology used below for the appraisal of impact on Conservation Areas is a synthesis of the Historic England guidance set out in their 2017 guidance on “Conservation Principles” and “Setting.”

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 6 and 7 (Appendix II and III)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 6 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “*The Setting of Heritage Assets*” (*Historic Environment Good Practice Advice in Planning. Note 3*).

Where necessary, mitigation measures, demonstrating a definable ‘public benefit’ will normally be identified in the development proposals, to reduce or balance any potential adverse impact on an identified heritage asset.

7.2 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals. Please refer to **Table 7, Appendix III** for ICOMOS Guide on determining significance of overall impact.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (provided by Avison Young).

7.3 The Proposals

The outline description of the proposals (as provided by Avison Young) is as follows:

“Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works”.

7.4 Direct (Physical) Impact Assessment

The NPPF (**paragraph 193**) requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, in this case the significance of setting, that great weight is given to its conservation in order to avoid any ‘harm’ which might diminish the value of the asset and its significance.

As the NPPF (**Annex 2**) makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. The question as to whether proposed physical works will cause ‘substantial harm’ is a judgment having regard to the circumstances of the case and the policy in the NPPF.

The Proposed Development will result in the loss of the existing buildings upon the Site, including: Old Colony House (1920s), Grange House (1960s) and Ridgefield House (1970). As the significance appraisal above has demonstrated, Grange House and Ridgefield House are considered to yield no heritage value and make a negligible contribution to the surrounding Conservation Areas. It will be

clear therefore, that the proposed demolition of these buildings is justifiable in heritage terms subject to the suitability of the replacement building.

Old Colony House has been identified within the heritage significance appraisal as a minor positive contributor to the character and appearance of the St Ann's Conservation Area. As the proposals seek to demolish the 1920s building, pre-application advice with Historic England (23.07.2020) was sought to confirm the acceptability of this. Historic England stated that they *"would have no objection to the demolition of the existing buildings, or to the erection of a replacement building which is consciously twenty-first century in character"* further stating that *"Old Colony House is of mid-1920s construction and shows evidence of some architectural ornamentation and aspirations but has been heavily altered and compromised. It therefore of only minor heritage significance, which derives from its low level of architectural interest, and from the evidence it provides of the development of Manchester in the 1920s. These buildings are located within the boundary of the St. Ann's Square Conservation Area but make only a minimal contribution to its character and appearance"*.

In line with the **low-to-negligible significance value** of the collection of existing buildings upon the Site, it is considered that the proposal would incur an overall **minor adverse direct (physical) impact**. This conclusion is supported by the written advice provided by Historic England (23.07.2020).

7.5 Visual Impact Assessment Methodology

Historic England has recently (December 2017) updated its policy guidance on the Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning Note 3, Second Edition).

The revised guidance calls, in general terms, for a more discursive approach to Visual Impact Assessments and a reduced reliance on matrices and technical assessment. In particular, the guidance states (Para. 8) that *"technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*

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

As recommended by the revised Historic England guidelines, the Visual Impact Assessment is supported by a comparative methodology identifying the scale of the impact incurred by the proposed development upon the setting of each identified designated heritage asset and the significance of effect of the change in each case which may be adverse or beneficial. These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

7.6 Visual Impact Assessment

Figure 13 below illustrates the proposed viewpoints. To be reviewed and discussed following the completion of the design proposals.

