

Eliza Yard

Heritage Assessment
April 2021



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1.0

Introduction

1.0 Introduction

1.1 Purpose of the Heritage Assessment

This Heritage Assessment has been prepared to support the design development of the Eliza Yard scheme (i.e. the ‘Site’) in Ancoats, on behalf of Manchester Life Development Company Limited. The document is based on the prior Heritage Statement, which was prepared as an internal document in acknowledgement of the Site’s location within the Ancoats Conservation Area, prominent corner position, and relation to nearby designated heritage assets.

This report has been written in accordance with the *National Planning Policy Framework* (2019), Historic England’s *Statements of Heritage Significance* (2019), and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and BS7913 - *British Standards Guide to the Conservation of Historic Buildings*.

1.2 Methodology

The document surveys the heritage, providing an overview of important information in order to foster better understanding of the proposed development site and its context. This is done through an assessment of historical development and the surrounding area. This is followed by an assessment of significance, based on the information gathered. Significance is assessed in relation to the heritage interests outlined by Historic England. This will provide context for this significance assessment and inform the basis for heritage impact judgements.

It is important to consider that the Site does not contain any designated heritage assets, therefore the assessments carried out relate to the Site as it is presently. Due to the Site’s situation within a Conservation Area, special attention has been paid to the preservation and enhancement of the character of the Conservation Area, and key views established to demonstrate these.

1.3 Authorship & Acknowledgements

This assessment has been prepared by Jenna Johnston MA(Hons) MSc, Senior Heritage Consultant at **Buttress**.

1.4 Location & Site Description

The proposed development Site is situated on the corner of Jersey Street and Poland Street in the Ancoats area of Manchester City Centre. Ancoats is a designated Conservation Area which contains a number of designated assets ranging from grade II to grade I. The Site is presently used as surface car parking.

1.5 Heritage Context

The proposed Site sits within the Ancoats Conservation Area. There are a number of designated assets within the Conservation Area which principally sit along the north, west and south borders as demonstrated by the plan in [Figure 2](#).

The proposed development Site sits towards the east of the Conservation Area, as marked on the adjacent plans. There is a clear weighting in the concentration of designated assets from the “Front” and “Back” of Ancoats, with the principal significant buildings of the area sitting to the west of Radium Street. The proposed development Site sits in an area with a lower concentration of designated assets, and with a diluted urban grain. However, a number of heritage assets sit along the key sight lines to the Site, which has been an important consideration in the identification of the Key Views outlined in [3.4 Key Views](#). The heritage context has been marked here for ease of reference.



Figure 2 Ancoats Conservation Area



Figure 1 Location Plan

2.0

Policy Context

2.0 Policy Context

2.1 National Planning Policy Framework (NPPF) 2019

Section 16 of The Department for Communities and Local Government’s National Planning Policy Framework (2019) identifies policies for conserving and enhancing the historic environment. This document has been created with the awareness that ‘the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’ (paragraph 189).

The justification of the development is informed by Paragraph 192 which states, ‘in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.’¹

Paragraph 193 of the NPPF states that the more important the asset, the greater weight should be given to the asset’s conservation. Harm or loss to significance is also considered relative to the weight of the asset’s designation and the nature of the proposed works. For example, substantial harm or loss can be allowed as long as that intervention is ‘necessary to achieve substantial public benefit that outweigh the harm.’

Paragraph 194 states that any harm or loss to the significance of a designated heritage asset requires convincing justification. Substantial harm to or loss of Grade II listed buildings and registered parks and gardens is exceptional, and assets of the highest significance should be ‘wholly exceptional.’²

Paragraphs 195-196 outline the requirement for both substantial and less than substantial harm to a designated heritage asset to be weighed against (substantial) public benefits, including securing an optimum viable use.³

Paragraph 197 outlines the requirement for the significance of non-designated heritage assets to be considered in the determination of an application, weighing the potential of any harm or loss to the significance of the non-designated heritage asset in any applications that are directly or indirectly considered to affect the asset.⁴

2.2 Historic England Guidance

This document has by Historic England’s *Advice Note 12: Statements of Heritage Significance* (2019) and *Advice Note 1 (2nd ed.): Conservation Area Appraisal, Designation and Management* (2019), as Historic England are the government’s statutory heritage advising body. This has informed the understanding of the heritage and assessment its significance, as well as managing change.

2.3 Manchester Local Development Framework: Core Strategy Development Plan Document (2012)

Policy EN3 Heritage: Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled [ancient] monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.4 Ancoats and New Islington Neighbourhood Development Framework: Character Area 3 - Poland Street Zone (June 2020)

The NDF positions this area of Ancoats as a ‘living and working community.’ The NDF Vision outlines a future for the area that is a place where the city meets the suburbs, diverse and multi-generational, urban and green, and an evolution of Ancoats’ current physical and social infrastructure. It is also critical that

the back of Ancoats area is integrated with its neighbours and existing communities to the north and east.

The Poland Street Zone is identified as ‘a key component of the Ancoats and New Islington NDF areas, as well as being surrounded by other major regeneration areas.’⁵

The NDF states that ‘Development ought to respect past historic form and character, whilst also looking for opportunities for repurposing, reinterpreting and contributing to a safe and attractive environment.’⁶

The Detailed Design Principles⁷ highlight the mixture of low density industry and residential, and the transition between the city centre and the broader residential neighbourhoods. It highlights the importance of respecting the urban grain, physical character, setting and social history of the area. It recommends robustness of materials, shared physical spaces, and long term residential settlement. George Leigh Street and Jersey Street are considered the key strategic corridors that will principally influence the development of the area.

3.0

Understanding the Heritage

3.0 Understanding the Heritage

3.1 History & Development of Ancoats

‘Ancoats... is to Manchester what Manchester is to England.’

Ancoats was one of 8 medieval hamlets and later one of 31 townships that made up Manchester. It was originally open farm land, however the rapid expansion of industry in the 19th century made it attractive to industrialists.⁸ The growth of Ancoats specifically was said to ‘rival in population separate cotton towns such as Bolton or Oldham.’⁹ Ancoats ‘was the foremost factory district, containing more than 40 per cent of cotton-mill RV in the borough of Manchester. The Rochdale and Ashton Canals, and their private branches, provided the major sites for the factory development of Ancoats.’¹⁰

The principal impetus for change in Ancoats was the canal building and steam-powered manufacturing. This supported numerous industries, most famously cotton-related, but glass-making also had a prominent role in Ancoats’ development; by the last quarter of the 19th century ‘there were nine glass-works in production throughout the district.’¹¹ The glass works industry continued throughout the 20th century until it ‘ceased in 1959.’¹²

The urban grain of Ancoats adapted to support and reflect the numerous industries in the area. Many were ‘served by numerous small stores and warehouses, while extensive coal-, timber- and stone-yards lined the branches off the main canals.’¹³

Rapid industry expansion also came with rapid residential expansion, with Ancoats being known as the ‘first industrial suburb’ due to workers housing sitting alongside industrial buildings. There was extensive overcrowding in the area, which eased after 1870, ‘with a declining population, partly the result of the movement of more affluent workers outwards to more purely residential suburbs.’¹⁴

The cotton industry benefited from a ‘short-lived post-war boom turned to depression in the 1950s,’¹⁵ ‘and by the 1960s cotton spinning in Ancoats had virtually ceased.’¹⁶

The designation of the Ancoats Conservation Area ‘effectively redefined and re-branded what was historic Ancoats – the surviving remnant of a much greater area.’¹⁷

3.1.1 Local Character + Significance

The Ancoats Conservation Area has no formally adopted Conservation Area Appraisal or Conservation Area Management Plan. In lieu of these documents, based on understanding of the history and development of Ancoats, there are a number of key elements that contribute to the local character and significance of the Conservation Area. These are highlighted here for reference, as foundation for the assessment of heritage impacts.

Ancoats Conservation Area’s principal buildings are the large scale cotton spinning mills along the Rochdale Canal, and the nearby housing.¹⁸ The large scale of the mills was made possible due to the invention of the steam engine, which was also responsible for the close clustering of these buildings, which would have previously been more spread out to harness the limited power of the water available.

The mix of building scales and uses, particularly manufacturing, transport, and residential uses,¹⁹ has resulted in the colloquial understanding of Ancoats as “the first industrial suburb.” It also resulted in a complex mix of building types, and a distinct urban grain, particularly focussed along key transport routes, and residential yard and courtyard formations.

Therefore the key characteristics of the Conservation Area that indicate its significance are: a mix of building types and scales in juxtaposition, buildings that respond to the key transport routes namely the Rochdale Canal, and the North-South and East-West streets that transverse the whole Conservation Area, and a strong urban grain in a grid pattern. Naturally, due to adaptation and change over the subsequent century, some of these elements have been lost or obscured, and therefore are diluted or more difficult to identify in some areas of the Conservation Area, namely the Back of Ancoats area.

In comparison to the western end of the Conservation Area, the identity and character of the Back of Ancoats area has been obscured through the loss of key buildings, the creation of gap sites and space leaks, small scale industrial units, developments that do not respond fully to the streetscape, and missing key corner plots to reinforce the urban grain. This area has no designated heritage assets, and is quite distinct in character to the area to the west of Radium Street.

