



Medieval Quarter Public Realm
Heritage Statement

September 2020

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Front cover image is a drawing from 1875 of the Chetham's School and Library Building, looking southwest from the River Irk (*Manchester Libraries, Information and Archives*).

1 Introduction

- 1.1 This Heritage Assessment has been prepared by Deloitte LLP ("Deloitte") to support an application for full planning permission, in relation to the proposed landscaping for the Medieval Quarter, Manchester ("the Site"). The Applicant is Manchester City Council ("MCC").
- 1.2 The Proposed Development relate to a site area of approximately 0.71 hectares, located in Manchester City Centre and the Cathedral Conservation Area. The Site boundary runs alongside the River Irwell, along Victoria Street from the public realm area to the east of Proper Tea, up until Hunts Bank road, behind Chetham's Library.
- 1.3 The description of development for the Application for Full Planning Permission is:

'Public realm proposals to include a new park alongside the River Irwell between Chapel Street & Victoria Bridge Street, a memorial feature to the Manchester Arena attack and a new entrance square to Manchester Cathedral'

Project Background

- 1.4 Environmental improvements to the areas which surround the Manchester Cathedral, Chetham's School of Music, Cathedral Approach and the Corn Exchange have been ongoing for a number of years, primarily to try and create a holistic setting for these buildings, as well as connecting them to Victoria Station and the Primary Retail Area.
- 1.5 The IRA bombing of the area in 1996 led to substantial damage to the Grade II Listed Corn Exchange. This led to investment in its repair, as well as funding to build the National Football Museum and surrounding public realm areas to create an interactive pedestrian environment.
- 1.6 Further ambitions to improve the public realm around the Cathedral and Chetham's and to open up these buildings to the River Irwell, have been described within the Medieval Quarter Masterplan (June 2016), which was endorsed by the Manchester City Council Executive Committee on 19 October 2016.
- 1.7 This has led to the demolition of the former Palatine Buildings which fronted Victoria Street. These works were undertaken to allow for the listed medieval buildings to be viewed from Victoria Street.
- 1.8 In May 2018 Manchester City Council approved the Medieval Quarter Gateway 5 (procurement document) to allow for the construction of the £2m Medieval Quarter public realm, which is detailed in the accompanying Design and Access Statement to support the planning application for full planning permission.
- 1.9 Planning Application reference 121341/VO/2018 was approved by Manchester City Council on 25th January 2019 for *"City Council Development - Public realm works to create a new public amenity space (Phases 1A, 1B and 1C) comprising the creation of a public square in front of Manchester Cathedral, areas of new paving, amenity planting, raised lawns, tree planting, street furniture, lighting and to include opportunities for the integration of future public art."*
- 1.10 Following this planning approval, a review of a suitable location for a permanent memorial to the 22 people who lost their lives in the 22nd May 2017 terrorist attack at Manchester Arena was conducted by Manchester City Council in consultation with the families who lost loved ones. A peaceful site was chosen within the Medieval Quarter landscaping scheme between the Cathedral and Chetham's School of Music on Fennel Street. This Heritage Statement accompanies this latest planning application for the new memorial and updated public realm design.

Report Structure

1.11 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of the information required for applications, it states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"¹.

1.12 In light of these requirements this Report is structured as follows:

- Section 2: site context, including a site history. This section also outlines the heritage assets potentially affected by the Proposed Development.
- Section 3: legislative and policy context for this assessment.
- Section 4: area of analysis and delineation of impact.
- Section 5: assessment of significance.
- Section 6: assessment of impact.
- Section 7: policy assessment.
- Section 8: summary and conclusion.

Research Methodology

1.13 The assessment has been carried out in accordance with the statutory duties of The Planning (Listed buildings and Conservation Areas) Act 1990 and the policies of the National Planning Policy Framework (NPPF).

1.14 The baseline assessment has been undertaken using a combination of desk-based study and fieldwork to identify and assesses the heritage significance of the potentially impacted heritage assets and to establish the impact on their significance. The following survey and data sources have been used:

- National Heritage List for England (Historic England (HE));
- Manchester City Council (MCC);
- Manchester Libraries, Information and Archives;
- Detailed visual site inspections carried out on 03 August 2018 and 02 June 2020;
- Other published sources of information which are referenced where relevant.

Authorship

1.15 The report has been prepared by Deloitte Real Estate; a real estate consultancy comprising planning and surveyors as part of Deloitte LLP.

1.16 Authors: Katie Wray (BA (Hons), MPLAN, MSc, MRTPI) and Affiliate IHBC – Heritage Planner; and Hannah Shine (BSc (Hons), MSc, MRTPI) – Planner.

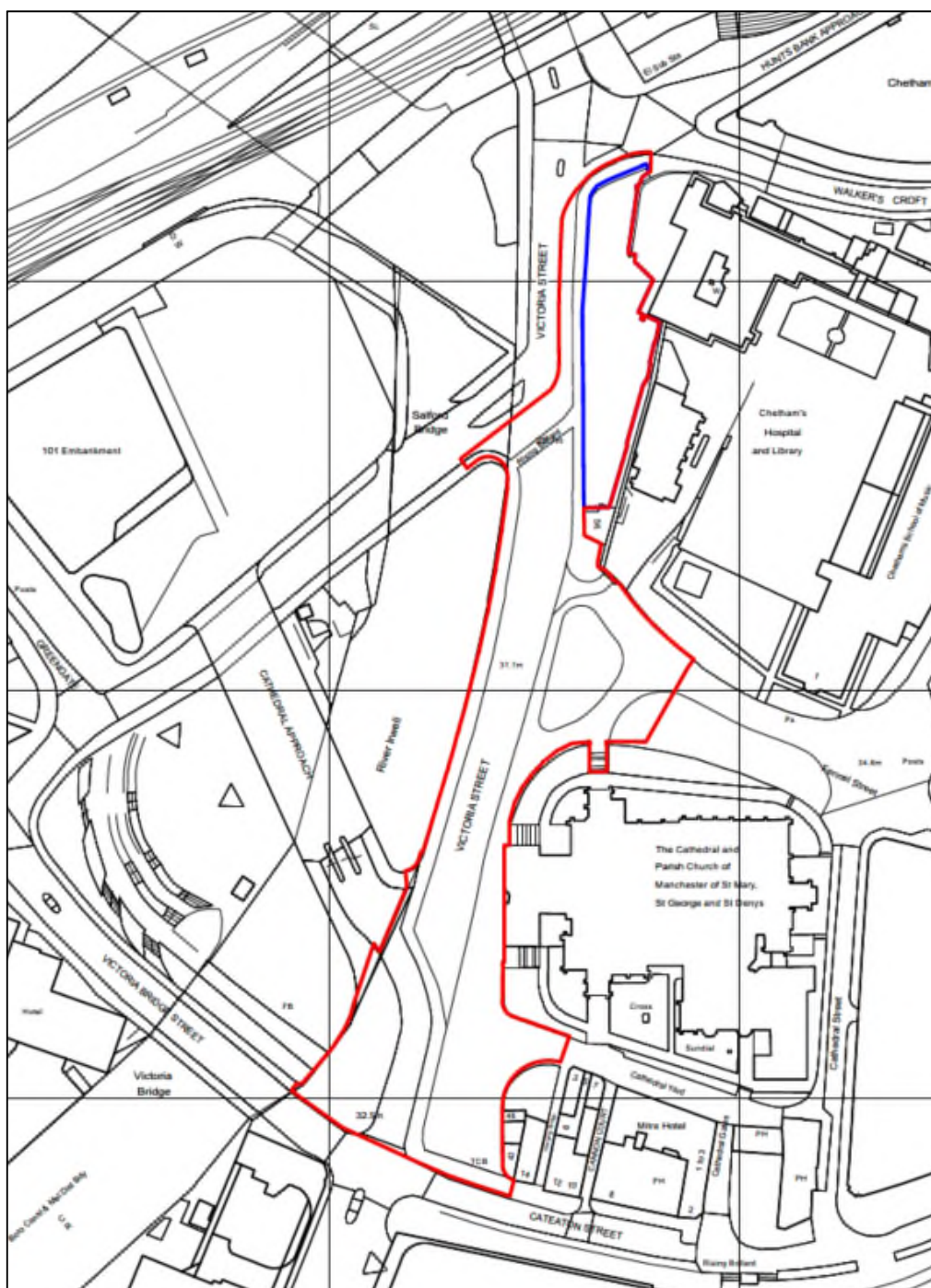
¹ DCLG (2012) National Planning Policy Framework (NPPF), Paragraph 128.

2 Site Context

The Site

- 2.1 The Site is located within Manchester City Centre. The Site itself is approximately 0.71 hectares and is bound by the River Irwell, Walker's Croft/ Hunt's Bank, Chetham's School Campus, the Cathedral and Cathedrals Yard, see Figure 2.1.

Figure 2.1 Location Plan. Source: Planit i.e. Ltd.



- 2.2 Victoria Street makes up the majority of the Site area, and is a partly pedestrianised route which runs alongside the River Irwell. The part of Victoria Street which has been stopped up has not been transformed into one single surface, and has a number of different materials running through it. Temporary public realm works have been implemented along this thoroughfare, however it has only marginally improved the streetscape.

Site Context

- 2.3 The Site is located within the Medieval Quarter of Manchester City Centre, which is subject to an endorsed public realm masterplan, the Medieval Quarter Masterplan (October 2016).
- 2.4 The wider area is typified by largely low density development, with late 19th and early 20th century buildings, which typically range between two to four storeys in height. These buildings have been built along a fairly tight urban grain surrounding the Cathedral along Cathedral Yard up to the Corn Exchange, following medieval street patterns. There have not been many recent developments in the area.
- 2.5 However, there has been the recent successful refurbishment of the Grade II listed Corn Exchange following the 1996 IRA bomb which destroyed much of the interior of the building. The Corn Exchange is now comprised of a mix of restaurants on the ground and mezzanine levels, as well as a 114 room hotel on the upper floors.
- 2.6 The Grade II listed Victoria Station has also been recently sympathetically restored with its reopening in 2014. The restoration works included the ornate Victorian stained glass dome over the current bar area and three war memorials which were existing at the station. A new roof was also included, as well as the installation of a new mezzanine access deck to the adjacent Manchester Arena plus a gate-line, concourse flooring and external doors.
- 2.7 The Urbis building, built in 2002 and designed by Ian Simpson of Simpson Haugh Architects, was originally a cultural hub. However, the building was re-purposed and opened as the National Football Museum in 2012 and attracts over half a million visitors each year.
- 2.8 The Site is located in a highly accessible location within Manchester City Centre, benefitting from a high level of pedestrian and vehicular accessibility, and overall offers exceptional linkages to a variety of multi-modal public transport connections. Victoria Station mainline train station, Exchange Square Metrolink tram stop, Shudehill bus interchange and Metrolink stop, are all within walking distance of the site. These all provide public transport links across the city centre and Greater Manchester.
- 2.9 The Site is located within the Cathedral Conservation Area. The Site is approximately 200m from the Shudehill Conservation Area boundary, 200m from St. Ann's Square Conservation Area boundary, and approximately 200m from the Flat Iron Conservation Area. There are no listed buildings within the Site.
- 2.10 There are twenty-two listed buildings within the immediate vicinity of the site. These include two Grade I listed buildings and fourteen Grade II listed buildings which include a number of viaducts, railway arches and bridges.
- Cathedral Church of St Mary (Grade I);
 - Chetham's Hospital and Attached Wall (Grade I);
 - Detached Block of Schoolroom Approximately 20 Metres South of Chetham's Hospital (Grade II) (which is also sometimes referred to as the Waterhouse Building);
 - Fragment of Hydes Cross Approximately 20 Metres South of Chetham's Hospital (Grade II);
 - South East Wing to Chetham's Hospital (Former Manchester Grammar School) (Grade II);
 - Victoria Bridge (Grade II);
 - Mynshulls House (Grade II);
 - Mitre Hotel (Grade II);

- Sinclairs Oyster Bar (Grade II);
 - The Old Wellington Inn (Grade II);
 - Former Corn and Produce Exchange (Grade II);
 - Railway Viaduct and Retaining Walls at Junction with Greengate (Grade II);
 - Stephenson Bridge (Grade II);
 - Victoria Station including Concourse to Rear With Restaurant and Booking Hall (Grade II);
 - City Buildings (Grade II);
 - North Bridge (Grade II); and,
 - Middle Bridge (Grade II)
 - Manchester Parcel Office (Grade II)
 - Cooperative Wholesale Society (Grade II)
 - Former Royal Exchange (Grade II)
 - Blackfriars Bridge (Grade II)
 - 62 Chapel Street (Grade II).
- 2.11 There is also one scheduled monument in close proximity to the Site area, called The Hanging Ditch which is located within the Manchester Cathedral Visitors Centre, 10 Cateaton Street.
- 2.12 This statement only considers built, above ground heritage and therefore the scheduled monument which is best appreciated from the basement of 10 Cateaton Street is **not** assessed.

History of the Area²

- 2.13 Prehistoric findings on site have dated back to the Bronze Age. Two very rare artefacts have been uncovered from the Hanging Ditch during the construction works for the Hanging Bridge Chambers Building in 1880; a bronze dagger c. 140mm long and a fragment of a bronze axe. Other Bronze Age findings which have been uncovered across the locality include: a flint flake; a perforated stone hammer; a flint scraper; a type of stone implement; and a sample of charred material which was radiocarbon-dated to c. 1880-1650 BC. No Iron Age finds are known from Manchester.
- 2.14 The first major settlement, of what is now Manchester City Centre, was defined by the Romans in AD 79 where they established a fort at Castlefield, the remains of which is situated at the southern-most end of Deansgate. The Medieval Quarter has produced a small number of Roman finds, mostly from the Hanging Ditch including a Roman coin of Hadrian which was uncovered during the construction of the Hanging Bridge Chambers building in 1880. Other Roman finds include two pieces of Roman glass; Roman Coins dating from c. 306-40 AD; and possible remnants of a cobbled Roman Road within the Cathedral's churchyard.

The principal sources for this section are:

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Morris, Michael, *The Archaeology of Greater Manchester Volume 1: Medieval Manchester*, Greater Manchester Archaeological Unit, Greater Manchester²

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The Chapel Street Heritage Trail, *Salford City Council* <http://www.visitsalford.info/documents/chapelstreettrail.pdf>. Accessed 30 July 2018.