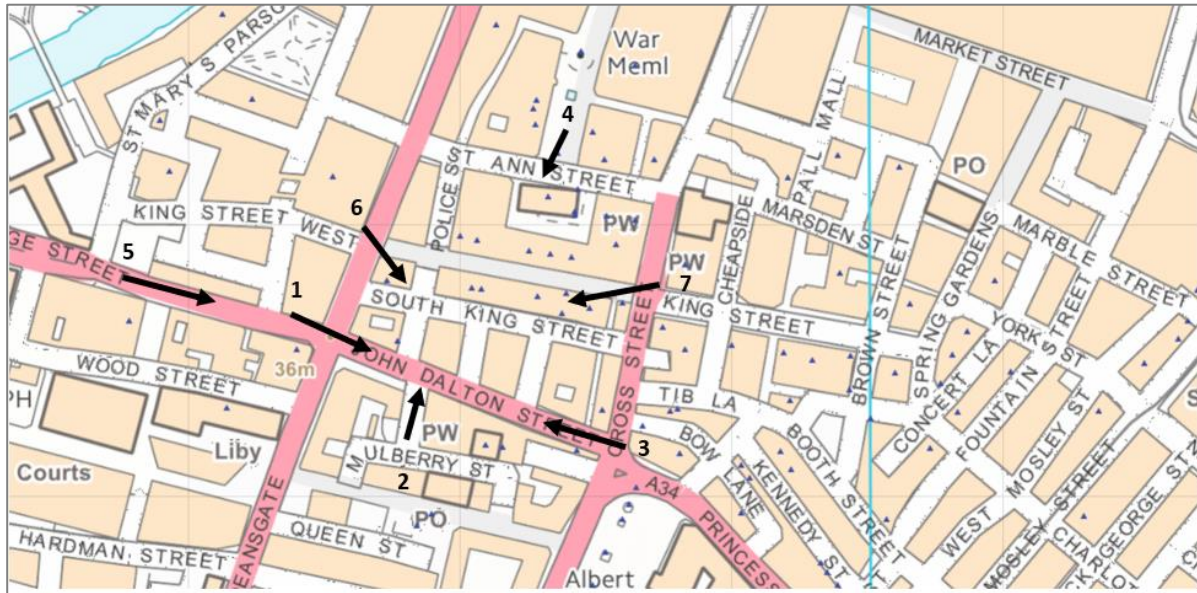


Figure 13: SLHA heritage viewpoints.

Viewpoint 1 – Existing



Viewpoint 1 is experienced from the principal junction where Bridge Street, Deansgate and John Dalton Street meet. The grade II listed building at 105-113 Deansgate forms the central focus of the view, its high decorative gothic facade maintains the historic character of this part of the city centre alongside the Sawyers Arms Public House (grade II), which is largely eclipsed from view to the right. The grade-II listed Peel Assurance House terminates the view in the far distance.

The junction forms a contiguous central point where the boundaries of the Deansgate/Peter Street Conservation Area; the Parsonage Gardens Conservation Area; the Albert Square Conservation Area and the St Ann's Square Conservation Area meet. Consequently, this is not the best place to understand and/or appreciate the individual character and appearance of these designated areas.

This view has been selected to demonstrate the mixed character of the townscape from this principal junction, which showcases an eclectic mix of architectural styles from the Victorian era to contemporary development.

As the existing view demonstrates, the character of John Dalton Street has become increasingly contemporary in character, with the newly refurbished John Dalton House at 121 Deansgate. The building can be seen to hold the corner of Deansgate and John Dalton Street, to the right side of the view.

Viewpoint 1 - Proposed



The Proposed Development will be viewed as a contemporary new element which aligns seamlessly into the existing form and alignment of the streetscape. The Proposed Development will replace a relatively anonymous building from this perspective, forming an assertive yet sympathetic backcloth to the listed building which wraps around the corner of Deansgate and John Dalton Street.

The loss of the existing buildings will remove a component of the St Ann's Conservation Area which are of no heritage value and make a generally negligible contribution to the designated areas overall defining character. The contemporary material palette of the Proposed Development compliments that of the recently refurbished John Dalton House on the opposite side of the street. Together, these buildings denote the areas increasingly modernised appearance, whilst ensuring the listed buildings in the immediate view are not overshadowed or visually imposed upon.

As the proposed view makes clear, the focus of the streetscape will remain on the listed buildings in the foreground of the view (105-113 Deansgate and the Sawyers Arms Public House, both Grade II). The Proposed Development would not diminish the values of the individual heritage assets in the streetscape, which will remain clearly read and appreciated as the dominant features of the view and appreciated as historic buildings.