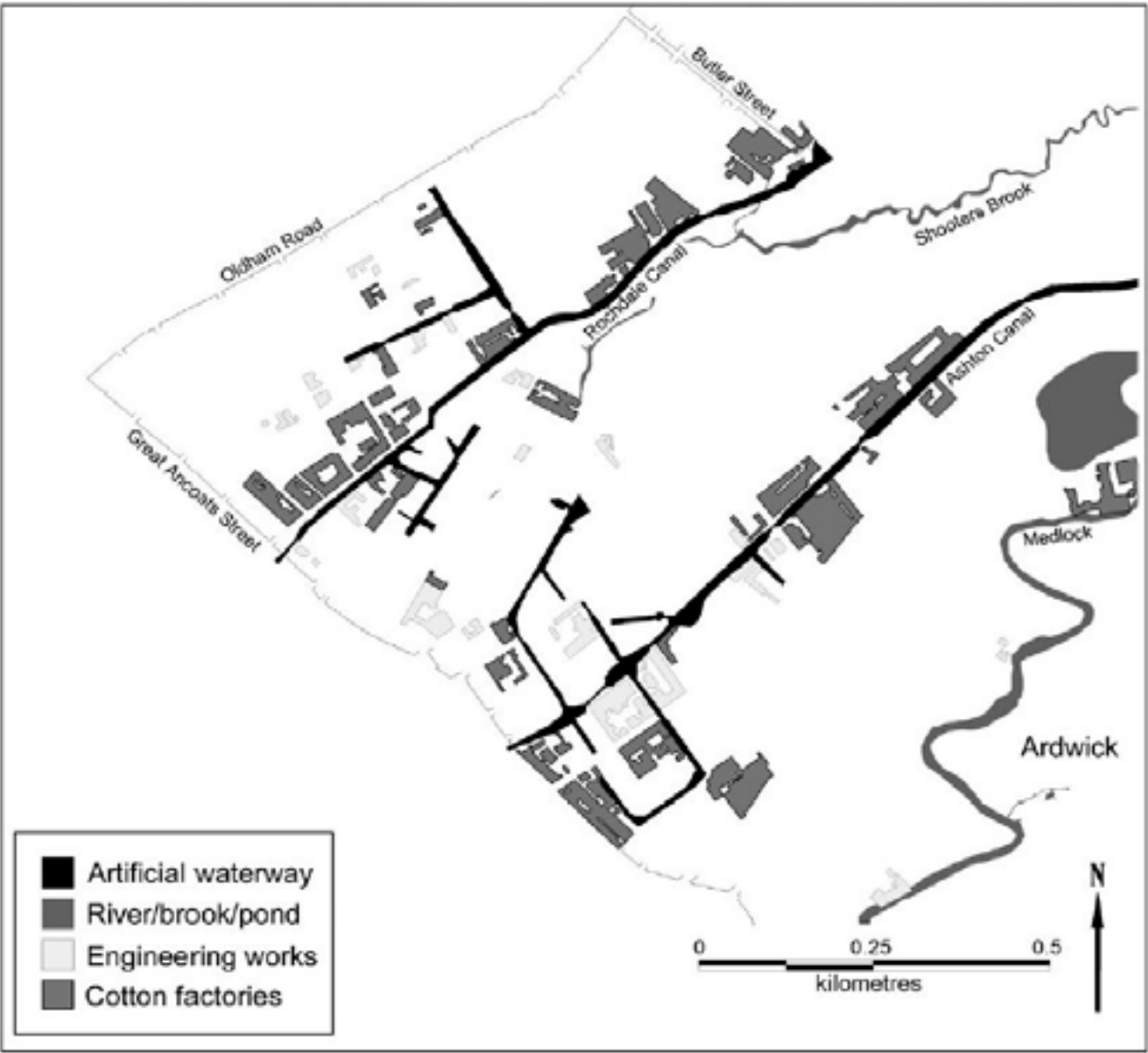


Figure 3 Factories and engineering works in Ancoats, 1850²⁰

3.2 History & Development of the Site

The 1851 map in [Figure 4](#) shows a small collection of buildings on the corner of the Site which appears to have backed onto a Coal Wharf. The 1880 Report on the Health of the City of Manchester map seen in [Figure 6](#) designates that these properties were residential dated from pre-1830.

The 1880 map shows an area called Saxon Court to the rear of the pre 1830 residential properties, and a collection of public buildings. The site also appears to have been home to a public house at the time of the 1880 survey.



Figure 4 1056 Scale Town Plan 1851

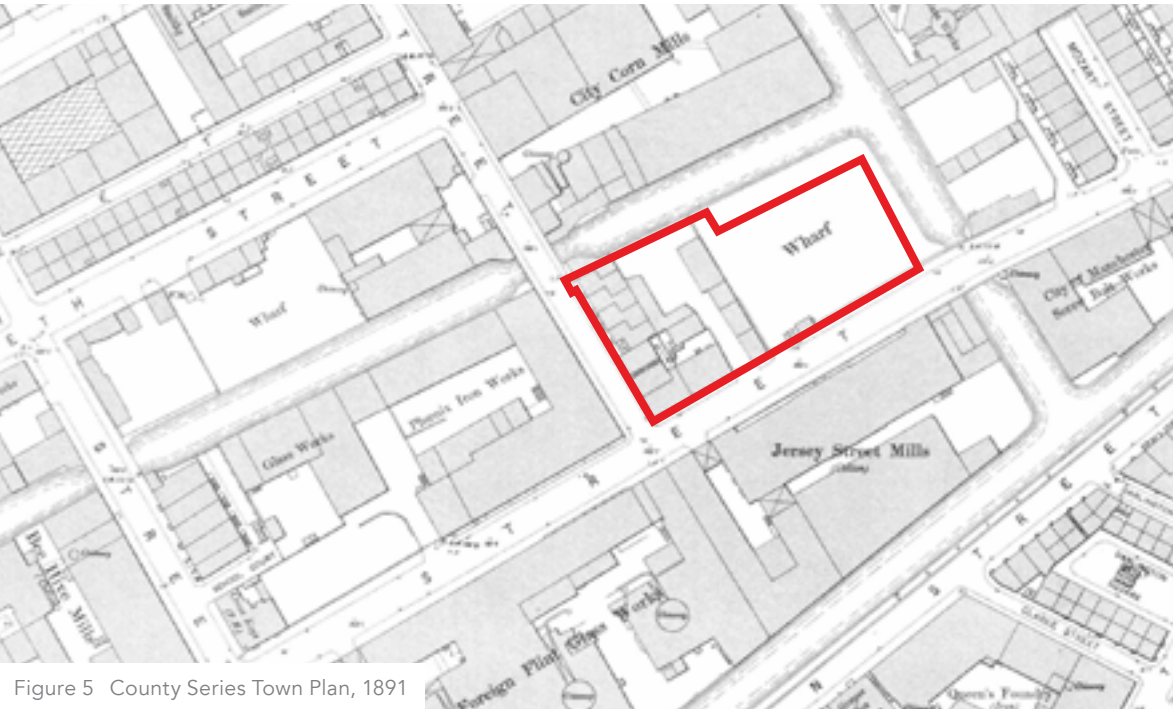


Figure 5 County Series Town Plan, 1891

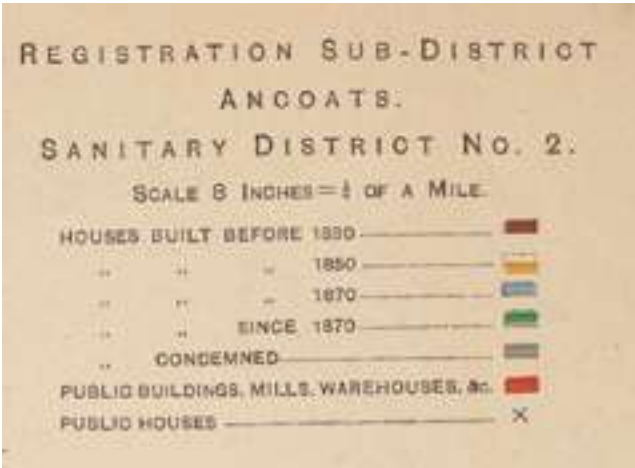
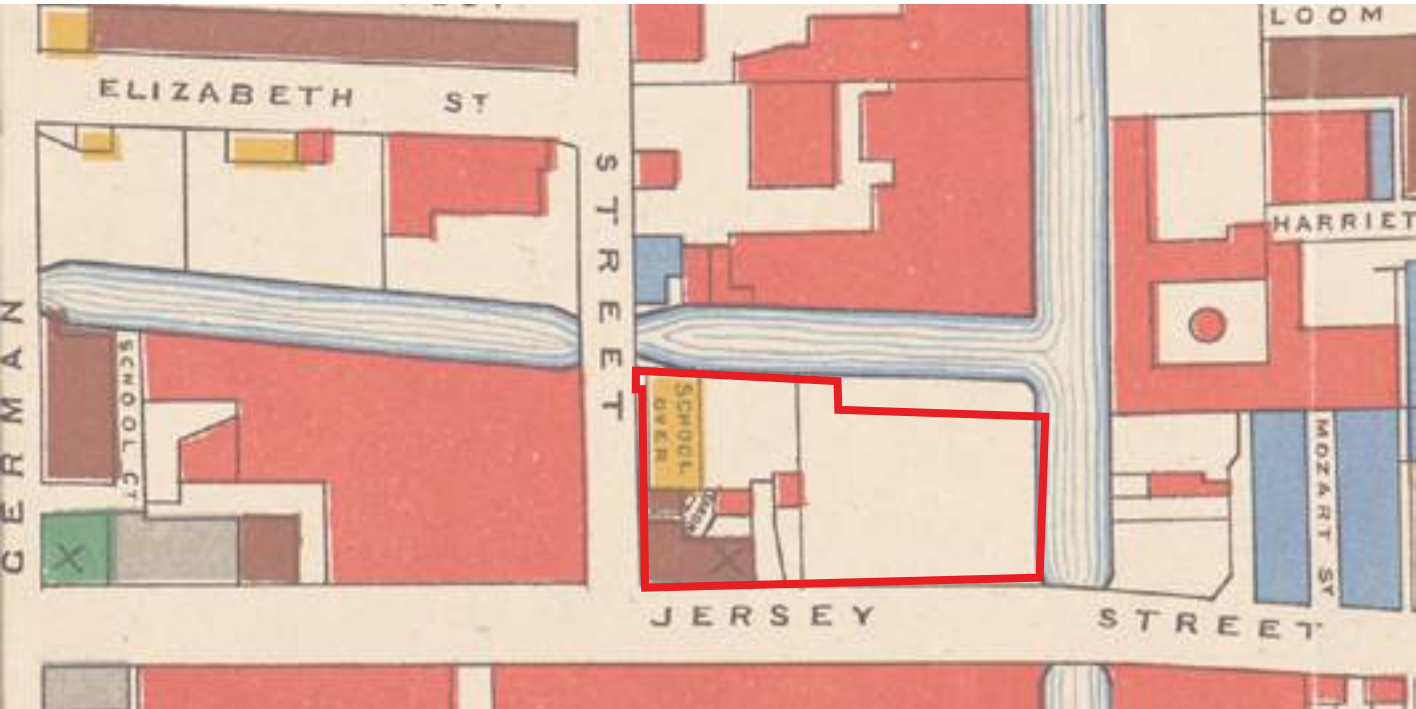


Figure 6 Report on the Health of the City of Manchester, 1880. Registration Sub-District. Ancoats. Sanitary District No. 2. Bastow, Richard Austin, 1839-1920



This collection of buildings remains relatively consistent, though by 1931, only the former pub building remains. 1950s mapping shows the site as being clear, with "Corporation Yard" marked to the east of the site. This could sensibly be attributed to the clearances of the post 1933 Housing Act period.