City of Manchester Plan 1945, *Manchester University Online*

https://personalpages.manchester.ac.uk/staff/m.dodge/plans/1945-City_of_Manchester_Plan.pdf. Accessed 30 July 2018.

Figure 2.2: Medieval Map of Manchester. Source: Hartwell, C. (2002) Pevsner Architectural Guide Manchester. Yale University Press. The location of the three ditches are shown as dashed red lines within this map as well as an indication as to the location of modern streets.



- 2.15 Manchester has strong medieval roots (c. 400–1500 AD) which are apparent in the designation of Manchester Medieval Quarter, where the application site is located. Three ditches, which were concentric in shape are located in this area and are shown in Figure 2.2 below. Two of these ditches ran along the line of Long Millgate and the Hanging Ditch, close to the present Cathedral, and one ditch ran through the current site of Chetham’s School and Library. The Hanging Bridge, also shown in Figure 2.2, which originally crossed the Hanging Ditch, is located beside the church and is now a registered Scheduled Monument. The early function for this Hanging Bridge was for the use by pedestrians and pack horses to cross the ditch that ran beside the church.
- 2.16 Excavations around the site have uncovered possible early medieval Anglo-Saxon (c. 410-1070 AD) objects. The Red Bank Urn, a biconical urn found in 1850 at the north side of Victoria Station was thought to date from the late 6th Century AD as was similar to Anglian vessels found in Yorkshire and Lincolnshire, however the location of The Red Bank Urn is not known today. Other Anglo-Saxon finds

have been identified in Castlefield during excavation works to build the Bridgewater Canal, which include: decorative silver roundel; gold finger ring; and nine sceattas (Anglo-Saxon coins) of late 7th or 8th century.

- 2.17 By the thirteenth century the Grelley family had established a manor house and possibly also a castle in 1184, 1.6km north of the Roman fort, which is in the locality of the proposed landscaping works. The medieval town then grew up around the manor house, although nothing earlier than the fifteenth century survives.
- 2.18 In 1421 Thomas de la Warre obtained a licence from Henry V to transform the existing church (now Manchester Cathedral), into a collegiate foundation, where masses were said every day to Henry V, the Bishop of Coventry and Lichfield, Thomas de la Warre and their predecessors. The domestic premises of the collegiate church are the best preserved buildings of their type and date in the country. The church was dedicated to St Mary, St George and St Denys, the last perhaps chosen because Henry V's claim to the French throne had been strengthened by his marriage in 1420 to the daughter of the French King, Charles VI.
- 2.19 It is thought that the site of the Cathedral is the most likely location of the Church of St Mary reported in Domesday by name as being located in Manchester and Salford.

Figure 2.3: Drawing of Manchester Cathedral, 1450 in Medieval Manchester (Manchester Libraries, Information and Archives). View looking northeast from an early bridge across the River Irwell.



- 2.20 The priest's college with its great hall, (now Chetham's School and Library) was erected on the Site of the Grelley manor house and is the best and most intact example of its type in the country. It was dissolved in 1547 and the buildings were acquired by the Stanley family, Earls of Derby, where the college was re-established. The buildings remained owned by the Stanley family until their estates were sequestered in the English Civil War, as the Stanleys were executed for being royalists.
- 2.21 Manchester came under siege during the English Civil War in 1642 and along with a serious outbreak of the bubonic plague in 1645; trade came to a standstill. However recovery came quickly as merchants resumed their activities and inward migration renewed the population.
- 2.22 During the Civil War the former priest's college building was used as a gunpowder factory and prison, which led to the building's degradation. This building, which is now known as Chetham's School and Library, is visible on this medieval map in Figure 2.2 as the 'College of Priests'.
- 2.23 By the end of the sixteenth century Manchester was notable as a centre for the cloth trade and at the end of the seventeenth century it was firmly established at the centre of a network of south Lancashire towns that specialised in the production of cloth containing cotton.
- 2.24 In 1653, in line with the wishes detailed within Humphry Chetham's will, a wealthy merchant, the executors of the will bought the collegiate buildings and refurbished them to become a free library and bluecoat school. This resulted in the medieval building being preserved with some original fittings. The alterations connected to the establishment of the library and the school were completed from 1656–58, with students entering the school in 1656.
- 2.25 These medieval buildings are made of red sandstone sourced from the Collyhurst quarry, with some lighter stone replacement (c. 19th century repair works) and a stone flag roof. The main part of the building is rectangular in shape, with a cloister in its centre and hall and lodgings around this. The long east wing of the building houses the kitchen and a series of other rooms, ending at the gatehouse. These buildings appear to have been erected at a similar time and the porch and hall chimney were slightly later 15th century – early 16th century programme of improvements.
- 2.26 Figure 2.3 above is an image from medieval Manchester looking at the Cathedral, then a church, from a bridge which crossed the River Irwell, which is likely to be the early Victoria Bridge. The Hanging Bridge, now a Schedule Monument, is also depicted in Figure 2.3 as it crosses the Hanging Ditch, which runs along the southern line of the church. The medieval Chetham's complex of buildings are also visible in the background of this image.
- 2.27 Figure 2.4 below shows the early street pattern around the Cathedral and Chetham's Library and School. The River Irk also ran openly into the River Irwell at the northern point of the application site boundary. The area surrounding the Site shows similarities to the present day street pattern and street naming. Early residential terraces line Hunts Bank where the proposed landscaping works are located and these buildings run further down in front of the Cathedral, now referred to as Victoria Street. An earlier bridge labelled as Smithy Bark Bridge is located on the Site of the current Victoria Bridge.

Figure 2.4: Excerpt from 1750 Plan of Manchester and Salford (Manchester Libraries, Information and Archives). The approximate site area for the purposes of this assessment (denoted by red line) is partly developed, likely with residential terraces and gardens.



- 2.28 The 1750 map in Figure 2.4 is very similar to the medieval map detailed in Figure 2.2. Cateaton Street, Hanging Ditch and Hunts Bank are all identifiable in Figure 2.2 and Figure 2.4 above. There is also a visible gap between the buildings on Cateaton Street through to the Cathedral, which is where the Hanging Bridge is located, now a Scheduled Monument. The Hanging Bridge formed the principal approach from the town to the parish church (now cathedral) during the medieval period. The earliest reference of the Hanging Bridge was recorded in 1343, but the present structure is likely to be a later addition dating c. 1421- 1500, which is the period in which the parish church was rebuilt.
- 2.29 By the end of eighteenth century, as urban and industrial expansion gathered pace, the scene was set for Manchester to become the first industrial economy and society in the world. The precise reasons it befell to Manchester remain unclear. Long experience of textile production and trade, and the absence of restrictive practices associated with a corporation and craft guilds played a part. It has also been suggested that the humidity of the climate, which made the cotton easier to manipulate was also a contributory factor. The regional specialisation in producing cotton-using cloths and the high level of expertise in the material developed over the last 150 years is perhaps the most important factor.
- 2.30 The rapid pace of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The country's first canal (1759-65), built by the Third Duke of Bridgewater with its terminus at Castlefield, and significantly assisted the growth of trade. The Bury-Bolton, Manchester-Ashton-Oldham and Manchester-Rochdale canals followed between 1790 and 1806. The Rochdale Canal, the first of the trans-Pennine waterways, was completed in 1804, and a short cross-city section linked it to the Bridgewater Canal at Castlefield. The Ashton Canal joined the Rochdale Canal near London Road.

- 2.31 The importance of the church (now Manchester Cathedral) in respect of putting Manchester on the map is evident in the inclusion of the drawing of the church shown in Figure 2.5 below. The sketch is looking at the southern elevation as the tower points towards the west. This sketch shows the earlier version of the church, with the current West towers early slightly shorter predecessor in place, which was c. 2m shorter in height.
- 2.32 It is difficult to interpret any new buildings within the vicinity of Chetham's School and Library building and the Cathedral within Figure 2.5's map above, due to the high level approach of the map focussing primarily on the street and road layouts. However, the shaded areas which surround the River Irwell indicate the steep slopes of the river, which highlight the defensive position of these early buildings.
- 2.33 Railways soon followed the canals in regards to providing infrastructure. This provided another world first: the construction of the world's first passenger railway on the Liverpool and Manchester line, and the original station and warehouse of 1830 still survive on Liverpool Street, preserved as part of the Manchester Museum of Science and Industry. Store Street Station (later London Road, now Piccadilly) opened in 1842. The construction of new railway lines, stations, goods warehouses and depots led to further redevelopment in central Manchester as acres of land were cleared to accommodate the infrastructure required by the railways.
- 2.34 The pace of industrial development was mirrored in the proliferation of densely-packed housing, which rapidly covered the open spaces between the mills and workshops in central Manchester. Unprecedented levels of poverty, deprivation and squalor accompanied this rapid growth, with infamous slums developing in Angel Meadow, Lower Deansgate, Ancoats and Shudehill, located on the periphery of Manchester City Centre.
- 2.35 By the Victorian era the city was an urban and industrial colossus, with thriving industries such as iron-founding, engineering, bleaching and dying, as well as cotton spinning. Trade more than industry shaped the centre of the Victorian city. The centre was largely rebuilt from the 1820s onwards in response to the demand for commercial premises, including shops and banks, as middle-class emigration to the suburbs speeded up.

Figure 2.5: Excerpt from 1772 Tinker Plan of Manchester and Salford (Manchester Libraries, Information and Archives). This map also includes drawings of the 'Christ's Church', which is the Cathedral.