The new building will read as an assertive contributor to the streetscape with regards to its contemporary design and appearance, but ultimately aligns with the existing character and form of the streetscape. The location, scale, mass and articulation of the proposed building avoids any negative impact on the individual heritage assets and its architectural expression would make a positive contribution to the wider townscape. It will be clear, therefore that the proposals would result in a **negligible beneficial** indirect heritage impact from **Viewpoint 1**.

Viewpoint 2 – Existing



The view is experienced from Ridgefield Street, looking north towards the Proposed Development Site. The buildings to the north side of the streetscape form the southern boundary of the St Ann's Square Conservation Area.

The principal focus of the view is Grange House (the Site), the distinct glazed curtain wall characterises the mid-20th century building, which largely from the historic character of the streetscape. The adjacent Grade II listed building at 105-113 Deansgate is visible to the west of the Grange House.

The view does not best represent the character or setting of the Grade II listed building or the character and appearance of the St. Ann's Square Conservation Area (which is best appreciated from within the square).

This view has been selected to demonstrate the varied architectural character of the streetscape context of the existing site. Whilst the buildings within the defined Site area are not nationally or locally recognised as heritage assets, they fall within the designated area. It will be clear, therefore, that any proposals to develop on the Site should seek to enhance and respect the character of the Conservation Area as well as the setting of the adjacent heritage assets.

Viewpoint 2 - Proposed



The Proposed Development will replace the existing Grange House building which terminates the view. The loss of the existing building will remove a component of the conservation area of no heritage value.

The development will drastically change the character of the streetscape by introducing a contemporary new building which complements the existing character of the area. The enclosure of the foreground means that the view will become more focused on the proposed building as a place-maker in the streetscape, although it will remain only partially viewed from this location. The chamfered corner on the north side of the junction with John Dalton Street and Ridgefield reveals a partial view of the adjacent Gothic style listed building (5-15 John Dalton Street) and opens up views along Ridgefield towards King Street South, enhancing the permeability of the street and in turn, making a positive impact on the setting of the listed building.

The proposed new frontage along Ridgefield would enhance the connectivity with the central part of the conservation area and invite exploration with South King Street. Given the tight enclosure of the street, the impact on the character of the Conservation Area would result in a minor beneficial indirect heritage impact as there will be a perceptible but minor enhancement to the character of the designated area and would better reveal the elevations of the adjacent listed building. Thus, despite the scale of the building (which would not be fully perceived from this location), the experience and appreciation of Ridgefield as a place and the listed buildings which line the street would be subject to a minor enhancement. It will be clear, therefore that the proposals would result in a **minor beneficial** indirect heritage impact from **Viewpoint 2**.

Viewpoint 3 – Existing



Viewpoint 3 is experienced from the west end of Princess Street where it meets Cross Street. The view allows for short-mid range views along John Dalton Street, which forms the southern boundary of the St Ann's Square Conservation Area. No.1 Albert Square (grade-II) and the Grade II listed Angela House frame the foreground of the view. Albert Bridge House terminates the view in the far distance.

This view has been selected to demonstrate the height and massing which currently characterises the north side of John Dalton Street. The roof line establishes a distinct viewing corridor along the streetscape, with Albert Bridge House terminating the view to the far distance, signalling the western boundary of the City Centre.

The heritage assets within the view are well represented and benefit from being viewed in conjunction with one another. The architectural quality of these buildings is representative of those fronting onto Albert Square, which forms the central focus of the designated Conservation Area.

Viewpoint 3 - Proposed



The Proposed Development will be glimpsed into view from Viewpoint 3, creating a minor variation to the existing roofline which defines the north side of John Dalton Street. The contemporary new building denotes the increasingly modern character of this part of the city centre, whilst ensuring the special architectural and historic interest of the heritage assets in the view remain fully appreciable. The historic character and architectural appearance of the two conservation areas (St. Ann's and Albert Square Conservation Areas) are thus defined by the foreground building and their architectural diversity. The proposed building would result in a minor but fitting change to the roofline along the north side of the street, while removing an anonymous part of the 'street-wall'.