Figure 7 County Series, 1893



Figure 9 County Series, 1922



Figure 8 County Series, 1908

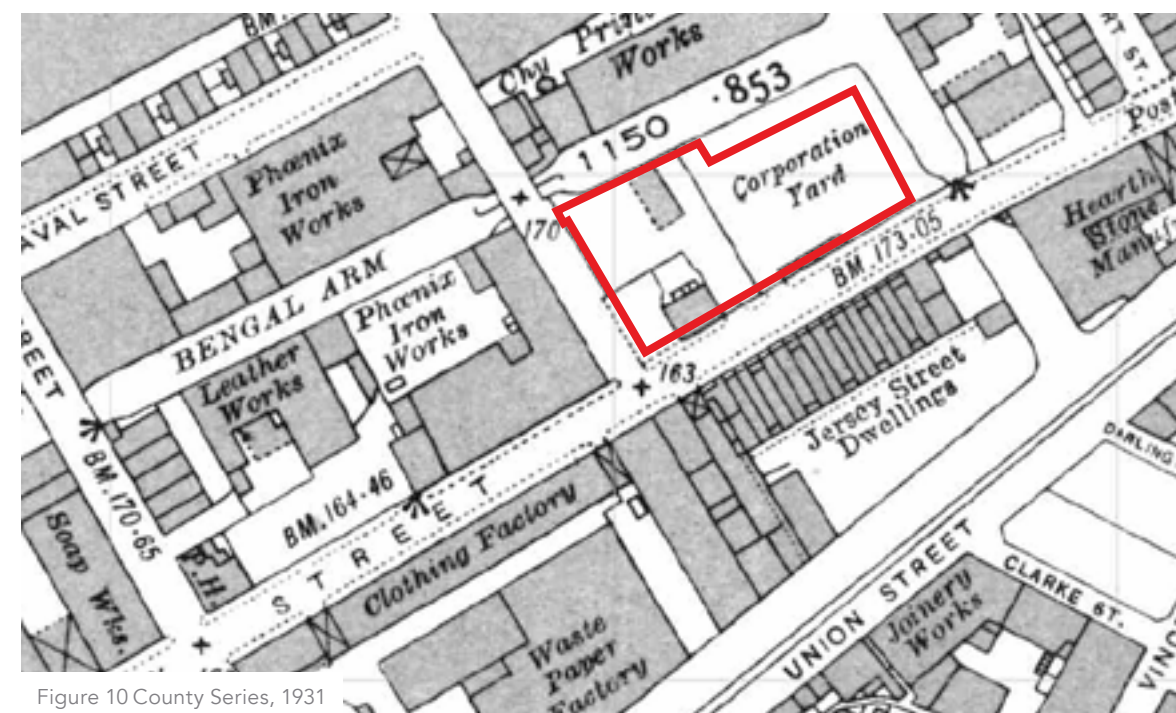


Figure 10 County Series, 1931

In mapping from 1963 and 1965, the site is shown as a reasonably large factory with an ancillary building and Builder's Yard to the east of the site. By 1967 these have been amalgamated, and the site is noted as a Clothing Factory, concurrent with the changing and adapting industries of Ancoats at this time.

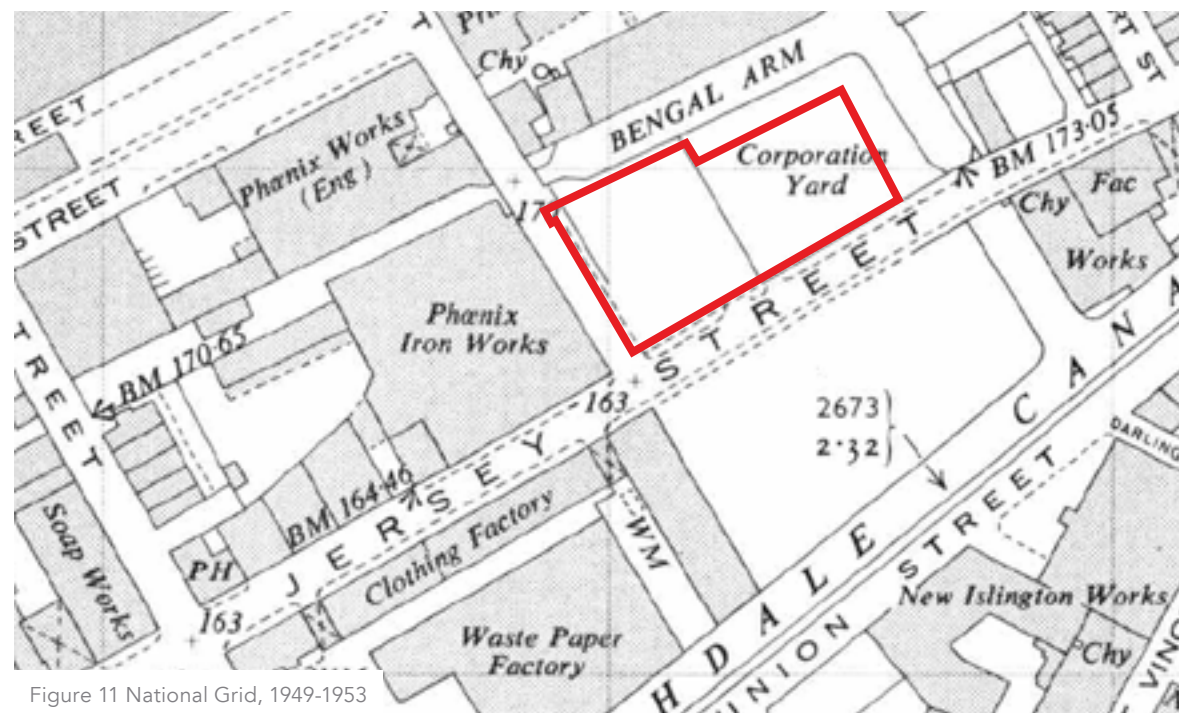


Figure 11 National Grid, 1949-1953



Figure 14 National Grid, 1967



Figure 12 National Grid, 1964-1965



Figure 13 National Grid, 1968-1970



Figure 15 Poland Street, 1962. © Manchester City Council

From the 1980s, the Site is marked simply as “Works” until 1995.

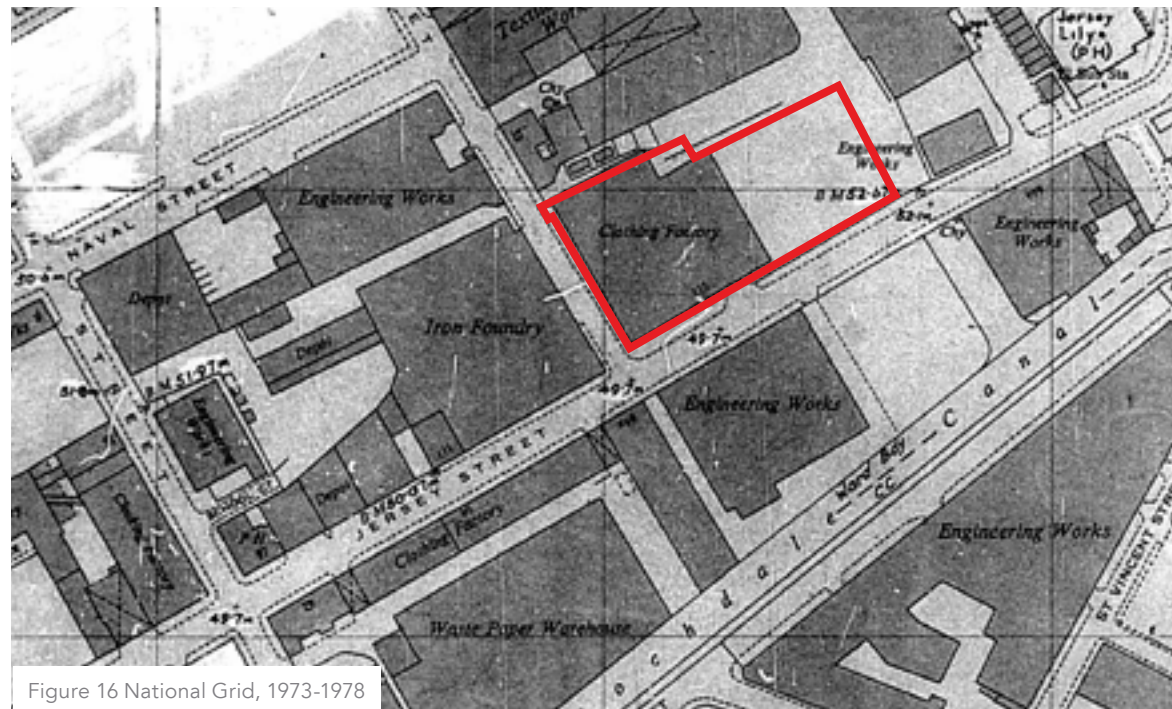


Figure 16 National Grid, 1973-1978



Figure 18 National Grid, 1986-1989



Figure 17 National Grid, 1980-1984



Figure 19 National Grid, 1994

By 2003 the site was cleared.

The Site is presently used as surface car parking, which has been its primary purpose since approximately 2003.