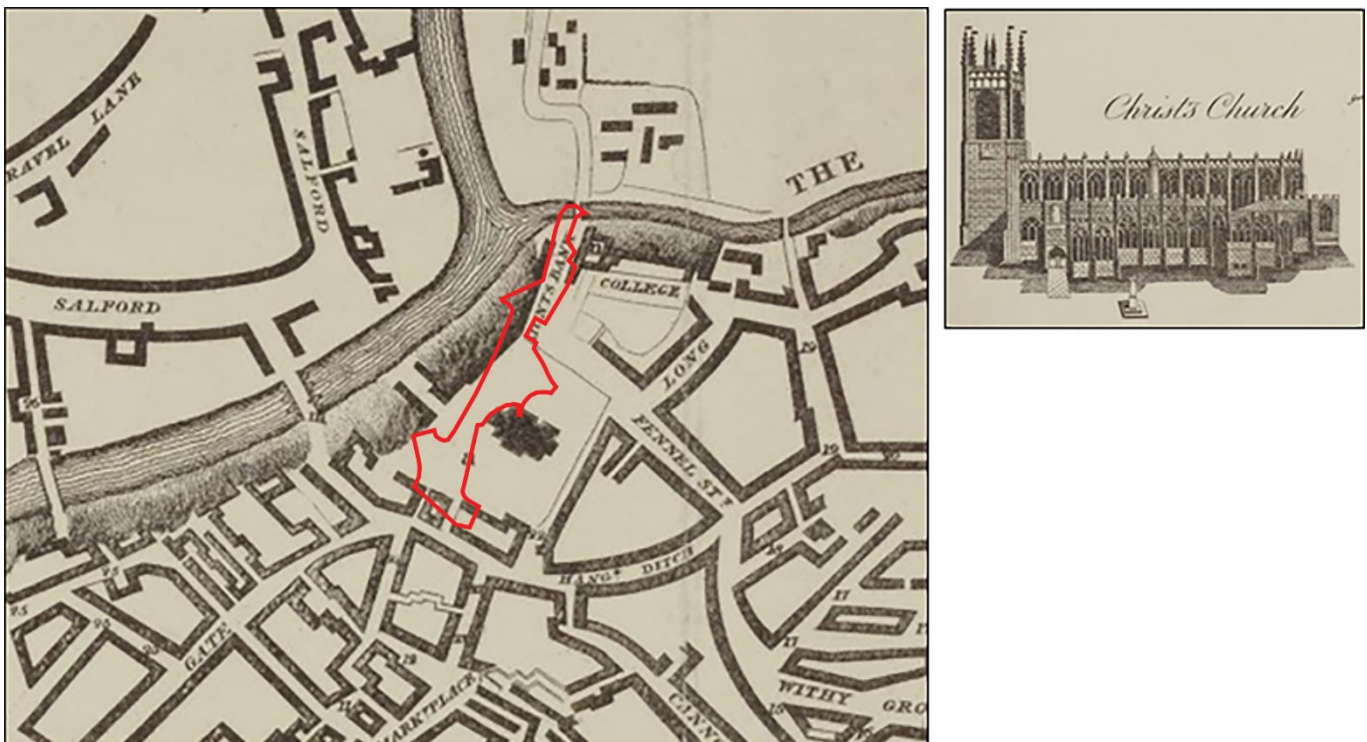
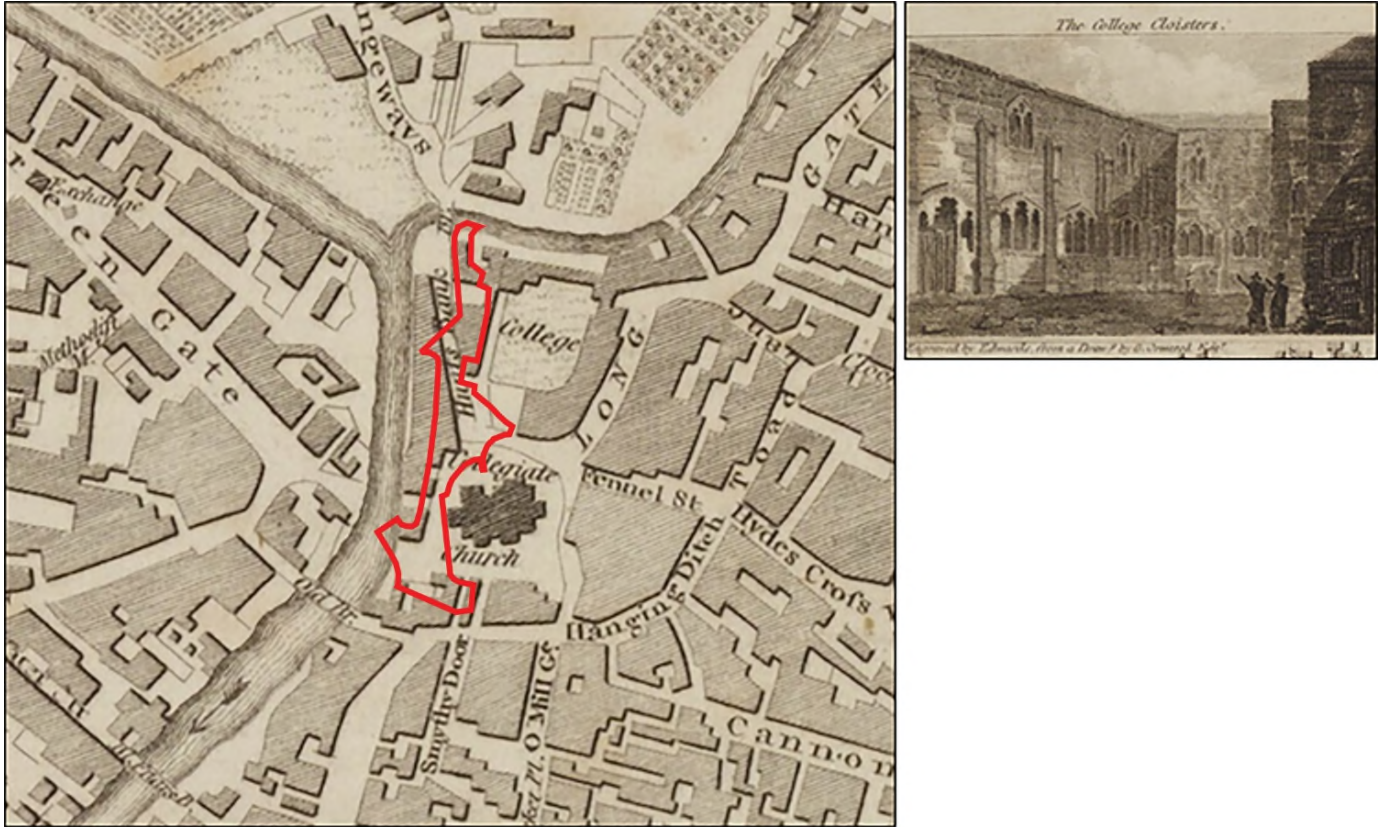
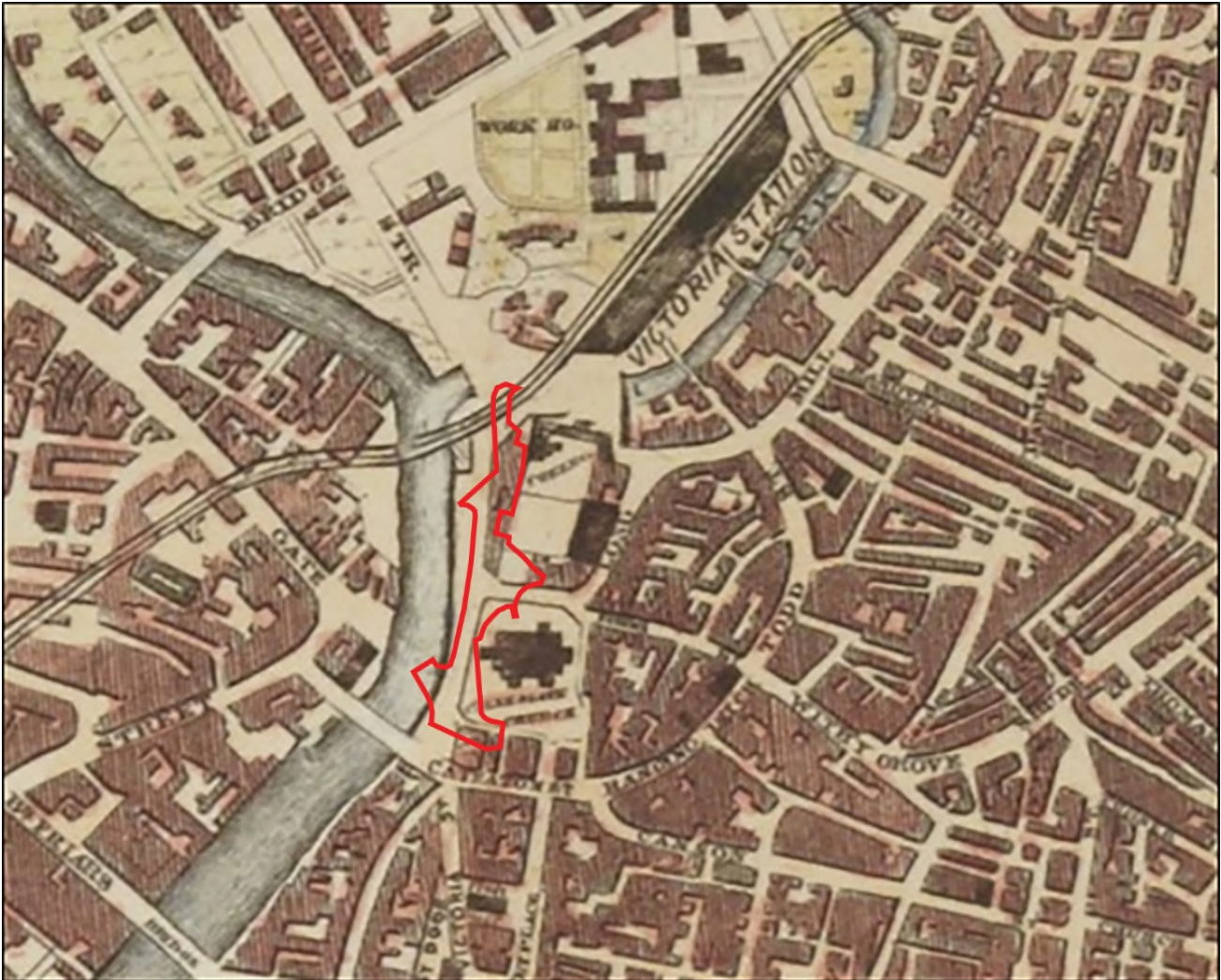


Figure 2.6: Excerpt from 1807 Roper map of Manchester and Salford (Manchester Libraries, Information and Archives). Part of the Site is developed to the west of Hunts Bridge, this is likely to be an extension to the residential terraced houses detailed in Figure 2.4. This map included an engraving of 'The College Cloisters,' which is the current Chetham's Library building, see below right image.



- 2.36 Figure 2.6 above includes a drawing of the 'College Cloisters', Chetham's School and Library is also included on this map, which identifies the building as being regarded of some importance at this time. It is also interesting to note that Salford's urban grain is starting to become identifiable within this map too.
- 2.37 The early Victoria Bridge is labelled 'Old Bridge' on this map, and was previously referenced as 'Smithy Bark Bridge' in Figure 2.4. It is believed that the Site of the existing Victoria Bridge is where the Siege of Manchester took place during the English Civil War in 1642, on what was referred to as 'Salford Bridge.' The Smithy Bark Bridge and Old Bridge are likely to have been the same bridge.
- 2.38 There appears to be a building on the Site of the South East wing of Chetham's School and Library, which was later designed by architect Alfred Waterhouse in 1878, which is similar in footplate and shape to the existing building on site.
- 2.39 The outline of the Corn Exchange building is distinguishable from the maps in both Figure 2.5 and Figure 2.6 above. This is because the Site of the existing Corn Exchange was used as a market since medieval times, and it was not until the mid-1830s that corn traders initiated the idea of providing a permanent building to trade in.
- 2.40 Figure 2.7 below looks very similar to the modern day OS maps of the area, with density and road layouts appearing clearer and more accurate.

Figure 2.7: Excerpt from 1844 Fothergill map of Manchester and Salford (Manchester Libraries, Information and Archives). This map shows Victoria Station, which was built in 1844. The finished article of Victoria Bridge is also visible. The River Irk is also still visible on this map, however, some of the Victoria Arches development also cover part of this river.



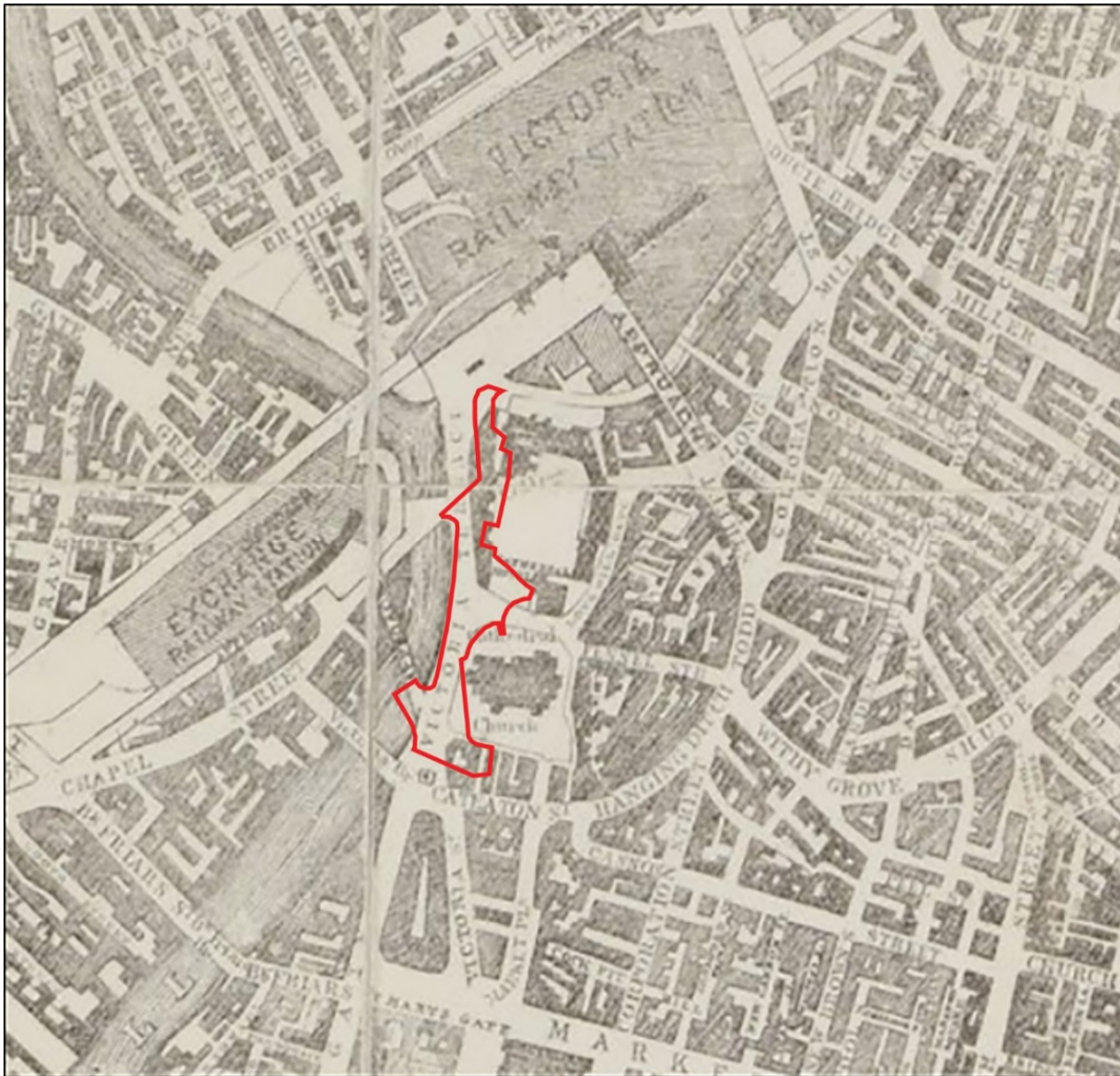
- 2.41 The former Palatine Hotel building, built in 1843 is shown on the map in Figure 2.7 above, and is visible in the accompanying 1860 image of Chetham's in Figure 2.8 below. The Palatine Hotel building was built to support the increase in visitors from the opening of the Exchange Station in Salford. Chetham's School of Music moved into these buildings in 1969. The building was demolished in 2016 to open up views into the Chetham's complex, however a small part of the building remains intact on site today.
- 2.42 There were three major phases of nineteenth century alterations and restorations to the Chetham's complex of buildings; in the 1850s by J.E. Grogan; in 1878 by Alfred Waterhouse; and, in 1883-95 by J. Medland Taylor.
- 2.43 In the twentieth century the school expanded into neighbouring nineteenth century buildings, where the school continued as a charitable institution until after the Second World War and then in 1969 it was converted into a music school. The library has remained a public library since its inception in 1653.
- 2.44 Victoria Bridge is also visible in the Figure 2.7 map, as it was completed in 1839.

Figure 2.8: Image of Childrens Hospital, Chetham's College Grammar School from the Cathedral Yard from 1860 (Manchester Libraries, Information and Archives).



- 2.45 Victoria Station and the Leeds railway line is visible on the map in Figure 2.7 above. The Victoria Station building, which was built on top of a former burial ground, was opened in 1844 by the Liverpool and Manchester Railway company and the Manchester Leeds Railway Company. When Victoria Station was first built, it consisted of a single platform accessible only by a wooden bridge over the River Irk. Robert Stephenson was the architect for the original Hunt's Bank approach building where Victoria Station is located today. The Victoria Station building was extended in 1864 and then increased again in 1909 for the Lancashire Yorkshire Railway Company.
- 2.46 Hunts Bank Approach, which runs alongside the River Irk was an original crossing point into Manchester from the north on the line of the Roman Road to Ribchester and Carlisle. City Engineers' maps show three separate phases of stone bridges over the Irk, perhaps including remains of eighteenth century bridges and earlier.
- 2.47 Victoria Street, formerly known as Hunts Bank Approach runs north alongside the Irwell, which is crossed by Victoria Bridge. The Victoria Bridge of present date replaced the fourteenth century earlier version when it was built in 1837-9. The bridge is built of stone, with the Queen's orb on large Grecian scrolls. The location of Victoria Bridge is infamous as this was where the English Civil War started, as the Salford Royalists began their attack on Manchester Parliamentarians in September 1642, which led to the Siege of Manchester.

Figure 2.9: Excerpt from 1886 Slater's map of Manchester and Salford (Manchester Libraries, Information and Archives). This map shows the 1864 extension to Victoria Station, and the Salford Exchange Railway Station, which was constructed in 1884. The Cathedral Approach Bridge is also visible in this map, crossing the River Irwell to Exchange Station.



- 2.48 The early shape of the Corn Exchange Building, is visible on these earlier maps as the triangular plot. The buildings on this site were the first Corn Exchange building which was built on this site in 1837 and designed by architect Richard Lane². This building was then extended in 1891 as it was too small for traders to use and part of the Site was demolished to make way for this new extension, which is why the building is not visible in Figure 2.9 which shows a bird's eye view of Manchester in 1889.