The proposed building would act as a distinctive landmark within the street, presenting a contrasting scale and verticality to the foreground buildings. It will be a bold but secondary contributor to the streetscape (which is defined the foreground buildings and its architectural diversity), meriting its architectural ambition and expression. Its apparent scale would be tempered by the material form of the distinctive roofscape. The loss of the existing buildings on the frontage would not diminish the character of either Conservation Area, as these make no contribution to the experience of the foreground heritage assets.

The proposal would be read as a distinctive contributor to the mid-point of John Dalton Street, architecturally enhancing the vitality of the streetscape. It would not diminish the appreciation of the individual heritage assets which enclose the street from this perspective. Rather the scale of the building will read as a positive contemporary contributor to the mid-point of the streetscape composition. The proposals would, consequently, result in a **negligible beneficial impact** from Viewpoint 3.

Viewpoint 4 - Existing



Viewpoint 4 is experienced from the south end of St Ann's Square, which forms the focal point of the Conservation Area. The Grade I listed Church of St Ann dominates the foreground of the view, the quality of its aesthetic and architectural character is fully appreciable from this viewpoint.

The church provides a central focus to the square, which is largely defined by buildings of a domestic height and scale. The church tower is therefore a dominant structure and signifies the importance of the Grade I listed church within its surrounding context. Cobden's Statue (Grade II) is situated to the north of the church, signifying the historical significance of this part of the city centre.

It will be clear that proposals to develop the Site behind the Grade I listed church must respect the fabric and character of the listed building by maintaining and/or enhancing its setting.

Viewpoint 4 - Proposed



The Proposed Development would not be experienced or viewed from this perspective, despite the potential to glimpse a suggestion of the building in the distant background to the church tower.

The strength of the church as the enclosure of St. Ann's Square and the flanking building means that the development would not intrude on the overall composition of the view from this location.

Therefore, the proposed development would result in a **neutral indirect heritage impact** from Viewpoint 4, as it would be obscured by the extant built form of the St. Ann's Square Conservation Area. It would thus not affect the values of the heritage assets in the view or the ability to appreciate the significance of the wider historic townscape.

Viewpoint 5 – Existing



Viewpoint 5 is experienced from the west end of Bridge Street, one of the most historic streetscapes. The Grade II listed Masonic Temple is visible to the right of the view, forming a dominant structure within the streetscape.

The viewpoint is taken from Bridge Street, which forms a contiguous point where the boundaries of the Deansgate/Peter Street Conservation Area (right) and the Parsonage Gardens Conservation Area (left) meet.

The existing view looks east, allowing for short-mid range views along Bridge Street towards the direction of the Site on John Dalton Street. The buildings which form the present-day Site (Ridgefield; Grange House and Old Colony House) are obscured from this location due to the densely built-up urban environment.

The buildings along Bridge Street showcase the varied architectural character and appearance presented within the historic streetscape. The built form along Bridge Street is largely coherent in height and massing, creating a generally domestic character and appearance.

Viewpoint 5 – Proposed



This is a more distant view of the proposed development, which extends the viewing position eastwards from Viewpoint 3. The upper-sections and roofscape of the Proposed Development would be viewed from this location, with its street-level activity obscured by the foreground of the composition.

The assertive contribution of the building to John Dalton Street will be clearly read from this distance, although the scale and mass will be tempered by its architectural expression and materiality. The increased mass of the proposed office (when compared to the existing building provision) would be tempered by the elevational movement and clear division of the components, as well as the focus on celebrating the skyline. The distance from the site would mean that it would be an incidental contributor to the background of the streetscape.