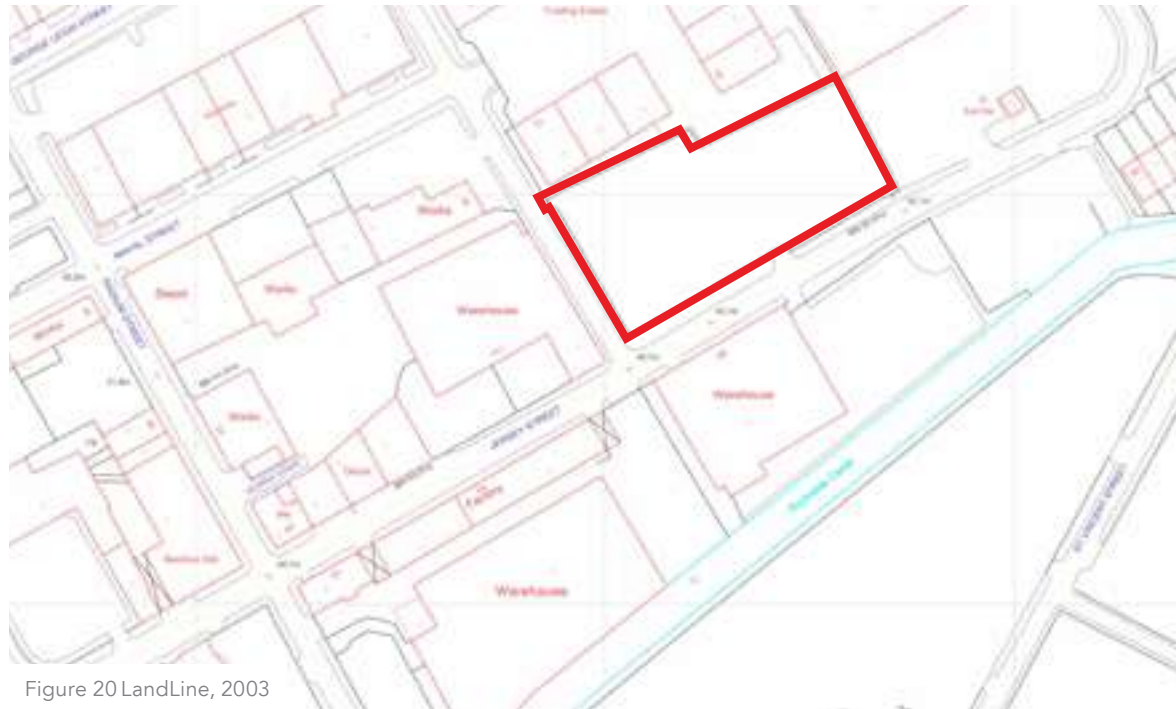


Figure 20 LandLine, 2003

3.3 Other Designated Assets

There are a number of designated assets within the Ancoats Conservation Area. These are as follows:

- Doubling Mill (Forming Part of Murray's Mills), II*
- Little Mill (Forming Part of Murray's Mills), II
- Paragon Mill, II*
- Sedgwick Mill, II
- New Mill (Forming Part of Murray's Mills), II*
- Former Church of St Peter, II
- Victoria Square, II
- Decker Mill Old Mill, II*
- Royal Mill, II*
- Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill, II
- Beehive Mill, II*
- Crown & Kettle Public House, II
- Derros Building, II
- Daily Express Building, II*
- Union Street Bridge, II
- Rochdale Canal Lock Number 82, to East of Great Ancoats Street, II
- Rochdale Canal Retaining Wall on South Side of Redhill Street, West of Union Street Bridge, II

The assets closest to the Site are Beehive Mill, II*, and Little Mill, II. The Site does not contribute to the essential setting of these designated assets, therefore they do not need to be considered individually in this application.

These assets, in conjunction with New Mill, II* and Paragon Mill, II*, which sit further to the South West of the Site, have been considered in the application for their contribution to Jersey Street as a key arterial route through Ancoats, rather than as individual assets, as explored in [3.4 Key Views](#).

Manchester City Council does not have an adopted local list of non-designated heritage assets, and no non-designated heritage assets were identified in pre-application consultation as relevant to this assessment, therefore none have been included within this report.



Figure 21 Historic England National Heritage List showing designated assets with blue triangles

3.4 Key Views

A number of key views have been identified for the assessment of impacts on the Conservation Area, taking into consideration the Site's location, proximity to designated assets, and influence of Conservation Area characteristics such as the urban grain, material palette, routes through the area and mix of development densities.

These key views have been presented to and agreed with Historic England, establishing their suitability and value, through pre-application discussions. The reasons for their inclusion is outlined here.

The views are not considered to be part of assessments for designated assets, as the Site is not part of the essential setting of any designated assets within the Conservation Area. Designated Assets in proximity to the key views are important for the contribution they make to the street scape in question.

The potential impact of the proposed development on these views is explored in [6.4 Impact on Key Views](#).



3.4.1 View 1: West-East Jersey Street

The view West-East down Jersey Street is the principal key view for this site. Jersey Street has a high concentration of designated assets that are recognisable in the streetscape. This view is best taken from the point between Beehive Mill and Little Mill, due to the significance of the assets. This view recognises the contribution these buildings make to the urban grain, sense of enclosure, and material palette of the area, especially on one of the primary arterial routes through Ancoats.

Views along Jersey Street are dominated by the street scene, rather than any particular terminations. It is therefore important to consider the relationships of existing buildings on both the north and south sides of the street, points of mass and density, and where the principal characteristics of Ancoats are enhanced or diluted by the current streetscape.

The optimum view should be taken from the pavement towards the site for a more realistic approach.



Figure 22 Key Views



Figure 23 View 1: West-East Jersey Street

3.4.2 View 2: East-West Jersey Street

The view from East-West down Jersey Street is principally useful to demonstrate a holistic view to the site, and its relationship to the Jersey Street Canal Arm. This route is currently the principal pedestrian connection between Ancoats and Miles Platting, and the proposed site sits in a potentially important position in terms of re-inforcing this “gateway” affect for the transitional space between the two areas.

The principal considerations from this view are: streetscape, material, and variation of roofscape. This is best captured from the footpath at the top of the ridge.

The higher view towards the existing roofscape at Beehive mill is interesting and relevant due to the II* designation of the asset, although the view of the Sankeys sign is recognised as a faux-view created by a loss of structures in between. It is also backdropped by the NQ4 building, which is not important. This view also becomes less visible as a pedestrian further enters Ancoats.



Figure 24 Key Views



Figure 25 View 2: East-West Jersey Street

3.4.3 View 3: Corner of Jersey Street & Poland Street

Due to the contribution of the grid pattern and strong street lines to the character of the Ancoats Conservation Area, corners and crossing streets are important to the significance of the area. This is particularly true in areas where the urban grain has been lost, as it allows potential for enhancement. This view focuses on a corner with a substantial potential for impact, taking into consideration the crossing of two key transitional streets through the area.



Figure 26 Key Views



Figure 27 View 3: South-North Poland Street

3.4.4 View 4: N-S Poland Street

Poland Street has no assets of significance, and the street character has been harmed and degraded by the loss of key plots that would otherwise have made a valuable contribution to the character of the Conservation Area. It is recognised that the Ancoats Conservation Area degrades in quality as it passes Radium Street, towards Miles Platting, which highlights potential for enhancement through development. Despite these losses, the street pattern is still important, and these views will help to provide a site overview that also form a baseline to be considered within the Heritage Assessment.



Figure 28 Key Views



Figure 29 View 4: North-South Poland Street

4.0

Assessment of Significance

4.0 Assessment of Significance

The following assessment of significance looks at identifying the heritage interests of the proposed development site, and an overview of other relevant assets, as outlined by Historic England’s guidance *Statements of Heritage Significance*, published in 2019. The assessment includes a description of the level of significance using the scale below:

- **Exceptional:** Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments and UNESCO World Heritage sites.
- **High:** Heritage interests having national importance, usually found where assets are designated at grade II*.
- **Medium:** Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.
- **Low:** Heritage interests that make a positive contribution to their area, group or setting. Usually non-designated heritage assets and historic townscapes.
- **Neutral:** Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

The heritage interests outlined by Historic England are defined as follows:

Archaeological

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 or Artistic

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

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.

4.1	Ancoats Conservation Area	4.2	Proposed Development Site	
4.1.1	Archaeological Interest	4.2.1	Archaeological Interest	4.2.4 Conclusion
	Archaeolgical investigations across Ancoats have revealed significant information about the development of the area across the 19th century. Due to subsequent phases of adaptation and development, there is significant potential across the whole Conservation Area for further evidence to be revealed. The archaeological interest of the Ancoats Conservation Area is: medium.	The Site is known to have had residential properties and a public house dating from pre-1830, but it is unclear if anything existed on the Site before that. Archaeological investigations across Ancoats and in similar areas has revealed extensive evidence of housing types, shedding light on both the physical and social history of the area. The Site has a significant possibility of yielding further information from this time, but also relating to later phases of development, through the decline, boom and decline of the area throughout the 20th century. There is also potential archaeological interest due to the Site's position between two canal arms, and the use of the eastern part of the site as a Wharf. A separate Archaeological Desk Based Assessment has been carried out for the Site in recognition of this potential. The Archaeological interest of the Site is: high.	The Historic interest of the site is: low.	In conclusion, the Site in its present form does not embody any above-ground physical attributes of significance, all of which has been lost through previous phases of development. Clearance and surfacing of the Site has resulted in a loss of the historic urban grain, including diluting its architectural and historic interest. The existing boundary wall to the west of the site dates from a later stage of development, most likely from the factory/clothing factory that existed on the site in the mid 20th century. The highest potential for significance is in the possible existence of underground archaeological remains. The situation of the Site within the Ancoats Conservation Area is significant, particularly in relation to the canal arms, and the form of the street patterns. These are reflected in the Key Views analysis. The Site is not considered to contribute to the essential setting of any of the designated assets within the Ancoats Conservation Area.
4.1.2	Architectural or Artistic Interest	4.2.2	Architectural or Artistic Interest	
	The architectural and artistic interest of the wider Ancoats Conservation area is linked to the scale and variety of building forms, how those forms respond to the canal, and the aesthetic interest created by a solid grid pattern. These elements are clearly focussed to the south east of the Conservation Area, particularly along the canal, due to the number of substantial designated assets focussed in this area. The grid pattern is largely retained throughout the Conservation Area, however its integrity is weakened towards the north west of the Conservation Area; a result of 20th century clearances and industrial units. The architectural and artistic interest of the Ancoats Conservation Area is: medium.	The Site is currently surface car parking, therefore having no embodied architectural or artistic interest that would be significant to its heritage interest. The principal architectural significance of the Site relates to the situation on the corner plot, its relationships with the bridges of the canal arms, and its relationship to the wider character of the Conservation Area.		
4.1.3	Historic Interest	4.2.3	Historic Interest	
	The historic interest of the broader Ancoats Conservation Area is intrinsically linked to the role of the area in the cotton, glass, stone works and saw mills. It is regularly described as the “first industrial suburb” which saw a unique mix of industry and community, particularly relating to immigrant Irish and Italian populations. Physical evidence of these remains in the urban grain and relationship to the canal, the canal arms, and the height and mix of the remaining historic buildings. The historic interest of the Ancoats Conservation Area is: high.	The Site's historic interest is principally linked to its archaeological interest, namely as potential evidence for the development of industry in Manchester, and specifically the development of the industrial suburb - however it is unclear at present what underground evidence may be available. In its present form, the Site's illustrative historic interests relate to the way the plot responds to the Canal arms, as evidence of the industrial logistics and processes that supported the expansion of Ancoats.		
4.1.4	Conclusion			
	Overall, the significance of the Ancoats Conservation Area is medium.			