Figure 2.10: Excerpt from Brewer drawing of a 'Bird's Eye View of Manchester in 1889' (Manchester Libraries, Information and Archives). The Cathedral and Chetham's buildings are clearly visible within this drawing. The Victoria Arches are also visible along the banks of the River Irwell.

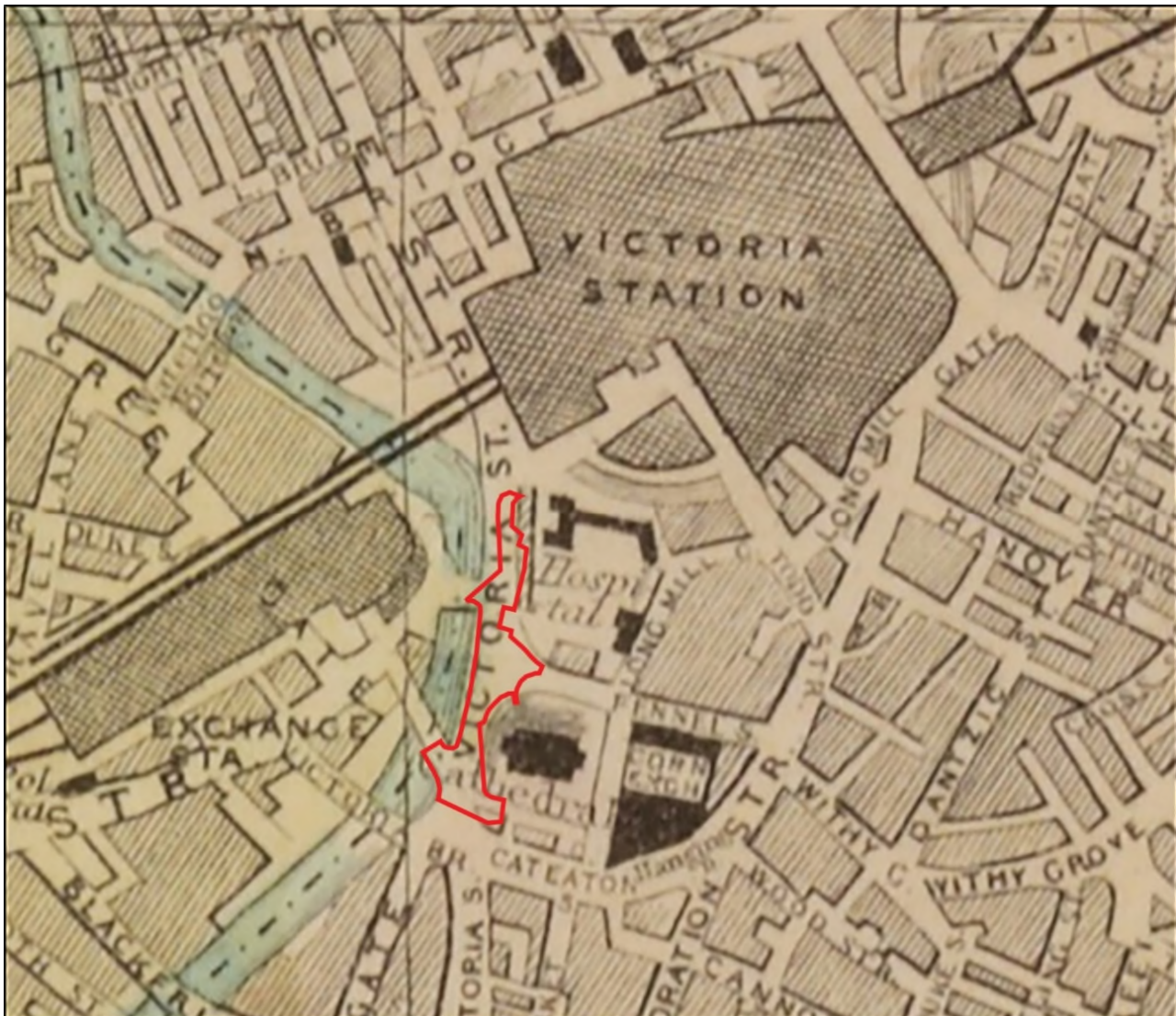


Figure 2.11 Left photograph shows the Cathedral Landing Stage into the River Irwell from the Site in 1900, which was formed from the Victorian Arches (Manchester Libraries, Information and Archives). Photograph below is of the 1940 air raid shelter under the Victoria Arches, with the capacity to hold c. 1,600 people. (Manchester Libraries, Information and Archives).



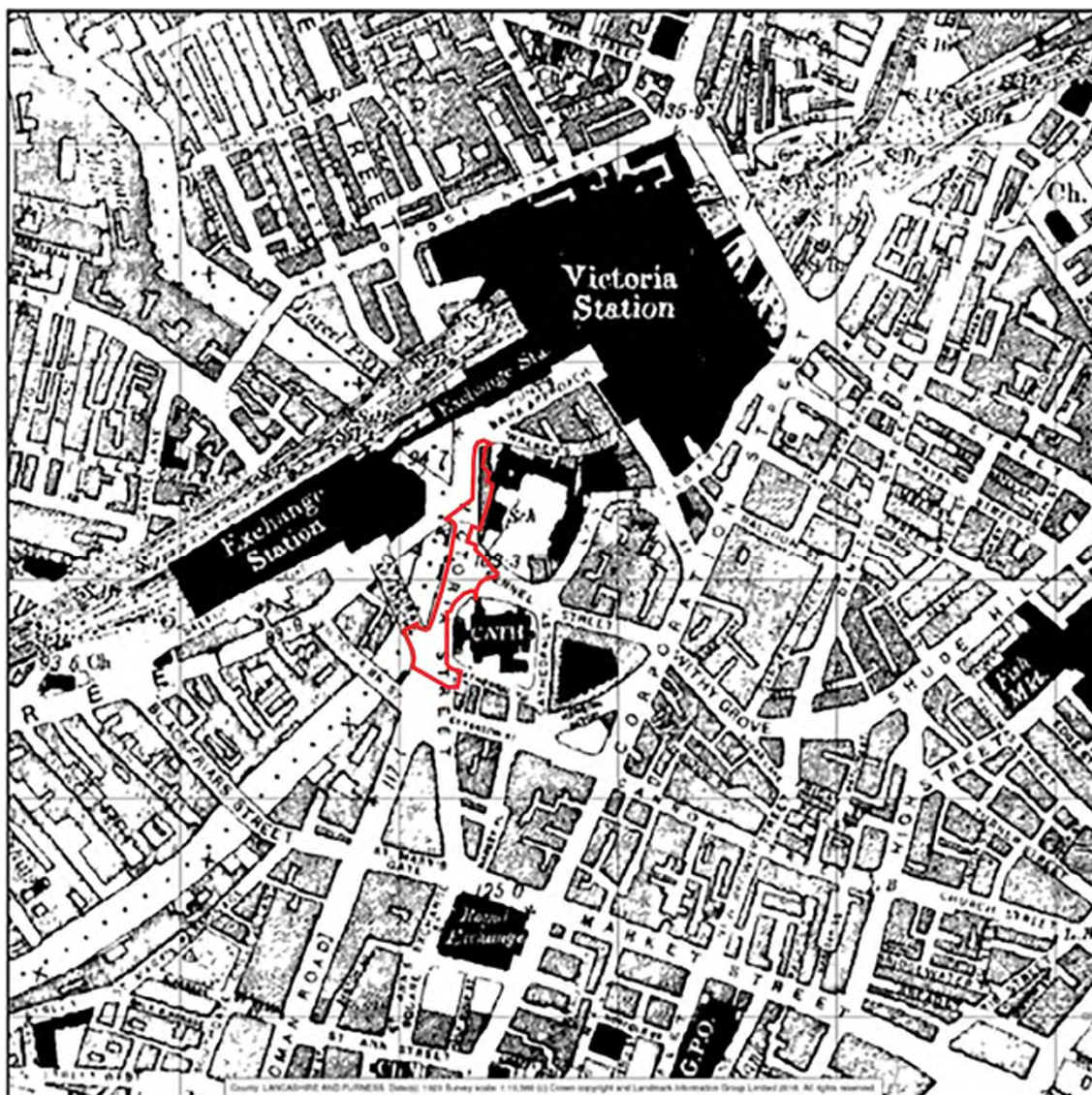
- 2.49 The Victoria Arches, located under the Site for the landscaping Proposed Development on the side of the River Irwell, are also visible in Figure 2.10 above. The Victoria Arches mark the original levels from the medieval period, where the Hanging Ditch ran. This row of arches was built between 1833 and 1838 to support the new raised Victoria Street.
- 2.50 In Victorian times these arches were used by businesses and from 1895, they were used as boat landing stages for popular boat trips along the River to Pomona Island, see Figure 2.11 above. During the Second World War, the arches were used as the Cathedral air raid shelter, which was accessed from a staircase next to the west entrance to the Cathedral, also see Figure 2.11 above.
- 2.51 The South East wing of the Chetham's complex, designed by Alfred Waterhouse, is appreciated in views from Exchange Square and Cathedral Gardens directly to the west of this building.
- 2.52 Mynshull's House on Cateaton Street, dated 1890, was designed by T.B. Elce with carving by J.J. Milson, and has openwork parapet and Jacobean detailing to its façade. The outline of this building is visible in the map in Figure 2.9 above. The basement of this building was designed to preserve and enhance the remainder of the Hanging Bridge. It is supposedly the Site of the apothecary Thomas Mynshull who died in 1689.

Figure 2.12: Exerpt from 1908 Bacon's Map (coloured) of Manchester and Salford (Manchester Libraries, Information and Archives). This map shows the Corn Exchange Building which was completed in 1903.



- 2.53 The current Grade II listed Corn Exchange building is visible in Figure 2.12 above. Parts of the Corn Exchange building has been on site since 1837. The building has been extended at least three times; including 1853, 1881 and 1891. This partly explains its slight difference along the different elevations; Potts Son & Pickup designed the majority of the building and Ball and Elce designed the brick element to Fennel Street.
- 2.54 Figure 2.12 above largely depicts Manchester as it is today, with the large Victoria Station building dominating the area to the north of the site. Across the River Irwell in Salford, the Exchange Station is still present and functioning.
- 2.55 Victoria Street in front of the Cathedral was a highly trafficked and busy thoroughfare from the 1920s – 1950s, due to the proximity of both the Victoria and Exchange Train Stations. These impacted the setting of the Cathedral, as dwell time in front of it to appreciate its architectural significance was limited.
- 2.56 Throughout the 1920s and 1930s a limited programme of slum clearance was undertaken, with the intention of eradicating some of the very poorest housing in the inner city area.

Figure 2.13: Excerpt from OS Plan 1923, 1:10,560 (Promap.co.uk). The island site of the Cathedral, surrounded by busy roads which allowed vehicular access, led to the 1945 City of Manchester Plan identifying traffic calming measures to create more useable civic space around the Cathedral.

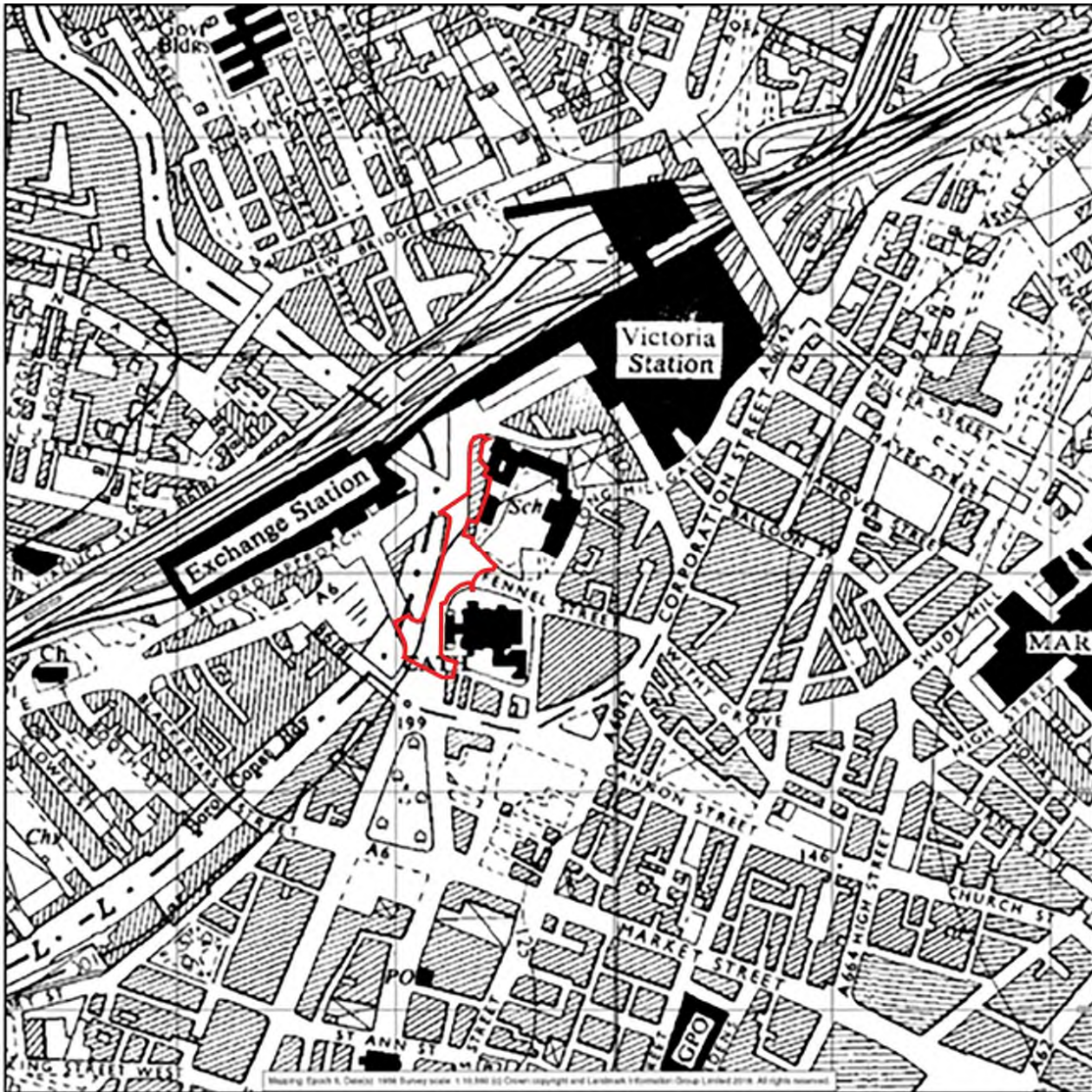


- 2.57 On 1 September 1939, Germany invaded Poland, and World War II began. Like other large industrial cities in Britain, Manchester suffered aerial bombardment during the conflict. Manchester was hit by two nights of air raids in December 1940. These are often referred to as the 'Christmas Blitz'. As a result of these raids, an estimated 684 people died and more than 2,000 were injured.
- 2.58 Manchester was heavily bombed in 1940 during The Blitz in the Second World War, which is evident in Figure 2.14 below. A bomb damaged the Cathedral, completely obliterating The Lady's Chapel and damaging The Regimental Chapel, as well as blowing out the stain glass windows and other extensive damages.
- 2.59 Parts of the Chetham's complex of buildings were also damaged during the air raids, including significant damage to the southern part of the South East wing, as well as the building which stood in place of the new Chetham's School of Music building, designed by Roger Stephenson.
- 2.60 The end of World War II brought a period of decline in manufacturing and the city's economic status. The cotton industry had collapsed by the 1950s and the most dramatic period of industrial decline began in the later 1960s. Housing remained a problem and the City responded with high rise and deck access solutions in the 1960s and 70s, which, along with widespread unemployment, exacerbated social problems.