Therefore, despite the evident scale of the proposed building in the background to this busy part of the city centre the streetscape view would remain focused on the open-space and the quality and architectural diversity of the buildings which line Bridge Street. The proposed building would represent a positive architectural incident in the background to this part of the city from this perspective. It would result in no more than an imperceptible change to the character of the Albert Square and St. Ann's Square Conservation Areas and avoids any definable impact on the setting of the designated heritage assets in the view. The proposals would, consequently, result in a **negligible beneficial impact** from Viewpoint 5.

Viewpoint 6 – Existing



Viewpoint 6 is experienced from a busy junction in the city centre, where Deansgate meets King Street (west).

This viewpoint is from contiguous point where the boundaries of the Parsonage Gardens and St Ann's Square Conservation Area meet. The view allows for mid-long-distance views along Deansgate, which is characterised by an eclectic mix of Victorian, 20th century and modern buildings. The grade II listed buildings at 4-14 King Street dominates the foreground of the view, exemplifying the Victorian building typology which is commonplace within the St Ann's Square Conservation Area. The late-19th century building at 105-113 Deansgate is visible just behind, signalling the south western corner of the designated area.

The view has been selected to demonstrate the distinct fabric and character of buildings within the St. Ann's Square Conservation Area in the context of the wider townscape.

Viewpoint 6 - Proposed DRAFT

The verified location of the Proposed Development is indicated in the proposed view by the red wireline.

As the proposed image makes clear, the Proposed Development would be completely obscured by the existing buildings in the view. The Proposed Development would thus not intrude on the ability to understand and appreciate the special interest of the designated heritage assets in the view, or on the composition of the view as a whole. The proposals would, consequently, result in a **neutral indirect heritage impact** from Viewpoint 6.

Viewpoint 7 – Existing



Viewpoint 7 is experienced from the south end of Cross Street where it meets King Street (east).

The viewpoint has been selected as it allows for expansive views along King Street, which is largely defined by its historic plan form and stucco fronted shops. The grade II listed Eagle House forms the principal focus of the view, dominating the foreground. The distinct corner entrance to the building emulates the character and appearance of many historic buildings within the St Ann's Square Conservation Area.

The character of King Street is largely defined by the variety of 19th and 20th century commercial buildings of cohesive and domestic height and scale. King Street was the first city centre street to be given over to pedestrian use, closely followed by the square in the 1980s. Both were restored with more appropriately designed schemes in the 1990s and convey the former historic character of the area.

Viewpoint 7 –Proposed

The verified location of the Proposed Development is indicated in the proposed view by the red wireline.

As the proposed image makes clear, the Proposed Development would be completely obscured by the existing buildings in the view. The Proposed Development would thus not intrude on the ability to understand and appreciate the special interest of the designated heritage assets in the view, or on the composition of the view as a whole. The proposals would, consequently, result in a **neutral indirect heritage impact** from Viewpoint 7.

7.7 Visual Impact Assessment Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (Table 7) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 7 – Predicted impacts of proposed development upon significance of setting to Heritage Assets within the Site and surrounding area				
Heritage asset	Designation	Relative Significance / Value (inc. setting)	Scale of impact	Significance of the effect of change, or overall impact
5-15, John Dalton Street, 105-113, Deansgate	II	Medium	Minor impact	Minor-to-negligible beneficial
Sawyer's Arms Public House	II	Medium	Negligible impact	Negligible beneficial
95-103, Deansgate, 4-14, King Street, 1-5, South King Street	II	Medium	Minor impact	Negligible beneficial
No. 41, South King Street	II	Medium	Minor impact	Minor beneficial
No. 28 King Street	II	Medium	Negligible impact	Negligible beneficial
Warehouse Shop	II	Medium	Negligible impact	Negligible beneficial
No. 48 King Street	II	Medium	Negligible impact	Negligible beneficial
56, King Street	II	Medium	Negligible impact	Negligible beneficial
62, King Street	II	Medium	Negligible impact	Negligible beneficial
Eagle House	II	Medium	Neutral impact	Neutral
15 and 17 King Street	II	Medium-to-high	Neutral impact	Neutral
19, King Street	II	Medium-to-high	Neutral impact	Neutral
Old Exchange	II	Medium-to-high	Neutral impact	Neutral
33, King Street	II	Medium-to-high	Neutral impact	Neutral
Nos. 35 and 37 King Street	II	Medium-to-high	Neutral impact	Neutral