5.0

Summary of Proposed Works

5.0 Summary of Proposed Works

5.1 Introduction

The Eliza Yard scheme is a component part of a broader regeneration plan for the Ancoats area, and one of multiple sites being brought forward, in multiple phases, by Manchester Life Development Company. This assessment only deals with the proposals known as “Eliza Yard” in its present context.

The proposed development Site is currently a surface car park, bounded by retaining walls along Jersey Street and Poland Street, and bridges over the existing canal arms, which increase the road height by approx 2m.

5.1.1 Project Context

This project is coming forward as part of the Ancoats Neighbourhood Development Framework, which has identified the need for the area known as “Back of Ancoats” to become a “living and working community.”

5.2 Residential

Eliza Yard is an 8-storey mixed use building that will contain commercial units on the ground floor, and 118 residential apartments above. The mix of these is spread across 1 bed and 2 bed apartments, and 3 bed duplex and premium apartments.

The building consists of two brick gable blocks, which are connected via a green/teal middle link block that is clad in profiled terracotta tiling. The central linking block is set back at first floor to add emphasis to the gable blocks, and increase architectural and visual interest from street level. The principal entrance is defined by the profiled terracotta being brought down to ground floor level, creating a sense of arrival.



Figure 30 Existing Site

5.3 Existing Site

The Proposed Development Site has a set of unusual characteristics that have defined and informed the design development. Currently used as a surface car park, it has retaining walls on Jersey Street and Poland Street that mark the location of the former canal arms, creating existing boundaries to the site, and reinforcing the grid-pattern of the Conservation Area. These canal arms result in an increase in road height of approximately 2m.

The corner crossing of Jersey Street and Poland Street creates a focal point for the Site, as well as highlighting a key crossing of two streets that transverse the Conservation Area from west to east and north to south respectively. As part of the Neighbourhood Development Framework, there is also a focus on enhanced movement and connection along Jersey Street and Poland Street, as well as the reconfigured Ancoats Green to the north east of the Site.

To the immediate north of the Site is the City Court Trading Estate, which is a mid-twentieth century group of simple brick buildings that do not contribute to the significance of the Conservation Area.

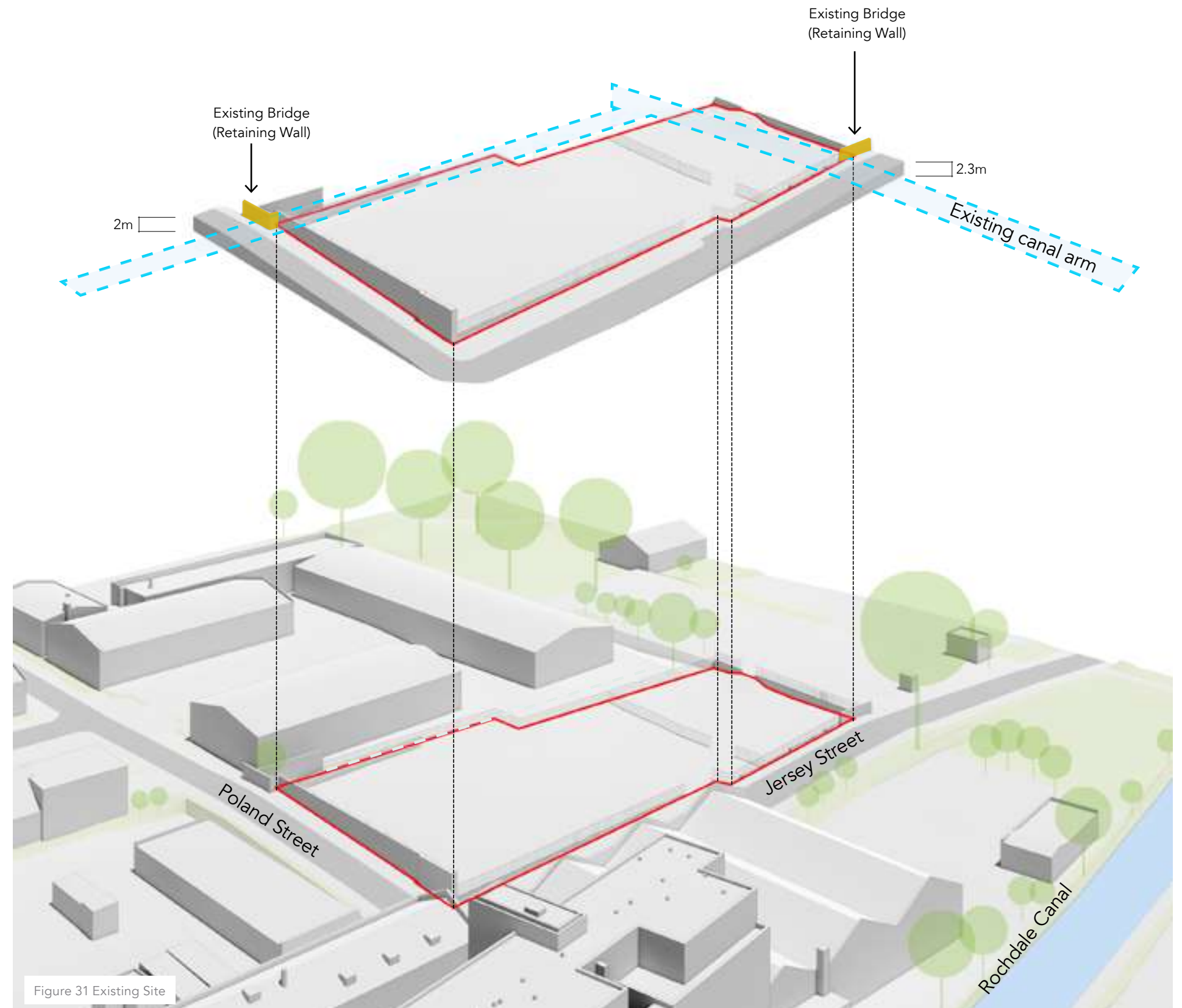


Figure 31 Existing Site

5.4 Scale + Mass

These illustrations demonstrate how the Proposed Development will sit within the Back of Ancoats context, which is accepted to be under-developed, and lacking in consistency and cohesion due to years of demolition of historic streetscape and replacement with small scale industrial buildings. The proposed massing responds to the Site levels. The scale is informed by the guidance set out in the Neighbourhood Development Framework, which suggests eight-storeys.

It is recognised that the Neighbourhood Development Framework proposals will influence the continued development of massing in the context of the proposed development site, though it is beyond the scope of this application to assess the potential cumulative impact of future development.

Figure 32 Proposed Site in Current Context Massing Models

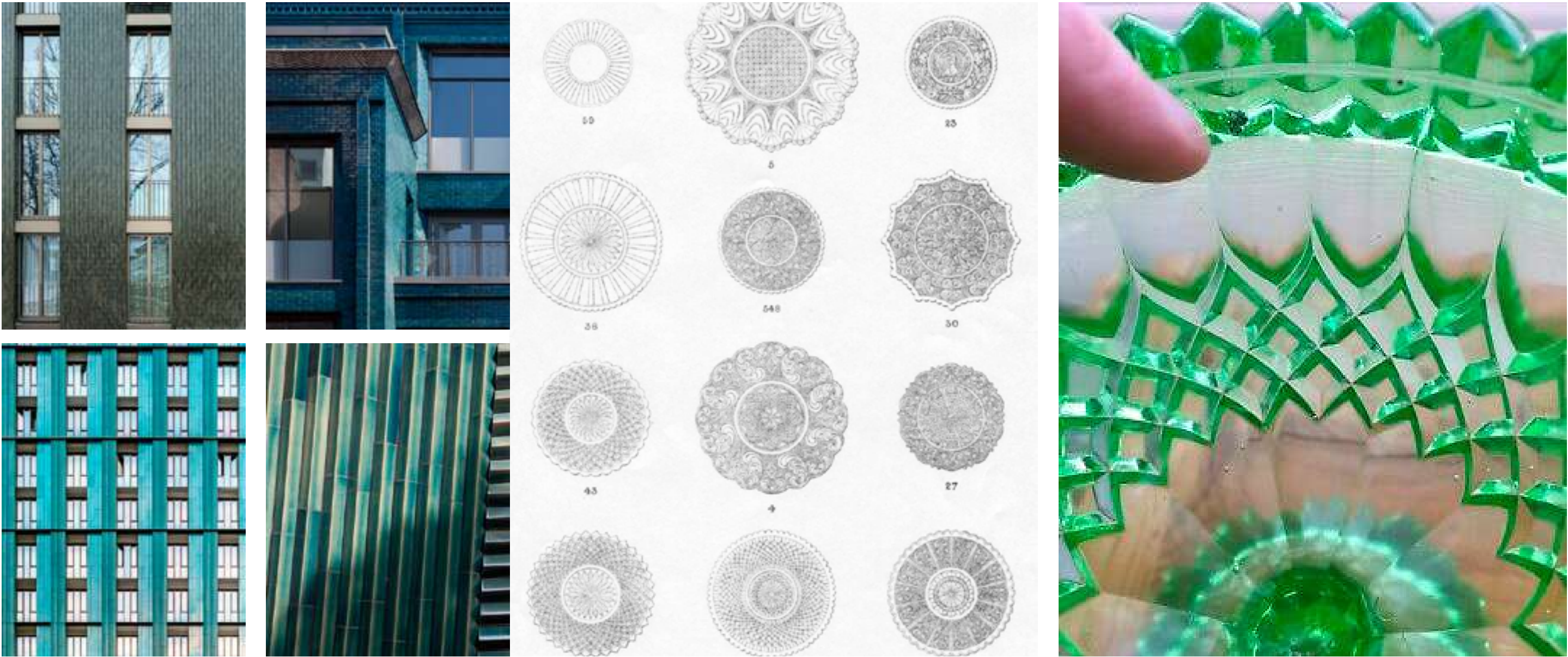


5.5 Material Concept

The material concept for Eliza Yard is two-fold. It takes its cue from the ubiquitous industrial Ancoats red-brick that is consistent across the whole Conservation Area. Recognising the variety and colour-depth of the surrounding context, a variegated red/blue brickwork has been chosen for the gable blocks to reflect the surrounding buildings, but also bring a contemporary feel to the new building. It is important for Eliza Yard to make contextual reference, whilst standing out, as it has potential to create an anchoring landmark corner at Jersey Street and Poland Street, along one of the key sight lines, in a long-empty plot.