Figure 2.14: Excerpt from 1940 - 41 Manchester City Council City Architect's Department (Building Surveyor's Division) Map of Manchester Bomb Damage (Manchester Libraries, Information and Archives). This map shows the significant damage to the Cathedral, Chetham's complex of buildings and along Cathedral Yard.



Figure 2.15: Excerpt from OS Plan 1956, 1:10,560 (Promap.co.uk). This map shows the visible gaps in the urban grain where buildings were destroyed by bombs and had to be demolished in the post-war reconstruction efforts.



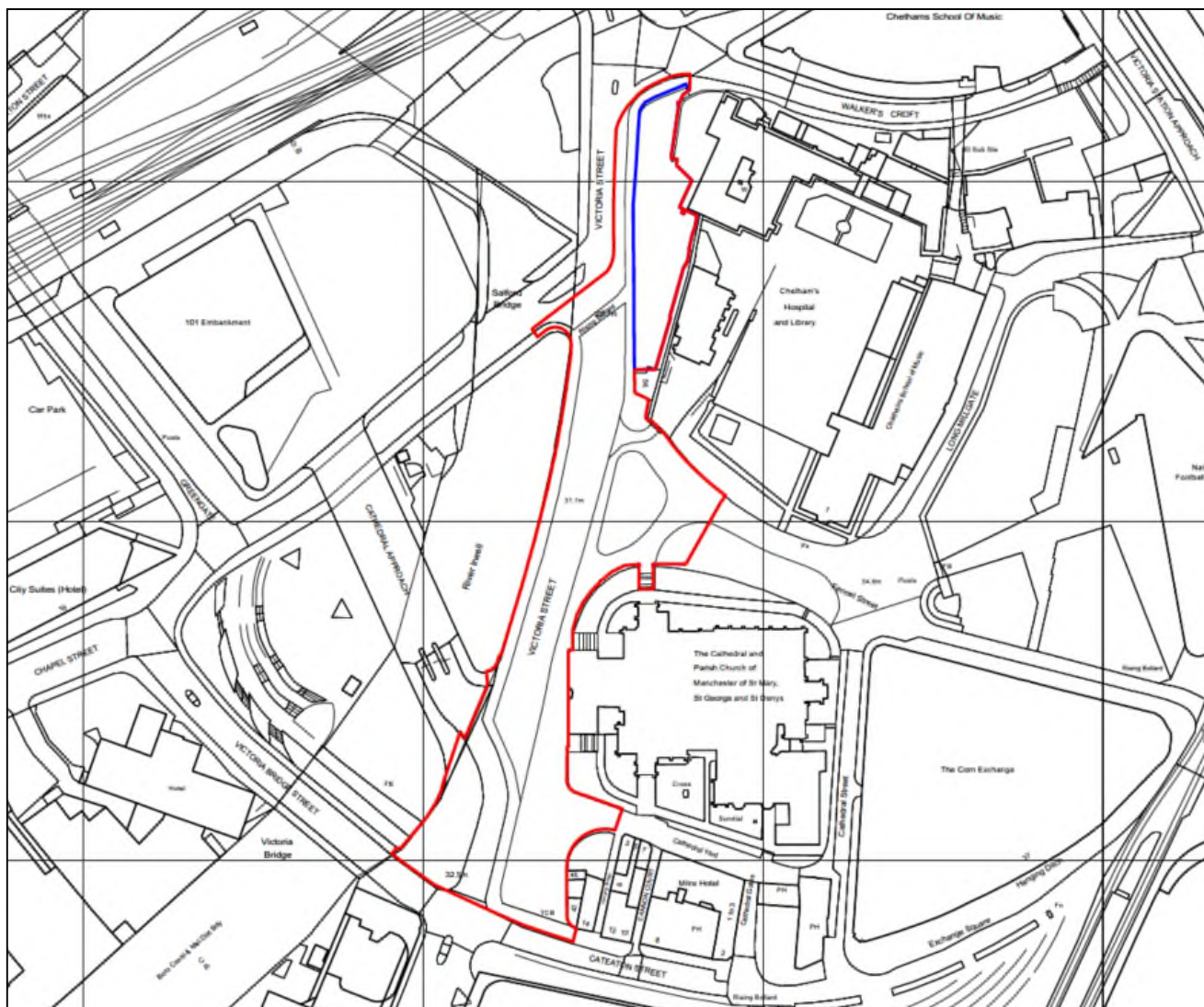
- 2.61 The Old Wellington Inn and Sinclair's Oyster Bar are collectively known as 'The Shambles,' as they were originally located on a street where butchers would slaughter and sell meat, 100m south from where they are sited today in what used to be known as Market Square. Both of these buildings were modified in 1925. In 1970, they were modified again to bring them up to street level, a process which involved the insertion of steel frames to raise them to higher ground. In 1998, they were relocated to where they are now as part of the post IRA bomb development.
- 2.62 In their new context, they have been placed in an 'L' shape to create an outdoor seating area facing Exchange Square, with the backs of these buildings towards the Cathedral. The rear extension of the Old Wellington Inn was built in 1999 and is a reproduction of a timber frame in a stone cladding which links the block to the Sinclair's Oyster Bar building.

Figure 2.16: Excerpt from OS Plan 1980, 1:10,000 (Promap.co.uk).



- 2.63 The Corn Exchange building was heavily damaged in the 1996 IRA bomb, which meant the Edwardian interior has been removed and has been replaced with modern retail outlets as part of its refurbishment.
- 2.64 The Exchange Station closed in 1969, but remained operational for newspaper trains until the 1980s. However, this use soon ended, which led to its demolition during this decade, and the Site was largely used as a surface car park. Further demolition of the under-croft Victorian Arches on the Salford side of the River Irwell were carried out to make way for the new office developments 100 and 101 Embankment in 2015 and 2019 respectively.
- 2.65 Overall, over the past 600 years, the Application Site along Victoria Street has remained relatively similar to its medieval roots.

Figure 2.17: Plan showing the Site (outlined in red) and current wider context. (Planit i.e. Ltd, 2018).



- 2.66 The expansion of the residential sector has been a key feature of the urban renewal programme during the last twenty years, with recent development dominated by new build residential flats on the edge of the city, alongside conversions of historic buildings across the City.
- 2.67 This has led to more recent road improvement works to create a traffic diversion from Deansgate into Salford, with Victoria Street becoming a pedestrianised street, apart from access for servicing.
- 2.68 The results of searches of the Manchester City Council and Salford City Council Public Access Planning Register show recent developments in the immediate site area to be comprised of mainly road works and public realm works, as well as the recent planning applications for the Embankment office buildings and associated works.
- 2.69 The recent regeneration framework for The Ramada Renaissance Hotel Site on Deansgate was endorsed by Manchester City Council (March 2018), which includes public realm works to the north of the Site boundary. The proposals for this development site will therefore link up to the Medieval Quarter public realm aspirations as detailed in the SimpsonHaugh Medieval Quarter Masterplan from 2016.

3 Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

- 3.1 As the Site is situated within the Cathedral Conservation Area, Section 72 of the Act (which requires the Local Planning Authority to pay special attention to the '*desirability of preserving or enhancing the character or appearance of that area*') is directly relevant to the Proposed Development.
- 3.2 Section 69 of the Act defines a Conservation Area as being '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'.
- 3.3 There are also several listed buildings which may be affected by the Proposed Development as set out in Section 4 of this report.
- 3.4 Section 66 of the Act requires the Local Planning Authority to '*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*' when considering whether to grant Planning Permission.

National Planning Policy Framework (NPPF) (2019)

- 3.5 The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications and articulates the priorities of The Plan for Growth within planning policy. The NPPF introduces a 'presumption' in favour of sustainable development and supports proposals that are in accordance with policies in an up-to-date Development Plan. Sustainable development is about positive growth which supports economic, environmental and social progress for existing and future generations.
- 3.6 Section 6 (paragraphs 80 to 84) is titled 'Building a strong, competitive economy'. It emphasises the Government's commitment to support economic growth, including that the planning system should help create conditions in which businesses can thrive.
- 3.7 Section 12 (paragraphs 124 to 132) is titled 'Achieving well-designed places'. It states that the planning process is fundamental to creating high-quality buildings and places. Good design is key to sustainable development and contributes to creating better places in which to live and work. It outlines that developments should aim to:
 - Add to the overall quality of the area and function well over the lifetime of the development.
 - Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - Establish or maintain a strong sense of place, using arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
 - Optimise the potential of the Site, create and sustain an appropriate mix of uses.
 - Create safe, inclusive and accessible environments which promote health and wellbeing.

- 3.8 Section 16 (paragraphs 184 to 202) is titled 'Conserving and enhancing the historic environment'. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application the local planning authority should take account of the desirability of sustaining and enhance the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.
- 3.9 A heritage asset is defined 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 assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.10 Paragraph 189 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.
- 3.11 The NPPF defines significance as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"* (NPPF, Annex 2).
- 3.12 Paragraph 192 states that in determining planning applications, local authorities are required to 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 the sustainable communities including the economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.13 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 3.14 The NPPF requires any harm or loss to have clear and convincing justification, with substantial harm to or loss of a Grade II listed building or registered park and garden to be the exception and any substantial harm to Grade I or II* listed buildings and registered parks and gardens to be wholly exceptional. Less than substantial harm to any designated heritage assets must be weighed against the public benefits of the proposal, including securing the asset's optimum viable use. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 3.15 The NPPF defines setting at Annex 2 as:
- "The surroundings in which a heritage asset is experience. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

- 3.16 Paragraph 197 also requires the effect on the significance of a non-designated heritage asset to be considered during determination, with a balanced judgement required having regard to the scale of any harm or loss of the significance of the asset.
- 3.17 In regards to the setting of heritage assets, the NPPF directs local authorities to look for opportunities for new development which enhance or better reveal their significance. Paragraph 200 states that *"proposals that preserve those elements of the setting that make a positive contribution to (or better reveal the significance) of the asset should be treated favourably"*.

National Guidance

National Planning Policy Guidance

- 3.18 Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.
- 3.19 The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that 'Heritage assets may be affected by direct physical change or by change in their setting. 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'.
- 3.20 In considering the setting of a heritage asset, PPG considers that a thorough assessment should be 'proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it'.
- 3.21 PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

Conservation Principles

- 3.22 Historic England's Conservation Principles (2008) laid the bedrock for the principles set out in the NPPF regarding the historic environment, and provides guidance on the policies in the NPPF, particularly on understanding significance, with Paragraph 151 stating that:
- "The greater the significance of a place to society, the greater the weight that should be attached to sustaining its heritage values. This concept of 'proportionality' relies on judgement rather than formulae, but is fundamental to equitable reconciliation of the public interest in heritage with other public and private interests."*
- 3.23 Guidance is also provided on decision making in relation to proportionality with Paragraph 5.4 stating that:
- "If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance."*
- 3.24 Detail is also provided on the four values highlighted in the NPPF's definition of significance:
- Evidential (archaeological) value derives from the potential of a place to yield evidence about past human activity.
 - Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

- Aesthetic (architectural and artistic) value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 3.25 With regards to 'setting', the document states that the 'definition of the setting of significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance'.
- 3.26 An updated version of Conservation Principles has been published in draft. The most notable change is to the definition of significance, which is narrowed to three areas: historic interest; archaeological interest; and architectural or artistic interest. This proposed change would align the document more closely with the NPPF. The updated draft document is also more concise with less detail, for example on setting.

Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017)

- 3.27 This document sets out guidance, against the background of the NPPF and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 3.28 It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.
- 3.29 It replaces The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – 1st edition, (2015) and seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011).
- 3.30 The guidance recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:
- *Step 1:* Identify which heritage assets and their settings are affected.
 - *Step 2:* Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - *Step 3:* Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - *Step 4:* Explore ways to maximise enhancement and avoid or minimise harm.
 - *Step 5:* Make and document the decision and monitor outcomes.
- 3.31 The Note confirms at paragraph 9 that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 3.32 Importantly, the Note highlights when views contribute the most to the significance of a place:

- those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- those where town- or village-scape reveals views with unplanned or unintended beauty.
- those with historical associations, including viewing points and the topography of battlefields.
- those with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and those views which have otherwise become historically cherished and protected.
- those where relationships between the asset and other heritage assets or natural features or phenomena such as solar or lunar events are particularly relevant.

3.33 Of relevance to this proposal is the following commentary from the Note:

- *Cumulative change* – Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset.
- *Change over time* – Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by the setting to the significance of the heritage asset.
- *Setting and urban design* – The numbers and proximity of heritage assets in urban areas mean that the protection and enhancement of setting is intimately linked to townscape and urban design considerations, including the degree of conscious design or fortuitous beauty and the consequent visual harmony or congruity of development, and often relate to townscape attributes such as lighting, trees and verges, or the treatments of boundaries or street surfaces.

Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

3.34 This Historic England advice note covers the National Planning Policy Framework requirement for applicants, where relevant, to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

3.35 The guidance suggests a staged approach to decision making in regard to heritage assets would usually embrace the following stages, informed by the scope of the proposal:

- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits.
- Understand the significance of the asset(s).
 - These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
- Understand the impact of the proposal on that significance.

- o This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA. However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.
- Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.
- Look for opportunities to better reveal or enhance significance.

Local Policy

3.36 The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

3.37 The key policy from a heritage perspective is Policy EN3 - Heritage:

- 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. 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.

3.38 In addition, the following saved UDP policies are relevant to the development proposals for the Site:

- Citywide Development Control Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings); and Saved UDP Policy DC18.1 (Conservation Areas) sets out to encourage and help ensure the protection, preservation and enhancement of the City's Conservation Areas, which it recognises as areas of special character representing the rise and development of Manchester as the world's first industrial city. The policy states that the protection of such areas helps stimulate local pride, and encourages both tourism and further investment, and recognises the Local Planning Authority's obligations under statute to give particular attention to the quality of developments within Conservation Areas.
- Saved UDP Policy DC19.1 (Listed Buildings) aims to ensure the protection of the City's built character and its heritage. The policy states that retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. It recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

4 Area of Analysis and Delineation of Impact

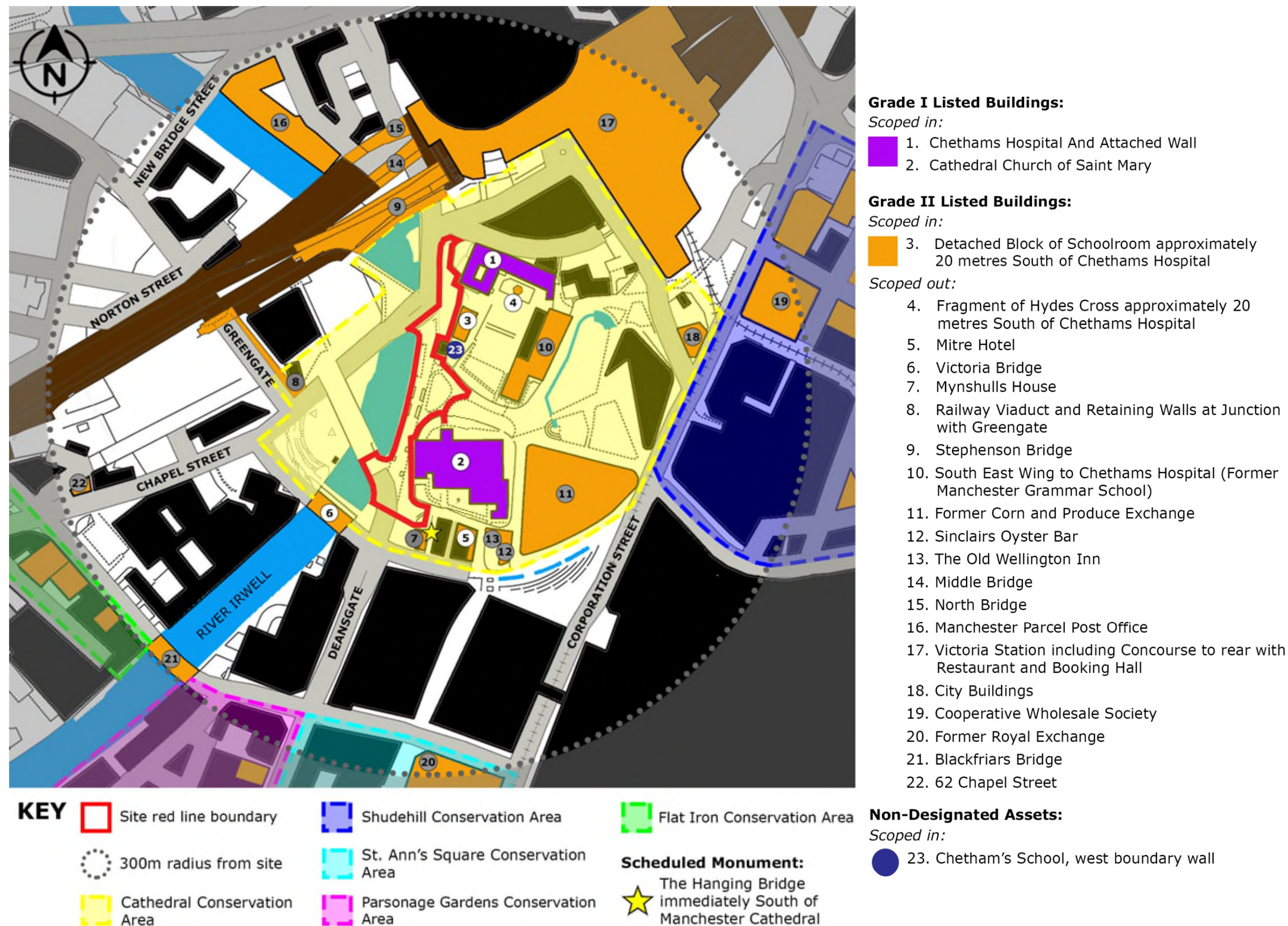
Introduction

- 4.1 As directed by legislation and policy, consideration must be given to the desirability of preserving or enhancing the character or appearance of a Conservation Area; to the preservation of the setting of a listed building; to the contribution setting has to the significance of that listed building; and to balancing any impact from a development on that significance against any public benefits the development may bring.
- 4.2 Having established that the Site lies within a Conservation Area, the next step in this exercise is to identify those listed buildings and non-designated heritage assets whose setting may be impacted. Following an initial site visit and a review of the National Heritage List for England, a number of heritage assets have been identified within an initial 300m area of analysis, further discussed below.
- 4.3 Following a search of the Greater Manchester Historic Environment Record undertaken by the Greater Manchester Archaeological Advisory Service and a review of the National Heritage List for England, 155 no. designated and non-designated heritage assets have been identified: 22 no. listed buildings and 133 no. non-designated assets.
- 4.4 The second step is to identify the setting of the buildings and understand whether there is any potential for this to be impacted. Where there is absolutely no potential for impact (usually because the asset along with its setting, and the Proposed Development, cannot be viewed or understood at the same time), assets can be discounted from further assessment.
- 4.5 The next step is to undertake more detailed analysis of the significance of the identified included assets, specifically the contribution setting makes to that significance. This is set out in Section 5 of this report.
- 4.6 The final step is to assess the impact the development has on the setting and ultimately the significance of the asset, as carried out in Section 6 of this report, and to balance any perceived harm against the public benefits.
- 4.7 Please note that this assessment does not consider below ground heritage assets.

Delineation of Impact / Identification of Heritage Assets

- 4.8 This section of the report identifies the heritage assets that may be impacted by the Proposed Development, taking into account factors regarding character and inter-visibility with the Site. The assets are then further analysed to scope them in or out from further assessment.
- 4.9 A desk-based study was undertaken in May 2020 which was followed by a site visit on 02 June 2020 to assist in delineating the area of analysis; identifying which heritage assets would be included for further assessment; and assessing the potential impact on the identified heritage assets. This was done by assessing views from heritage assets towards the Site and from the Site, determining whether the Proposed Development could potentially impact the setting of the identified heritage asset and therefore the significance of the asset itself.

Figure 4.1 Plan showing the heritage assets and conservation boundaries in the immediate vicinity of the Site which have been scoped in for the assessment in this report. (Promap / Author's own, 2018).



- 4.10 Due to the location, nature and scale of the proposal, it was generally heritage assets located in the immediate area that were visible from the Site location and identified as potentially being impacted by the Proposed Development and therefore included in the assessment. This is in line with *Settings and Views of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2017)* which states that, 'for developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings.'
- 4.11 The designated and non-designated heritage assets identified for assessment are shown on the Heritage Asset Plan at Figure 4.1. Full List Descriptions of the Listed Buildings are contained at Appendix 2. All non-designated assets within the area of analysis are shown on the Asset Plan contained at Appendix 3, with full Historic Environment Record descriptions included at Appendix 4.

Area of Analysis

- 4.12 The area of analysis is shown in Figure 4.1. Due to the nature of the Proposals, which are not deemed to be prominent or intrusive, the assessment has been limited to the immediate surroundings of the Site, within the Cathedral Conservation Area and those assets immediately located on the Cathedral Conservation Area's boundary.
- 4.13 No assessment of impact has been undertaken on specific non-designated heritage assets within this Report, however they have been considered more broadly within the assessment of impact on the listed buildings as associated curtilage features.

Heritage Assets within the Area of Analysis

- 4.14 This section identifies the heritage assets within the locality that could potentially be impacted by the Proposed Development. It also determines which assets are included for further assessment and which have been discounted.

Conservation Areas

- 4.15 This section of the report identifies the Conservation Areas that could potentially be impacted by the Proposed Development and determines to what extent the impact could be.
- 4.16 The Site is located in the Cathedral Conservation Area (full boundary shown at Appendix 1), which is a designated heritage asset.
- 4.17 The Shudehill Conservation Area is approximately 200m from the Site boundary.
- 4.18 St. Ann's Square Conservation Area is approximately 200m from the Site boundary.
- 4.19 The Flat Iron Conservation Area is approximately 200m from the Site boundary.

Cathedral Conservation Area, Manchester and Salford

- 4.20 The Site is located within the Cathedral Conservation Area, which is a prominent conservation area which has the Cathedral at its focal point. The boundary of the Cathedral Conservation Area includes part of Manchester City Centre and Salford.
- 4.21 The area was designated as a conservation area in April 1972 in order to preserve and enhance the quality of the setting of the Cathedral and Chetham's Hospital School buildings, both Grade I Listed.
- 4.22 The Cathedral is central to this conservation area, which fronts Victoria Street and the River Irwell, and is surrounding by a row of Victorian/Georgian buildings along Cathedral Yard, including the Former Corn Exchange building. As the Site is located within the Cathedral Conservation Area it is included within the further assessment.

Shudehill Conservation Area, Manchester

- 4.23 The Shudehill Conservation Area was designated in January 1987 and is located within Manchester City Centre.
- 4.24 The Shudehill Conservation Area is bounded by Hanover Street, Riga Street, Mayes Street, Shudehill, Withy Grove and Corporation Street. It also includes one building on the north side of Hanover Street, fronting Corporation Street.
- 4.25 The Site is located approximately 200m from the boundary of the Shudehill Conservation Area, which adjoins the eastern boundary of the Cathedral Conservation Area along Corporation Street. Due to the positioning of the National Football Museum Building and the distance between the Site of the proposed landscaping works, the Proposed Development are highly unlikely to have an impact on the significance of the Shudehill Conservation Area. Therefore, the Shudehill Conservation Area is excluded from the further assessment.

St. Ann's Square Conservation Area, Manchester

- 4.26 St. Ann's Square was the first conservation area to be designated by Manchester City Council, on 29 July 1970. It comprises an important part of Manchester City Centre around St. Ann's Square, extending as far south as John Dalton Street.
- 4.27 The boundaries are Deansgate, St. Mary's Gate, Market Street, Cross Street and John Dalton Street, some of which are common boundaries with conservation areas designated subsequently.
- 4.28 The Site is located approximately 200m from the boundary of the St. Ann's Square Conservation Area. Due to the positioning of large modern residential and commercial buildings, the Proposed Development is highly unlikely to have an impact on the significance of the St. Ann's Square Conservation Area. Therefore, the St. Ann's Square Conservation Area is excluded from the further assessment.

Flat Iron Conservation Area, Salford

- 4.29 The Flat Iron Conservation Area, in Salford, was designated in 1978, and is centred on the Grade II* Listed Sacred Trinity Church which fronts the A6.
- 4.30 The Flat Iron Conservation Area is bounded by Blackfriars Road and Blackfriars Street on the east, the River Irwell to the south, Booth Street and Bury Street to the west and the railway line to the north.
- 4.31 The Site is located approximately 200m northeast to the boundary of the Flat Iron Conservation Area. However, due to the density and mix of buildings looking southwest from Victoria Bridge, the Renaissance Building and the Travel Lodge Building both inhibit any views looking northeast towards the Site of the proposed public realm works. Consequently, the Proposed Development is highly unlikely to have an impact on the significance of the Flat Iron Conservation Area. Therefore, the Flat Iron Conservation Area is excluded from further analysis.

Listed Buildings

- 4.32 There are no listed buildings located within the Site boundary, however, there are a number within the vicinity of the Site boundary, within the Medieval Conservation Area. Therefore, these have been included within the area of analysis.
- 4.33 There are seventeen designated heritage assets within the locality of the Site, within the Medieval Conservation Area. Two are Grade I (the Cathedral Church of St. Mary and Chetham's Hospital and attached wall) and fifteen are Grade II Listed Buildings (Appendix 2 provides the list descriptions for all the identified assets).

Cathedral Church of St Mary

- Grade I listed
- Mostly c. 1422-1520, made of sandstone, gothic style and perpendicular in shape. Altered, restored or rebuilt 1814-15, 1862-8 by J.P.Holden, 1885-6 by J.S.Crowther and 1898 by Basil Champneys; annexes added 1903 by Champneys and 1934 by Sir Percy Worthington; bomb damaged 1940 and subsequently restored and rebuilt by Sir Hubert Worthington. Sandstone.

Figure 4.2: View from Victoria Street, looking east towards the Cathedral of St. Mary (Author's own, 2018).



- 4.34 The Cathedral is located within the Cathedral Conservation Area. The landscaping proposed immediately fronts the West entrance and North Porch of the Cathedral, running adjacent to the Hanging Bridge alley in line with the South Porch of the Cathedral, and may therefore impact its setting. This heritage asset is therefore included within the further assessment.

Chetham's Hospital and Attached Wall

- Grade I listed
- Established c. 1422, coursed squared red sandstone, with some dressings of gritstone and stone slate roofs.

Figure 4.3: Top photograph taken from Hunts Bank / Walker's Croft junction looking south towards the Chetham's Hospital and attached wall. Bottom photograph taken from inside the Chetham's complex looking north towards the Chetham's Library and hospital building. (Author's own, 2018).



- 4.35 Chetham's Hospital and Attached Wall is located within the Cathedral Conservation Area. The proposed public realm works run along the existing boundary wall to the Chetham's estate, and therefore will be read alongside this listed building as the Proposed Development include opening up this boundary wall to the site. Therefore, the landscaping Proposed Development may impact the setting of this listed building and so this heritage asset has been included within the further assessment.