Church of St. Ann	I	High	Neutral impact	Neutral
Anglia House	II	Medium	Neutral impact	Neutral
1, Albert Square	II	Medium-to-high	Neutral impact	Neutral
St. Ann's Conservation Area	CA	High	Minor impact	Minor beneficial
Albert Square Conservation Area	CA	High	Negligible impact	Negligible beneficial

7.8 Conclusions

- The proposed development has been demonstrated to result in **2 instances of minor beneficial indirect visual impact, 1 of minor-to-negligible beneficial, 8 of negligible beneficial and 9 instances of neutral impact.**
- The Proposed Development will enhance the settings of the collection of listed buildings within the immediate area, to a negligible extent. In particular, the development will enliven the currently underutilised back street at South King Street, as well as improving the pedestrian environment around John Dalton Street.
- Whilst it is recognised the Proposed Development would result in one instance of **minor adverse direct impact** (demolition of Old Colony House, a minor positive contributor to the Conservation Area), the Visual Impact Assessment above has demonstrated the development would result in a resoundingly beneficial indirect impact upon the immediate and wider built historic environment.
- It will be clear, therefore, that despite the loss of the minor positive contributor (Old Colony House), on balance, the Proposed Development would comply with the relevant tests as outlined in Section 72 of the 1990 (Listed Building and Conservation Areas) Act, which states that when developing within a designated Conservation Area *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.
- It will be clear that the Proposed Development will, overall, enhance the special interest of the St. Ann's Square Conservation Area, thereby mitigating the minor adverse direct impact which would occur as a result of the loss of Old Colony House.
- Consequently, it is considered that the Proposed Development would result in an **overall beneficial impact** upon the historic environment.

8. Conclusions

8.1 Introduction

The Proposed Development Site comprises three buildings (Old Colony House 1920s; Grange House 1960s; Ridgefield House 1970s). None of the buildings are listed.

The proposed development Site is situated within the St. Ann's Square Conservation Area and adjacent to the Albert Square Conservation Area.

Old Colony House was constructed in the early 1920s to the design of Charles Swain. The building originally comprised high-end shopping units to the ground floor, complete with bronze shopfronts at the South King Street Elevation. The upper floors were reserved for an exclusive business club. Site surveys have concluded the building has been extensively altered, with only a select few historic features remaining. Although it is considered the building would not meet the statutory criteria for listing, the Portland stone building is of good quality and the building is a **minor positive contributor** to the character and appearance of the St. Ann's Square Conservation Area.

Grange House and Ridgefield House are considered to yield **no heritage value** (i.e. no architectural or historic interest) and make a **negligible contribution** to the St. Ann's Square Conservation Area.

The proposals include complete demolition of the three buildings. It will be clear that the demolition of Grange House and Ridgefield House is justifiable in heritage terms (dependent on the acceptability of the replacement building). Old Colony House is of mid-1920s construction and conveys some architectural merit but has been heavily altered and compromised. It therefore considered to be of low heritage interest and a minor positive contributor to the St. Ann's Square Conservation Area. Justification for the demolition of Old Colony House is given in order to bring forward the Site as a whole for redevelopment, and the resultant public benefits this will provide.

In line with the **low-to-negligible significance value** of the collection of existing buildings upon the Site, it is considered that the proposal would incur an overall **minor adverse direct (physical) impact**. This conclusion is supported by the written advice provided by Historic England (23.07.2020).