Second, in homage to the glass-industry of Ancoats which is often overlooked, the choice has been made to incorporate a green opalescent element. This acts not only as a conceptual tribute to the area, but a method of providing visual distinction between old and new, and highlighting the transitional nature of the space between Ancoats and Miles Platting and the green space that begins at the Back of Ancoats. It breaks the mould of what is considered to be traditional in this area. The colours have been chosen in situ, and in comparison, to ensure they are cohesive and complementary to each other and the surrounding context.

By subverting the expectations of what is considered standard within the Ancoats Conservation Area, the contrast of the two materials, and the use of the green opalescent as the joining piece between two end blocks also helps to break up the massing of the new building, and provide visual interest. This is explored further in:



5.6 Material Palette

The material palette is broken down into the following component parts:

- Variegated red/blue traditional brickwork is proposed for the gable blocks. The darker bricks reflects that of the surrounding mills and former industrial buildings whilst bringing a new contemporary feel to the proposal.
- A contrasting green/teal glazed profiled terracotta is proposed in the central section of the building. This pays tribute to the former glass works that could be in the area.
- Slimline, high quality aluminium windows proposed
- Grey metalwork with blue hues is proposed to help tie the colours found in the brickwork and terracotta tiles together.

JULIET
BALCONIES



SLIMLINE
ALUMINIUM
GREY
WINDOWS



GLAZED PROFILED
TERRACOTTA TILES



"CORDUROY" BRICK
PROFILING



LASER CUT METAL
SECURITY SCREENS



TRADITIONAL RED/PURPLE
BRICKWORK



CURTAIN WALLING
TO GROUND FLOOR
ENTRANCES AND
COMMERCIAL
ELEVATIONS

BRICK DEEP
REVEALS

6.0

Heritage Impact Assessment

6.0 Heritage Impact Assessment

6.1 Introduction

The Heritage Assessment will look at the impact of the proposed development on the Conservation Area, and from agreed key views, within the Policy Context outlined in [2.0](#). The site itself does not contain any designated or non-designated assets, nor does the Site form essential setting to any of the individual listed buildings, therefore these are beyond the scope of this assessment.

6.2 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in [Figure 35](#). This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

6.2.1 Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset. The scale of impact relates this to the significance of the asset in question. It is important to note that impacts can be both direct and indirect, and do not only relate to the physical fabric. Change and impact can also be primary or secondary; temporary or permanent; reversible or irreversible; and may arise as a consequence of construction or operation of the proposed development. For the purpose of this assessment, the following definitions have been applied:

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, ‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’

Direct impacts resulting in physical loss are usually permanent and irreversible; normally occur as a consequence of construction; and are confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics would be affected.

Direct impacts that affect the setting of an asset can occur as a consequence of construction or operation of the Scheme and can affect assets some distance from the development. Assessment of impacts on setting refers to perceptible visual and aural effects that can be appreciated at a given time. Such impacts may be temporary or permanent, reversible or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development, and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been 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 has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be adverse or beneficial.

6.2.2 Baseline Considerations

In accordance with the methodology and scales outlined here, the Ancoats Conservation Area is considered to be of **Medium** significance.

The proposed new development consistutes **Moderate** Change to the Conservation Area. The Site is a component part of the wider Conservation Area, does not remove or replace any elements that are considered signifcant to the Conservation Area, and does not totally alter the character of the Conservation Area or any of its significant elements. It is a recogniseable intervention, clearly modified, with noticeable indirect impacts that are explored in [6.4 Impact on Key Views](#).

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium (Grade II/Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 33 Significance/Scale of Impacts Table

The value of the heritage asset scale in the table is scaled from a higher level that is reserved for World Heritage Sites, and therefore not included here.

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A small change or alteration, but unimportant. Having no visual or indirect impacts on the asset or its setting. Slight changes to use or access.	A small change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where it the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 34 Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 35 9-point scale of impact

6.3 **Impact on the Ancoats Conservation Area**

The proposed development sits directly within the Ancoats Conservation Area. The most important aspects of the Conservation Area that convey attributes of its significance are: the variety and mix of building scales and types, and the grid-pattern urban grain that responds to the industrial infrastructure, such as the Rochdale Canal.

The Site sits at the north east of the Conservation Area. The designated buildings within the Conservation Area are generally concentrated along the Rochdale Canal and Jersey Street at the south west of the Area. It is clear from the Conservation Area plan that the significance, density and mix of the built environment within the Area degrades towards the east. This area, known colloquially as “Back of Ancoats” contains a substantial number of mid-20th century industrial units and some empty plots, relating to the general downturn of the area’s prosperity, and the diversification of the industry taking place.

Though within the Conservation Area, the Site itself is currently vacant and contains no built evidence of the area’s character. The retaining walls and bridges over the canal arms to the Site’s east and west are the key connections between the past and present forms of Ancoats. The Site also does not provide setting for any designated assets.

The proposed development acknowledges the need for enhanced development in this Back of Ancoats area. Whilst it is not possible or desireable to replicate what has been lost, there is a distinct pportunity to reinforce what remains, and re-establish some key elements, without facimilie.

Therefore, the principal consideration in assessing impact on the Conservation Area focuses on the relationship between the Site and the historic urban grain.

The medium significance, moderate scale of change, and moderate benefit of the change results in **less than substantial harm**. The benefits of the implementation of the scheme on the Site outweighs the indirect impacts on the Conservation Area. This is in no small part due to the mitigation of potential harm, explored in [7.2 Mitigation Through Design Development](#).

6.4 Impact on Key Views

6.4.1 View 1: West-East Jersey Street

As discussed in 3.4.1, The view West-East down Jersey Street is the principal key view for the proposed development site. This view has been chosen as the most important due to the high concentration of designated assets that augment the significance of the character area, and the valuable contribution to the Conservation Area that Jersey Street makes as an arterial route from west to east.

These assets along Jersey Street are the closest built heritage within the context of the site. They set out the urban grain, sense of enclosure, and material palette of the area. Views in this direction along Jersey Street are dominated by the the relationships between the built environment, and the vanishing point of the canal arm bridge looking towards Miles Platting, rather than any particular terminations.

The existing view, featured in Figure 36, illustrates the robust parallel lines of Jersey Street, augmented by buildings that open onto the principal street, creating a relationship between the built environment on both sides of the street, which is enhanced by the additional texture of the cobbled street finish tying them together. The view is heavily influenced by the strong brown/red brick and rhythmic apertures that lead the eye towards the Site and Miles Platting beyond.

The proposed view, captured in Figure 37, highlights how Eliza Yard will not deviate from the existing and significant street layout, instead providing visual progression and contrast against the smaller scale buildings, and increasing the sense of enclosure that is provided by the taller buildings such as Beehive Mill, to the immediate left of this image. Whilst taller than the buildings that preceed it on this approach, it is not out of character in terms of scale within the broader area. Where the Site is currently empty, Eliza Yard provides a sense of enclosure at this vanishing point, leading the eye, and passers-by, to a destination that is presently lacking. This is also enhanced by the collection of larger apertures of the corner balconies which creates a strong vertical line that draws the eye.

The darker purple-toned brick, in contrast to the red/brown buildings in the foreground, is not intrusive, and provides an interesting and complementary palette to the existing built environment. It is not seeking to blend-in, and will help to encourage foot traffic by demonstrating that there is a reason to explore.

The proposed development does not threaten the harm or loss of a heritage asset, its component parts, or harm or obscure its significance. It sits comfortably within the parameters of the Conservation Area considered to be significant, principally the street pattern and variety of scale and mass. The proposed development constitutes **no harm** to View 1: West-East Jersey Street.

This proposed development is a major change in an area of moderate significance, resulting in a moderate/large **beneficial** impact



Figure 36 View 1: Existing



Figure 37 View 1: Proposed

6.4.2 View 2: East-West Jersey Street

As discussed in 3.4.2, The view East-West down Jersey Street is useful as a holistic view, incorporating the relationship with the Jersey Street Canal Arm, and the transitional nature of the Site's location between Ancoats and Miles Platting.

The existing view, featured in Figure 38, underlines the importance of the canal arm on Jersey Street, the value of a variety of materials within the core of the Conservation Area, and recognises the importance of the roofscape, although it is acknowledged that the present view to the Sankeys sign on the II* Beehive Mill is a false view due to the loss of structures inbetween.

The proposed view, captured in Figure 39, is a clear illustration of how Eliza Yard will help to complete and enclose this area. It is currently distinguished by an empty gap site, which detracts from the character of the Conservation Area, and creates a sense of lost space. This is especially when approaching on foot from Miles Platting as this is the principal pedestrian footway from Miles Platting to the city centre. Eliza Yard provides a "gateway" to announce the arrival to Ancoats, which at present is reserved until a pedestrian reaches Radium Street at the earliest. It will also announce departure from Ancoats in a more intentional way, rather than being lost to a slow degradation of urban fabric. In this way, it helps to tie together the city centre and the more residential suburbs or the north of the city centre.

The variety and contrast in material between the brick gable blocks and the central terracotta block helps to break up the mass of the building from this angle, which could otherwise be domineering and unwelcoming. It provides rythmn and visual interest, whilst also clearly indicating the entrance to the building through the terracotta being brought to ground level. The active frontage at ground level also helps the proposed development to integrate more fully at ground level, and provides an easy and open transition for pedestrians. This is supported by the pulling back of the building from the canal arm. This space will instigate visitors to look north while crossing, looking towards Ancoats Green, and enhancing the sense of connectivity to the area around it, despite the scale of the building.

The proposed development does not threaten the harm or loss of a heritage asset, its component parts, or harm or obscure its significance. It sits comfortably within the parameters of the Conservation Area considered to be significant, principally the street pattern and variety of scale and mass. The proposed development constitutes **no harm** to View 2: East-West Jersey Street.

This proposed development is a major change in an area of moderate significance, resulting in a moderate/large **beneficial** impact



Figure 38 View 2: Existing



Figure 39 View 2: Proposed

6.4.3 View 3: Corner of Jersey Street & Poland Street

As discussed in 3.4.3, the crossings of streets are important within the historic urban grain of Ancoats, particularly where those streets form dominant routes north-south and west-east throughout the whole Conservation Area, as in the case of Poland Street and Jersey Street. Subsequently, corner plots also become significant to the character of the area.