Detached Block of Schoolroom Approximately 20 Metres South of Chetham's Hospital

- Grade II listed
- 1878 School Room by Alfred Waterhouse made from coursed squared sandstone with a slate roof.

Figure 4.4: Top photograph - view from Victoria Street looking east towards the detached block of the schoolroom. Bottom photograph – view looking north at the school room building from inside the Chetham's complex. (Author's own, 2018).



4.36 Detached Block of Schoolroom Approximately 20 Metres South of Chetham's Hospital is located within the Cathedral Conservation Area. The landscaping Proposed Development will run up to the boundary wall for this listed building and therefore these Proposed Development may impact the Detached Block of Schoolroom building.

4.37 This heritage asset is therefore included within the further assessment.

Fragment of Hyde's Cross

- Grade II listed
- Dated 1653. Sandstone shaft of cross formerly at junction of Fennel Street and With Grove, relocated to the current site in 1913.

Figure 4.5: View from inside the Chetham's complex of buildings looking north towards the Fragment of Hyde's Cross. (Author's own, 2018).



4.38 The Fragment of Hyde's Cross is located within the Cathedral Conservation Area. The landscaping Proposed Development will not be inter-visible from the Fragment of Hyde's Cross and therefore will not impact its setting.

4.39 This heritage asset is therefore excluded within the further assessment.

South East Wing to Chetham's Hospital (Former Manchester Grammar School)

- Grade II listed
- Alfred Waterhouse 1873-8 red brick Tudor styled building which forms part of east side of courtyard of Chetham's Hospital.

Figure 4.6: View from inside Chetham's complex looking east towards the South East wing of Chetham's Hospital. (Author's own, 2018).



4.40 The South East Wing to Chetham's Hospital (Former Manchester Grammar School) is located within the Cathedral Conservation Area. The landscaping proposed will not be inter-visible from South East Wing to Chetham's and therefore will not impact on its setting.

4.41 This heritage asset is therefore excluded within the further assessment.

Mitre Hotel

- Grade II listed
- Hotel. 1867. Sandstone ashlar facing to brick carcase, steeply-pitched slate roof. Parallelogram plan. Eclectic Jacobean style. Three storeys with cellars and attics.

Figure 4.8 View on Cathedral Yard looking south towards the Mitre Hotel. (Author's own, 2018).



4.42 Mitre Hotel is located within the Cathedral Conservation Area. The landscaping proposed will be c.15m away from the frontage of this building in line with the Hanging Bridge. The Mitre Hotel is raised above the area of proposed new public realm and is difficult to view in the same views as the Site and therefore, the proposed development will not impact its immediate setting.

4.43 Therefore, this heritage asset is excluded from the further assessment.

Mynshulls House (14 Cateaton Street)

- Grade II listed
- 1890 red sandstone building with terracotta embellishments. It is purported to be the Site of the house of apothecary Thomas Mynshull who died in 1689.

Figure 4.7: View on Cateaton Street looking north towards Mynshulls House. (Author's own, 2018).



4.44 Mynshulls House is located within the Cathedral Conservation Area. The Site is not inter-visible from Mynshulls House as it fronts onto Cateaton Street and is bordered by the Britannic Buildings (42-44 Victoria Street) to the west. Therefore, the proposed public realm works will not impact on its setting.

4.45 This heritage asset is therefore excluded within the further assessment.

Victoria Bridge

- Grade II listed
- 1837-9 – public road bridge over the River Irwell. Made from sandstone ashlar. Semi-eppiliptical arch with rustic rock-faced voussoirs, straight roll-moulded string course, parapets with raised panels in the centre, each surmounted by the Queen's orb on a massive Grecian scroll.

Figure 4.9: View from public realm to the north west of Victoria Bridge looking south east towards Victoria Bridge. (Author's own, 2018).



4.46 The Victoria Bridge is not located within a conservation area. The landscaping proposals run up to c.15m from this heritage asset. However, due to the gradient of the Site rising towards the Cathedral and sloping towards the River and the Salford border, the landscaping proposals will not be visible in views to and from the Victoria Bridge, especially as the Cathedral Approach pedestrian bridge is directly to the north of this heritage asset.

4.47 Therefore, this heritage asset is excluded from the further assessment.

Sinclairs Oyster Bar

- Grade II listed
- Late C17 – early C18 brick building, with re-used timber internally. Rectangular plan on corner site, in two parts, main part of building is 3 storeys in height, with corner block 4 storeys in height. Upper floor painted to resemble black-and-white “half-timbering”. Forms group with The Old Wellington Inn which adjoins to the left.

Figure 4.10: (Left) View from Exchange Square/ New Cathedral Street looking north towards Sinclairs Oyster Bar. (Author’s own, 2018).



4.48 Sinclairs Oyster Bar is located within the Cathedral Conservation Area. The landscaping proposed will be visible from the rear of the Sinclairs Oyster Bar and may therefore impact on its setting. However, due to the distance between this heritage asset and the proposed landscaping works, this heritage asset is therefore excluded from the further assessment.

The Old Wellington Inn

- Grade II listed
- C. 1650 public house, timber frame with stone slate roof, three storeys in height and three structural bays, the first and third gabled. It has close studded framing with angle braces and mullioned windows, the jettied gables decorated with lattice framing. The framing of the upper floors shows that this was a later addition. Forms group with Sinclairs Oyster bar to the right.

Figure 4.11: View from Exchange Square/ New Cathedral Street looking north towards The Old Wellington Inn. (Author's own, 2018).



4.49 The Old Wellington Inn is located within the Cathedral Conservation Area. The landscaping proposed will be partially inter-visible from the back of The Old Wellington Inn and may therefore impact on its setting. However, due to approximate 45m distance between this heritage asset and the site, along with the nature of the proposed landscaping works.

4.50 Therefore, this heritage asset is excluded from the further assessment.

Railway Viaduct and Retaining Walls at Junction with Greengate

- Grade II listed
- C. 1840 railway viaduct consisting of two railway bridges and linking retaining wall forming the bridge abutments. Made of ashlar and cast iron. Raking retaining wall divided by rusticated piers into bays with archways with stressed voussoirs on Chapel Street and return to Greengate. Above cornice the piers also divide the plain parapet. Low relief carved coat of arms of the City of Salford over archway on Greengate return. The wall carries railway viaduct and links 2 bridges, over Greengate and Chapel Street, for which it forms the abutments. Bridge decks carried on transverse iron beams, with cast-iron parapets, solid panels with simple moulded decoration over Greengate, traceried openwork over Chapel Street.

Figure 4.12: View from the Cathedral Approach bridge looking northwest towards the Railway Viaduct. (Author's own, 2018).



4.51 The Railway Viaduct and retaining walls are located within the Cathedral Conservation Area, which runs across both Manchester and Salford borders. The proposed landscaping works will not be inter-visible with this heritage asset.

4.52 Therefore, this heritage asset is excluded from the further assessment.

Former Corn and Produce Exchange

- Grade II listed
- 1903 Corn Exchange with shops and offices, which has now been converted into a market hall with shops and hotel. Very large triangular four storey building in a Baroque style.

Figure 4.13: View from Exchange Square looking south towards the Corn Exchange. (Author's own, 2018).



4.53 The Corn Exchange is located within the Cathedral Conservation Area. The landscaping proposed will not be inter-visible with the asset and therefore will not impact on its immediate setting.

4.54 This heritage asset is therefore excluded from the further assessment.

Stephenson Bridge

- Grade II listed
- 1844 and 1884 by George Stephenson. The north side (1844 bridge) has abutments to either side, the road span is a cast iron arch decorated on the side with cast iron strips forming lozenges. The river span is of similar construction, with stone facings and carrying a plain iron parapet. The south side (1884) is a plate girder construction over both the river and the road. The road span has a parapet in cast iron with raised and fielded panels, every third one containing a rosette.

Figure 4.14: View from Victoria Street south towards the Stephenson Bridge south side (1884). (Author's own, 2018).



4.55 The Stephenson Bridge is not located within a conservation area. The landscaping proposed will be visible in longer range northward views towards Stephenson Bridge as the boundary is 20m away from this heritage asset. However, due to the busy nature of the Chapel Street, Hunts Bank and Victoria Street intersection the landscaping works do not form part of the immediate setting of Stephenson Bridge.

4.56 This heritage asset is therefore excluded from the further assessment.

Middle Bridge

- Grade II listed
- 1865 and 1890 plate girder construction in a single span with a cast iron parapet. Located to north of the 1844 Stephenson Bridge.

Figure 4.17: View from Victoria Street/ Great Ducie Street (A56) looking south towards the Middle Bridge.
(Author's own, 2018).



4.57 Middle Bridge is not located within a conservation area. Stephenson Bridge is directly south of Middle Bridge, therefore the Site of the proposed landscaping works does not form part of the immediate setting of Middle Bridge.

4.58 This heritage asset is therefore excluded from further assessment.

North Bridge

- Grade II listed
- 1893 bridge with iron plate girder construction and a cast iron parapet.

Figure 4.16: (Left) View from Victoria Street/ Great Ducie Street (A56) looking south towards the North Bridge. (Author's own, 2018).



- 4.59 North Bridge is not located within a conservation area. Middle Bridge and Stephenson's Bridge are both viewed with the proposed public realm works before the North Bridge. Consequently, the North Bridge will not be directly inter-visible with the proposed public realm works. On this basis this heritage asset is excluded from the further assessment.

Victoria Station including Concourse to Rear with Restaurant and Booking Hall

- Grade II listed
- Railway Station, 1844 sandstone and Italianate architecture.

Figure 4.15: View from Victoria Station Approach looking north east towards the Victoria Station. (Author's own, 2018).



4.60 Victoria Station is not located within a conservation area. The Site is not inter-visible from Victoria Station, and therefore the proposed public realm works will not impact on its setting. This heritage asset is therefore excluded within the further assessment.

City Buildings

- Grade II listed
- C. 1865 – 1875 former warehouse, offices and shops, now converted into shops, restaurant and mixed use upper floors. Sandstone ashlar with red brick to rear and side elevations; Welsh slate roof. The building occupies a prominent corner site and is arranged around a small internal court with vehicular access from Todd Street. Four storeys. Ground floor retains its original stone pilasters with foliated capitals between shop divisions and a number of cast-iron barley-sugar mullions.

Figure 4.18: View from the corner of Todd Street and Corporation Street looking north towards the City Buildings. (Author's own, 2018).



- 4.61 City Buildings are located within the Cathedral Conservation Area. City Buildings are located on Todd Street, therefore the Site of the proposed landscaping works is not viewed directly with the City Buildings. The proposed public realm works will therefore not impact on the immediate setting of the City Buildings heritage asset. This heritage asset is therefore excluded from the further assessment.

Non-Designated Heritage Assets

- 4.62 A further 133 no. sites and monuments within the area of analysis were recorded as non-designated heritage assets on the Historic Environment Record. The location of these non-designated heritage assets is illustrated on the Heritage Asset Plan at Appendix 1 of this report, with full List Descriptions contained at Appendix 2.
- 4.63 All but 1 no. have been scoped out of the assessment because they are below ground or surface archaeological sites; or they comprise remnants of historic localities considered in totality, such as areas of Roman and Medieval Manchester.

Summary of Heritage Assets to be assessed

4.64 In summary, the heritage assets identified that will be taken forward for further assessment are as follows:

1. Cathedral Conservation Area
2. Cathedral Church of St Mary – Grade I
3. Chetham’s Hospital and Attached Wall – Grade I
4. Detached Block of Schoolroom Approximately 20 metres South of Chetham’s Hospital – Grade II
5. Chetham’s School, west boundary wall (Area of Medieval Manchester) – non-designated heritage asset

4.65 These designated and non-designated heritage assets were identified and confirmed through a searches of the HER via Greater Manchester Archaeological Advisory Service (dated 01.09.18).

5 Assessment of Significance

- 5.1 This Section describes the significance of the heritage assets identified in Section 4, and where relevant, what contribution their setting makes to this significance. This assessment is proportionate to both the significance of the relevant heritage assets and the potential impact on their significance.

Significance

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

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"³.

- 5.3 The Consultation Draft (November 2017) of Historic England's Conservation Principles for the Sustainable Management of the Historic Environment states:

"...'significance' is used in conservation to mean the heritage value of an asset due to its heritage interest – in simple terms, it is the sum total of why a place matters from a heritage point of view. According to this definition, significance is encompassed by four headings: archaeological interest, architectural interest, artistic interest and historic interest. A heritage asset's significance may be expressed under more than one heading and sometimes under all four."

Setting

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

"...the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral"⁴.

- 5.5 HE has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes⁵. The guidance suggests that setting itself is not a heritage asset, nor a heritage designation; rather, its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 5.6 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance (PPG). In assessing the contribution of setting to the significance of the following identified assets, the role of the Application Site has been considered.

Summary Assessments of Significance

- 5.7 Paragraphs 5.9 to 5.79 describe the significance and setting of the heritage assets identified within the area of analysis. These are proportionate to both the significance of the relevant heritage asset, the nature of the Proposed Development and the likely magnitude and form of effect. The concluding summary of significance as none / low / moderate / high is proportionate to the types and Grades of assets assessed within this report. The assets have been assessed in the following order:

- Conservation Areas;
- Grade I Listed Buildings;

³ Ministry of Housing, Communities and Local Government (MHCLG) (2018) National Planning Policy Framework, Annex 2: Glossary.

⁴ MHCLG (2020) National Planning Policy Framework, Annex 2: Glossary.

⁵ HE (2015) Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition)

- Grade II Listed Buildings; and
- Non-Designated Heritage Assets (identified on the HER).

5.8 Where appropriate, some heritage assets have been grouped together across listing and designation status, as together they form a group of greater significance than that of the individual assets alone, in addition to sharing a setting (shown at **Error! Reference source not found.**). Where formal groupings have been made in respect to listing, these are noted in the List Description accompanying the entry for the asset where relevant.

Conservation Areas

5.9 Conservation Areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. HE has revised and republished its guidance in respect of Conservation Areas which provides a framework for the appraisal and assessment of the special interest and significance of a Conservation Area⁶.