8.2 NPPF Policy Considerations

The National Planning Policy Framework, 2019, sets out the Government's planning policies for England and how these are expected to be applied. The relevant local planning policies contained within the Manchester Core Strategy (2012) have also been considered.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (**paragraph 8**). The core planning objective is to ensure that the development contributes to the stimulation of a thriving historic environment, including the natural and built environment and as well as the economic and social aspects of people's quality of life. This requires a clear and proportionate evaluation of the significance of the affected heritage assets.

As set out in **paragraph 189**, of the NPPF, this Statement describes the significance of the identified heritage assets within a 250m radius of the Site (focus of the study area). The setting of the identified

heritage assets has also been addressed sufficiently to understand the potential impact of the proposals (**Section 7**).

The NPPF stresses that ‘great weight’ should be given to the objective of conserving listed buildings (**paragraph 193**), emphasising the need to avoid substantial harm to such designated heritage assets. Given this conservation objective, any perceived harm, from demolition to visual compromise (resulting from insensitive development within the setting of a designated heritage asset) should be avoided and at least require ‘clear and convincing justification’. As stated above, whilst the development would result in one instance of minor adverse direct impact, it is considered this harm would be largely mitigated by the resoundingly beneficial indirect impact of the development; and the demonstrable enhancement of this part of the St. Ann’s Square Conservation Area (in line with the tests outlined in Section 72: 1990 Act).

It will be noted that the NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘substantial harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm (paragraph 195).

The Planning Practice Guide (2014, amended 2019) emphasises that, “what matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting” (Paragraph: 018 Reference ID: 18a-018-20190723). Thus, when determining whether a Proposed Development within the setting of a listed building would result in substantial harm, a key consideration is whether the impact seriously affects an important element of its “special architectural or historic interest”.

The Heritage Statement comprises an objective, evidence-based assessment utilising established Historic England Guidance and criteria. **Part 1** of the Heritage Statement: **Significance Appraisal** has outlined the relative special architectural and historic interest of each heritage asset. Thus, providing a baseline for the subsequent **Heritage Impact Assessment: Part 2**. The Heritage Impact Assessment has demonstrated that the Proposed Development would result in **2 instances of minor beneficial visual impact, 1 of minor-to-negligible beneficial, 8 of negligible beneficial and 9 instances of neutral impact**.

The cumulative impact of the proposals would be **demonstrably beneficial**, avoiding any unmitigated conflict with the conservation of the identified designated heritage asset. Thus, the proposal meets the requirements of NPPF, paragraphs **192 and 193**.

In regard to the proposed loss of Old Colony House, as a non designated heritage asset, paragraph **197** is relevant as it requires a balanced judgment to be made having regard to the scale of any harm or loss and the significance of the heritage asset. As Old Colony House yielded low heritage interest in a local context, it will be clear that the wider beneficial heritage impacts of the Proposed Development outweigh this loss.

8.3 Balanced impact on the heritage asset and historic environment.

The design of the Proposed Development is appropriately innovative and contemporary whilst ensuring it aligns with the existing streetscape context. The Proposed Development is demonstrably sympathetic to local character of the area, including the surrounding built environment (**NPPF paragraph 127, point c**).

The Proposed Development will herald further investment in this part of Manchester and establish a strong sense of place, which is currently underutilised. The Proposals will clearly make a positive contribution to the vitality of this part of the city centre and therefore enhance the character and distinctiveness of the setting of the adjacent listed buildings and the St. Ann's Square Conservation Area.

Consequently, the Proposed Development is demonstrably consistent with national and local policy requirements for new development to make a positive contribution to local character and distinctiveness and therefore accords with the requirements of the NPPF, **paragraph 192**.

APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 5: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 6: Criteria for defining the effect and degree of direct and indirect heritage impact.		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact.	Development resulting in negligible direct impact on a designated heritage asset	Negligible perceptible change to the character of a designated heritage

<i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest.

<i>clear beneficial enhancement of its heritage interest.</i>		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 7: Assessing the Significance of Impact

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



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