The existing view, featured in Figure 40, demonstrates the extent to which the urban grain of Ancoats adulterated by the loss of density at this point within the Conservation Area. The corner is entirely gone, and there is nothing to draw the eye, or to indicate that this area would still be considered part of Ancoats. At this point, pedestrians are looking beyond the canal arm bridge towards the chimney of Victoria Mill.

The proposed view, captured in Figure 41, underscores the dramatic potential of the Site to re-establish the corner and re-inforce the street line towards Miles Platting. The corner plot is now substantial and welcoming. The collonade element creates an easy transition, both visibly and physically, between Poland Street and Jersey Street, whilst also creating visual interest to draw the eye towards the centre of the building and the principal entrance.

The proposed development does not threaten the harm or loss of a heritage asset, its component parts, or harm or obscure its significance. It sits comfortably within the parameters of the Conservation Area considered to be significant, principally the street pattern and variety of scale and mass. The proposed development constitutes **no harm** to View 3: Corner of Jersey Street & Poland Street.

This proposed development is a major change in an area of moderate significance, resulting in a moderate/large **beneficial** impact



6.4.4 View 4: North-South Poland Street

As discussed in 3.4.4, Poland Street has no assets of significance. The character of this street has been substantially harmed through the loss of key plots. This is typical of the “Back of Ancoats” area, where the grid pattern of the urban grain and mix of densities has been diluted from the strong core of the Conservation Area to the west of Radium Street. In its present form, this street provides no contribution to the significance of Ancoats Conservation Area, or its unique character.

The existing view, captured in [Figure 42](#), demonstrates the absence of historic character or heritage significance. The view is defined by buildings and spaces that do not face to, or respond to, the street. The industrial warehouse in orange brick to the left of the image is a mid-20th century building that was constructed during a period of light industry taking place in Ancoats. The car park on the other side of the road is also an under utilisation of space with a weak boundary. The distant view, with the height of the modern Flint Glass Works building indicates an increase of scale, which also nods towards the Weaver’s Quay development in New Islington. The historic Flint Glass Works building is visible, providing the principal indication of historic materials from this view. It is there that there is significant potential here for new development to reinstate strong street patterns and create new relationships between the built environment.

The proposed view, captured in [Figure 43](#), demonstrates the way in which Eliza Yard will provide the foundation for reinstating the strong grid pattern and sight lines in the Back of Ancoats area, particularly along Poland Street. It provides definition to corners that are currently empty, and encourages foot traffic along the canal arm bridge, by providing passers-by with a destination to aim towards.

In the street’s present form, the view towards the central block is clear, and the two gable blocks are defined, providing a visually interesting breakdown of massing, and indicating the private courtyard. There is correlation between the form and the function of the building which is announced in the streetscape, and makes reference towards the yard-form component of historic Ancoats. This is enhanced through the use of contrasting materials for the gable blocks and central block. The darker purple-toned brick in conjunction with the textured panels and the profiled terracotta creates a rich and interesting elevation which complements the existing buildings, without seeking to become a facimilie.

The proposed development does not threaten the harm or loss of a heritage asset, its component parts, or harm or obscure its significance.. It sits comfortably within the parameters of the Conservation Area considered to be significant, principally the street pattern and variety of scale and mass. The proposed development constitutes **no harm** to View 4: North-South Poland Street.

This proposed development is a major change in an area of moderate significance, resulting in a moderate/large **beneficial** impact



Figure 42 View 4: Existing



Figure 43 View 4: Proposed

6.5 Overall Impact of Eliza Yard

The implementation of a scheme on this Site has the potential to enhance the relationship between the more significant south-western area of the Conservation Area, and the “Back of Ancoats” by providing a new context in an area that is currently empty and devoid of recognisable character.

The position of the Site on the corner of Jersey Street and Poland Street is also vital. Given the significant contribution the strong grid-pattern urban grain makes to the character of the Conservation Area, the present Site presents a space-leak that dilutes the form of the area. Additionally, there is no corner presence, which contributes to a sense of the built environment “dropping off” as it stretches towards Miles Platting. “Back of Ancoats” is a transitional area between the regenerated and contemporary industrial suburb, to the existing communities in its immediate shadow. It is important that the built environment in this area demonstrates that there is a destination, and invite the eye to what sits further beyond, in order to encourage the broader ripple-effect of urban regeneration.

Ancoats Conservation area is considered **medium** significance on the scale outlined in [Figure 33](#). The scale of change is **moderate** due to the lack of existing built environment, but acknowledging that the development will be a recognisable change. The proposed development sits well alongside those attributes considered to be significant, principally the grid pattern of the urban grain and the variety of scale and mass. It provides enhancement in areas where significance has been lost over time, particularly in relation to reinforcing street lines, long-views and corner plots. This results in a **moderate** scale of change, which would be **moderate beneficial**, due to the reintroduction of built context that responds to the urban grain, actively encouraging re-use of an under-used Site, and encouraging positive regeneration in this transitional area.

Cumulatively, Eliza Yard is considered to be beneficial for the area, Back of Ancoats in particular. The proposals do not have any direct on designated assets that may obscure their special historic or architectural interest, and the Site’s location, whilst within the Conservation Area, does not contribute to the significance of the area, or provide setting for any designated assets.

The scale of change and alteration to the Site and its immediate context in the previous century has degraded the urban grain and left the historic Ancoats Conservation Area weaker in the Back of Ancoats area. The proposed development seeks to reinstate this vacant Site as an active and contemporary Site, cognisant of its transitional location between the core of historic Ancoats, and the residential Miles Platting.

In conclusion, the medium significance, moderate scale of change, and moderate benefit of the change results in **less than substantial harm**. The benefits of the implementation of the scheme on the Site outweighs the indirect impacts on the Conservation Area. This is in no small part due to the mitigation of potential harm, explored in [7.2 Mitigation Through Design Development](#).



Figure 44 View 3

7.0

Justification Statement

7.0 Justification Statement

7.1 Setting

It is recognised that the Site sits in proximity to a number of designated assets, the closest being the Grade II* Beehive Works. However, the Site is not considered essential “setting” in heritage terms, and is therefore not a consideration of assessing heritage impacts in this context.

The Site itself has limited heritage significance due to the extensive changes in the previous centuries, though the archaeological potential is recognised, as discussed in [4.0 Assessment of Significance](#). Generally, the vacancy of the Site has resulted in a vast space that dilutes the significance of Ancoat’s grid pattern urban grain, detracting from the character of the area in terms of quality, streetscape and sight lines through the Conservation Area.

The site layout has responded to the existing design drivers, as well as adapting to the physical constraints of the Site. Pulling back the eastern elevation from the boundary to respond to the canal arm highlights this historic element within the setting of the new building.



Figure 45 Aerial view showing proposed development in context

7.2 Mitigation Through Design Development

As explored in [5.0 Summary of Proposed Works](#), the proposed development has responded to the wider Conservation Area, taking into consideration the key contextual drivers, and testing measures for mitigation of potential harm to the Conservation Area through the process of design development.

7.2.1 Scale, Height & Mass

The proposed development recognises the opportunity to create height on an important corner, the crossing of Jersey Street and Poland Street, as key routes through Ancoats, from Great Ancoats Street and Oldham Road, which links Ancoats to the surrounding areas.

The immediate area is largely undeveloped, characterised by small scale mid 20th-century industrial buildings. This results in the proposed development appearing substantially taller than its neighbours, however, the project responds to the height recommendations made in the Neighbourhood Development Plan. The near vicinity is likely to change in the coming years.

The proposed scale of the building also corresponds with some of the larger historic and contemporary developments in the Ancoats Conservation Area. The massing takes inspiration from the local mill buildings, but does not seek to present a homogenous block, which can appear impenetrable and dominating. The proposed development is split into three distinct blocks: two gable blocks separated by a set back central block in a different material. This helps to break up what could be a substantial built element, providing a variety of massing blocks that fits more appropriately with the variety of building densities in Ancoats, both historically and contemporary.

The scale, height and mass of the proposed development has a beneficial impact on the Conservation Area due to the re-introduction of larger scale units within the Back of Ancoats, which has been diluted throughout post-industrial decline.

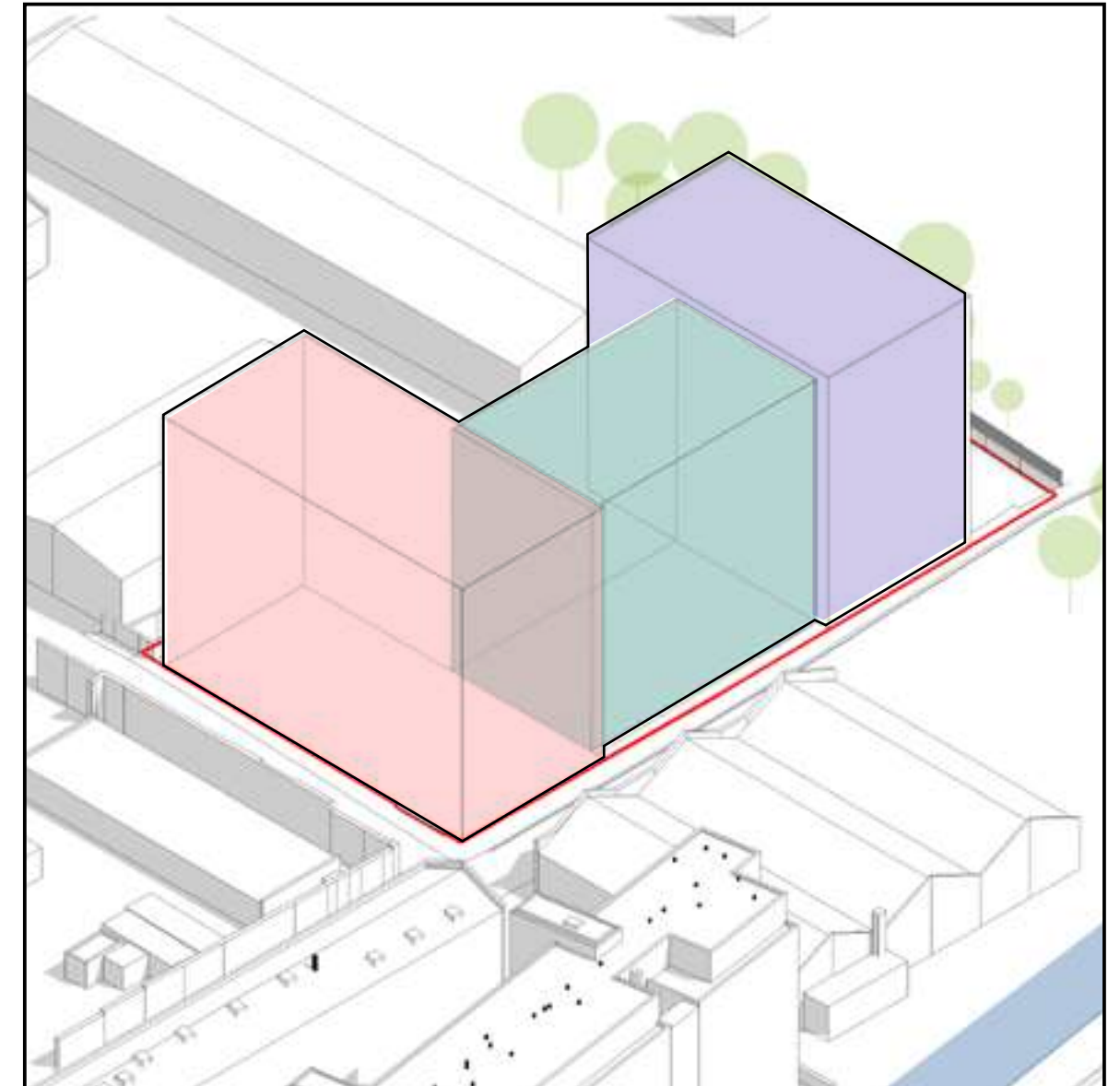


Figure 46 Diagram demonstrating breakdown of massing

7.2.2 Elevation

The elevations, most notably Jersey Street, have undergone numerous alterations and adaptations in response to feedback and consultation. Some of the options explored are included here for reference.

In contrast to earlier design proposals, the proposed scheme has a number of elements that have been reviewed and improved to enhance the way the building presents itself to the streetscape.

The principal changes relate to the distribution of windows and how this relates to the function of the building's interior, the role of the active ground floor and its relationship to the street, and how adaptations to the material palette help to integrate the building into the wider experience.

The fenestration pattern, mixing wide and narrow apertures, is intended to respond to the interior room uses and general arrangement of the facade, similar to the large scale mill buildings in the wider Conservation Area. Circulation cores are marked by narrow windows, reflecting the function of the interior in the form of the building. Detailed brick panels have been added to give the impression of wider apertures, provide visual interest, and help to express the grid structure of the building. This expression of structure is also taken from the wider context of the Conservation Area.

Similarly, the decision to bring the terracotta brickwork to ground floor is a contemporary interpretation of the historic preference for announcing central doorways with a change of material, i.e. stone in a brick building, and creating a sense of arrival.



Vertical regularity with variation in horizontal pattern.



A strong grid of vertical brick piers referenced into the facade.



Larger opening bays at ground level.

Figure 47 Local Context Influence on Elevation Design

7.2.3 Materials

In addition to providing distinction between the end gable blocks and the central block so it is perceived in three parts, changing the material creates a distinctive streetscape, and enhances the entrance. This central block, with its terracotta, relates spatially to the courtyard beyond. Though this is not obvious to passersby, it represents how the form and design of the building represents how it functions and the spaces it contains and relates to.

7.2.3.1 Brickwork

The main body of the building will be in dark variegated red/blue brick. It is darker than many of the existing buildings in the surrounding area, but not all of them. It reflects the character of the brickwork in the Conservation Area, whilst retaining a contemporary feel.

7.2.3.2 Terracotta

The terracotta linking element helps to announce the central entrance through contrast in material to the main body of the building.

Subtly, the material has been chosen as homage to the presence of glass manufacturers in the area due to its glazed finish and triangulated profile, in reference to cut glass. This is an industry often overlooked in favour of the cotton history of Ancoats and Manchester more broadly. In reality, there was a significant amount of glass factories and glass work produced in the area.

7.2.4 Detail and Interpretation

Eliza Yard recognises the potential for the development to shed greater light on the overlooked elements of Ancoats history in a way that is integrated to the modern use of the building. The proposals intend to weave some interpretation about local glass manufacture into elements at ground floor level, where there is more visibility. Though it is not appropriate for this site to become a museum, this small piece of interpretation will help to alert building users and pedestrians to the history of the area. This is a positive contribution to the public benefit of the proposed development.

Figure 48 Proposed Brickwork



Texture and Bond

Colour and Variation

Depth and Solidity

Figure 49 Contextual Brickwork

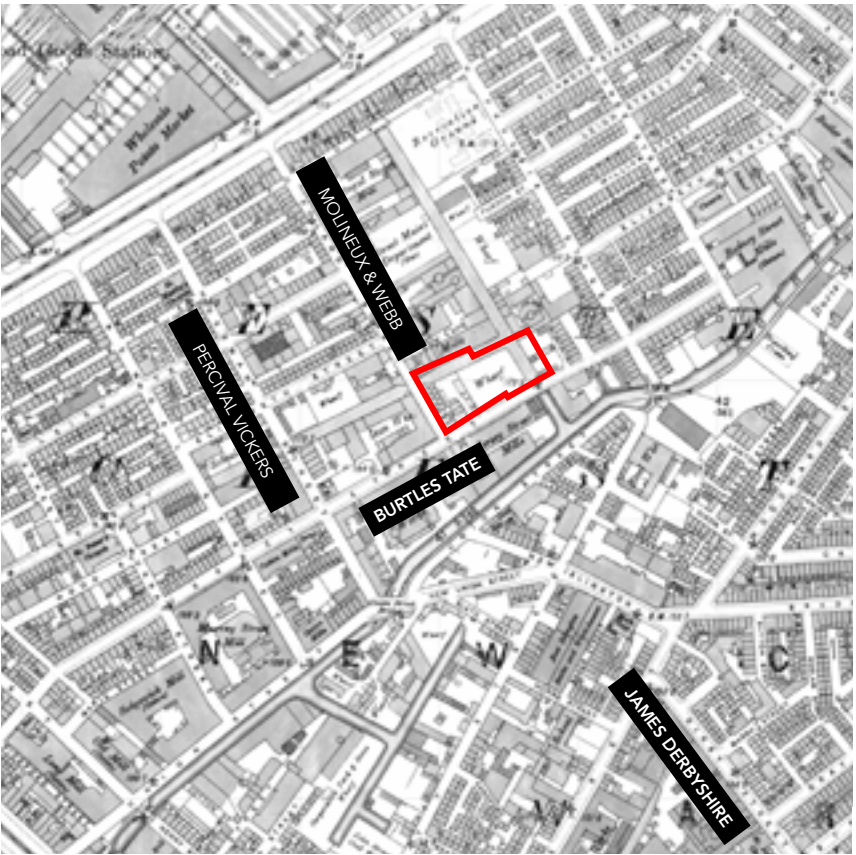
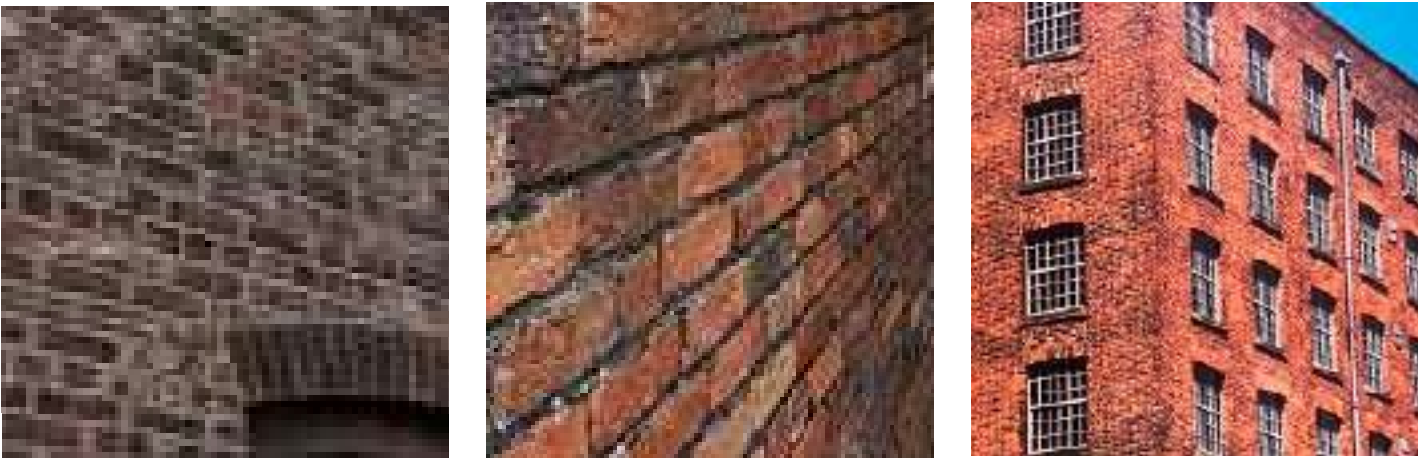


Figure 50 Illustration of Glass Manufacture in the context of the site.

7.3 Conclusions

In conclusion, each element of the proposed development has sought to balance the needs of a contemporarry building in a highly desireable area of the city centre with consideration for the heritage context.

Overall, the scheme reflects thoughtful relationships between buildings, masses and spaces, including highways and public footpaths, and acts as a point of transition between Ancoats and Miles Platting.

The area has been subject to numerous phases of change or underinvestment, all of which have obscured and harmed the historic urban grain of the Conservation Area. The vacant site presents a substantial space leak, resulting in a diluted urban grain and structures with little or nothing to respond to.

The proposed development indicates a return to active use of the Site, reflecting but not copying design elements from the context, and providing a much needed statement or landmark corner at the crossing of two important streets, Jersey Street and Poland Street.

Overall, the proposed development stands to make a positive contribution to the townscape of the Back of Ancoats, and Ancoats Conservation Area more generally, and is of no harm to the surrounding hertage assets.

8.0

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8.0 Bibliography

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9.0

Appendices

9.0 Appendices

9.1 Endnotes

1	NPPF, 55.
2	NPPF, 55-6.
3	NPPF, 56.
4	NPPF, 56.
5	NDF, 41.
6	NDF, 59.
7	NDF, 61.
8	Historic England. 5.
9	Ibid. 9.
10	Manchester’s Industrial Waterfront. 9.
11	Historic England. 29.
12	Ibid. 30.
13	Ibid. 30.
14	Ibid. 45.
15	Ibid. 66.
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17	Ibid. 69.
18	Manchester City Council. Ancoats Conservation Area. https://secure.manchester.gov.uk/info/511/conservation_areas/1216/ancoats_conservation_area
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Buttress

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