Cathedral Conservation Area

Townscape

- 5.10 The Cathedral Conservation Area has been designated due to the high architectural, historic and social values of this Medieval Quarter of the city. The Grade I listed Cathedral is primarily the focal point for the area, with the Grade I listed Former Chetham's Hospital and Attached Wall to the north of this grandiose building, both prominent medieval structures, which represent the medieval core of the city.
- 5.11 The gothic architecture of the Cathedral emphasises the medieval origin of this building, although it has been extensively altered, especially in the 19th Century.
- 5.12 The Chetham's complex of buildings is very closed off from the public eye due to a high boundary wall when viewed from the north, south and west. The Victorian South East wing designed by Alfred Waterhouse is one of the most prominent buildings when viewed from the east looking west. The rear of the former medieval Grade I listed library building is partially visible from Walkers Croft and Hunts Bank, which connects to Victoria Street. This highlights that the Grade I listed medieval building and Grade II listed detached schoolroom building can therefore only be fully appreciated from inside the walled Chetham's complex. However, these buildings are a prominent part of the Cathedral Conservation Area due to the rich history and architectural quality of these buildings, with the former library building dating back to 1422.
- 5.13 The urban grain of the area which surrounds the Cathedral and Chetham's is medieval in origin, which is reflected in the irregular curve of these streets, a contrast to the Victorian urban grain found in the majority of the rest of the city centre, such as Corporation Street. The Hanging Ditch and Long Millgate run along the lines of two medieval concentric ditches, which are still evident today. These run parallel to the defensive high ground on the banks of the River Irwell and River Irk. Other streets which are of ancient origin include Fennel Street, Shudehill, Withy Grove and Todd Street.
- 5.14 The suitable location of the defensive ditches, rivers and prominent buildings of the Cathedral, which started as a church and medieval manor house, meant that communities established themselves in the area. Trade in coarse woollen cloth prospered, which then transformed into the Industrial Revolution, resulting in mass redevelopment of the area and the city as a whole.
- 5.15 Victoria Station was built in 1844 and Exchange Station in Salford was built in 1884 and closed in 1969, both impacting upon the medieval street layout of the surrounding areas and modernising the

⁶ HE (2016) Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1.

area, although buildings along Cathedral Yard, such as the Corn Exchange still respond to the original medieval street pattern.

- 5.16 There a number of period buildings within the Cathedral Conservation Area, which help to identify a timeline of different periods in Manchester's history, which emphasise this historically important part of the city centre. Prominent Victorian commercial buildings line Cathedral Yard, which includes the large triangular shaped former Corn Exchange as well as Victoria Station.
- 5.17 The large existing public realm to the front of the Football Museum connects the Medieval Quarter to the Primary Retail Area of Manchester City Centre, with views down towards the Cathedral and the River Irwell along Fennel Street.
- 5.18 The recent regeneration of the Salford Cathedral Approach Bridge and accompanying public realm works create a pleasant pedestrian environment on this side of the River. However, Victoria Street, and the location of the landscaping Proposed Development to the east rises upwards. Therefore, the Cathedral is not visible from this area of Salford.

Significance

Architectural

- High architectural interest resulting from the Cathedral and early medieval manor house which has been transformed into Chetham's School and Library building, as well as Alfred Waterhouse's south east wing to Chetham's Hospital.
- A vibrant mix of commercial buildings, mainly Victorian and later twentieth century along Cathedral's Yard, including the Former Corn Exchange building.
- The Conservation Area focusses around the Cathedral, an historical building which has undergone a series of redevelopment and refurbishment since its inception as a church in 1421.

Historic

- Well preserved medieval buildings and structures, including the Cathedral, former Chetham's Hospital Building which is one of the best preserved medieval manor houses in the country, medieval defensive structures, including the Hanging Ditches and the Hanging Bridge.
- The meandering street patterns nod towards their medieval origins.
- Strong linkages to Alfred Waterhouse, who designed the SE wing to the former Chetham's Hospital.

Listed Buildings and Non-Designated Heritage Asset

Cathedral Church of St Mary, Grade I⁷

Significance

- 5.19 The Manchester Cathedral is one of the most impressive examples in England of a late medieval collegiate church. It is originally built on a defensive position in close proximity to the River Irwell and the River Irk, as well as being surrounded by Hanging Ditches.
- 5.20 The Cathedral dates from when the collegiate was founded in 1421, whereby the original building ran a very similar planform to the existing building, however, the regular plan which is evident today was founded by later additions to the building. Originally, when first built the Cathedral would have been made from red Collyhurst stone, however this has been eroded away due to the industrial period and has been renewed with harder Derbyshire stone.

⁷ Hedley Hodkin, C., *The Pictorial History of Manchester Cathedral*, Pitkin Pride of Britain Book, London.

- 5.21 From time to time the church had been allowed to fall into disrepair. The Charter of Charles I said, *"that such danger impends to those who entre the church that most of the parishioners scarcely dared to seek spiritual good for their souls by reason of peril to their bodies."* The stonework both within and outside had been allowed to deteriorate to such an extent that entire building was in danger.
- 5.22 The Cathedral is relatively small for a Cathedral building at 18,000 sq.m, when compared to other cities such as York whose Cathedral is 63,800 sq.m, and Lincoln whose Cathedral is 44,400 sq.m. This is partly due to the land surrounding it being sold during the nineteenth century to make way for commercial buildings, which hem in the building and obstruct vistas.
- 5.23 The exterior is elaborately decorated with general uniformity of the gothic perpendicular style, although so much restoration has taken place on the building, it is difficult to establish which parts of the buildings are genuinely medieval, due to the high quantity of work which took place once it was elevated to cathedral status in 1847, which is a reminder of how Manchester's growth into a modern city is a relatively recent phenomenon.
- 5.24 The interior of the Cathedral is highly significant. There has been a multitude of renovation works since the collegiate church was elevated to Cathedral status. The nave roof is adorned with finely carved bosses and the wall posts are supported by minstrel angels playing various instruments. The screen to The Lady's Chapel is the only remnant of this Chapel to remain, as it was destroyed in the Blitz. This is the oldest of all the Cathedral's screens, however some of its canopies and statues were destroyed in the seventeenth century. The Jesus Chapel and the Choir are both from the sixteenth century. The rood screen is a massive pulpitum and survives from the medieval period, as well as wood carvings in the stools and misericords.
- 5.25 The Cathedral endured two major restoration events in the nineteenth century. These included the 1815 restoration which had devastating effects. In order to brighten the nave, the interior was plastered with Roman cement and the stonework of the walls and columns were ruthlessly chiselled away to allow for the cement to hold. The nave remained this way for nearly seventy years, until the next phase of restoration in 1882. This restoration removed the coating of cement and found that the pillars of the nave had been weakened to such an extent that they were in danger of collapsing and had to be replaced by pillars exactly modelled to match them.
- 5.26 The West Tower is c. 40m high and was rebuilt in 1867, replacing an older tower which dated in part from the fourteenth century due to its dilapidation, and was formed to be approximately 2 metres higher than the former tower.
- 5.27 All of the present entrances were built in the nineteenth century. The West entrance porch, known as Victoria Porch, was designed by Basil Champness to commemorate the Diamond Jubilee of Queen Victoria and has a statue of Queen Victoria which was sculpted and presented by her daughter, Princess Louise. The North Porch was added in 1881 and the South Porch in 1891.
- 5.28 The north-east of the Cathedral was severely damaged in an air raid in December 1940. The Chapel of the Manchester Regiment was damaged, the eastern wall and bays were completely destroyed and the medieval Lady Chapel disappeared with only the arch leading to this Chapel and parts of its screen remaining. All of the stain glass windows were blown-out and the organs were demolished. This led to a number of restoration projects spanning 20 years from 1941-1960.
- 5.29 Sir Hubert Worthington, embarked on the Cathedral's restoration works, which meant a new Lady's Chapel was built, the roofs were restored, the choir stalls repaired and the damage to the Regimental Chapel was made good and the organ was rebuilt. The windows were infilled with clear glass, so as to brighten the Cathedral, except for the east window of the choir which had stained glass panels
- 5.30 The 1996 IRA bomb also caused extensive damage to the Cathedral, which meant further restoration works to the Cathedral.

5.31 The Cathedral has very high architectural and very high historical significance.

Contribution of the Setting to the Asset's Significance

5.32 The Cathedral was originally built on a defensive location, with the three hanging ditches, the River Irk and River Irwell, all in close proximity. However, nineteenth and twentieth century development has meant that the River Irk has been built over and the three hanging ditches have been levelled-off via the Victoria Arches, but the existing urban grain does follow a similar path to these early medieval ditches.

5.33 The urban density which surrounds the Cathedral was defined in the early eighteenth century when there was intensification of development around the Cathedral as it was seen as the centre of Manchester. Therefore, the urban density and streetscape surrounding the Cathedral has changed since its inception.

5.34 The Cathedral in the 1920s-1990s occupied an island site, in that it was surrounded by busy roads such as Victoria Street and Fennel Street which were heavily trafficked by automobiles. However, traffic calming measures and road works have now resulted in less traffic than previously around the Cathedral.

5.35 The routes which immediately surround the Cathedral are now all pedestrianised with green spaces concentrated along Cathedral Yard which extends towards Victoria Street. These green spaces provide a sense of relief within the dense urban nature of the city, and allow for longer views to/from heritage assets.

5.36 Victoria Street, as existing, does not contribute to the asset's significance, due to the haphazard nature of the public realm works, uneven road surfaces made up of different materials, and non-existent features to maximise this key route to the Cathedral, Chetham's School of Music and Victoria Station.

5.37 The buildings which surround the Cathedral range from fifteenth century to twenty-first century, and include a number of architectural styles.

5.38 When the Cathedral is viewed from the south, along Cathedral Yard, these closer quarters enable the identification of the elaborate detail in its façade. When viewed from Victoria Street, the Cathedral commands attention as it is set back from the street and located at an elevated level.

5.39 The Cathedral can also be appreciated at more distant views along Fennel Street and across to the Cathedral Gardens in front of the National Football Museum. The building is also appreciated from Victoria Bridge, Blackfriars Bridge and the Cathedral Approach Bridge, as well as from the other side of the River Irwell in Salford from Greengate Square.

5.40 Overall, the setting is a moderate positive contribution to the significance of the heritage asset.

Contribution of the Site to the Setting

5.41 The Site is located immediately along the western boundary of the heritage asset and therefore is part of the heritage asset's immediate setting.

5.42 Currently the existing landscaping treatment of the Site is of varying quality, however by virtue of it being made up of open space it allows a greater appreciation of the heritage asset by attention to the building's western entrance and clock tower.

5.43 Overall the Site currently makes a minor adverse contribution to the setting and significance of the Grade I Listed Cathedral Church of St Mary.

Chetham's Hospital and Attached Wall, Grade I⁸

Significance

- 5.44 This medieval building was completed in 1425 and has remained almost unchanged ever since. This building is a good example of the layout of a medieval manor house, with a large principal room in the form of a ground floor hall open to the roof. This standard medieval domestic plan was adapted by the college of priests, although it is not clear how much of the original medieval house remained before ample money was spent by the collegiate foundation to bring the building into use as the college.
- 5.45 The building is made of red sandstone from the Collyhurst quarries, a principal source of stone in Manchester until the nineteenth century. It is rectangular in shape, with a cloister in its centre and hall and lodgings around this. The long east wing of the building houses the kitchen and a series of other rooms, ending at the gatehouse.
- 5.46 The building suffered greatly during the English Civil war, as it was so close to where the Manchester Siege took place on Salford Bridge in 1642, which has now been replaced by Victoria Bridge.
- 5.47 Humphrey Chetham's had shown an interest in the college buildings before the end of the 1640s and wanted to use them for a charitable project which he had been developing for a number of years. After his death, the buildings were finally sequestered and converted into school and library, with boys entering the school in 1656.
- 5.48 The building had cause for concern in early nineteenth century and needed restoration. In 1844, the Manchester architect J.E. Grogan embarked on some restoration works to the building, to stop the medieval walls crumbling away.
- 5.49 The library, which was the first free library in Europe contains over 100,000 volumes and many valuable manuscripts. The school provided free maintenance clothing and education for 90 boys.
- 5.50 Chetham's Hospital and Attached Wall has very high architectural and very high historical significance.

Contribution of the Setting to the Asset's Significance

- 5.51 The Chetham's School and Library building has been sited on this defensive position since 1425, alongside the church to its south, which is now Manchester Cathedral. The location of this building alongside the Cathedral is important in that it these buildings formulated the medieval town in which Manchester was built upon. However, converting the Chetham's complex of buildings into a school within the city centre has meant a high boundary wall was necessary, which blocks views between these medieval buildings, and they therefore, cannot be viewed at the same time with ease.
- 5.52 Furthermore, the buildings which surround the Chetham's School and Library are all later additions to the Chetham's School of Music complex. Alfred Waterhouse designed and built the detached school room to the south of the library building, as well as the detached south east wing which are both Grade II listed.
- 5.53 When the Chetham's library building is viewed from within the boundary wall, inside the Chetham's complex, the building can be appreciated at close quarters. A small formal greenspace has been created immediately in front of the library building which is where the Grade II listed Hyde's Cross is located, also of medieval origin. The library building can also be appreciated with its surrounding

⁸ Hartwell, C., *The History and Architecture of Chetham's School and Library*, Yale University Press, London.

buildings of the Detached Schoolroom building and south east wing, both designed by Alfred Waterhouse, and are also of architectural merit.

- 5.54 The newest building to form part of the Chetham's School of Music complex is the building designed by Roger Stephenson, which opened in Autumn 2012. The building has been sensitively designed using custom 'Cheetham's brick,' to complement the existing buildings.
- 5.55 However, the grounds of the school have been heavily tarmacked to make car parking spaces, and a fence surrounds the paved playground area. This does not contribute to the setting of the listed asset.
- 5.56 Overall the setting makes a moderate positive contribution to the significance of the heritage asset.

Contribution of the Site to the Setting

- 5.57 The Site is located immediately along the western boundary of the heritage asset and therefore forms part of the immediate setting.
- 5.58 Currently the existing landscaping treatment of the Site is of varying quality, however by virtue of it being an open space it allows appreciation of the heritage asset.
- 5.59 Overall the Site currently makes a negligible contribution to the setting and significance of the Grade I Listed Chetham's Hospital and Attached Wall.

Detached Block of Schoolroom Approximately 20 metres South of Chetham's Hospital, Grade II

Significance

- 5.60 Later additions to the Chetham's School of Music complex include the Detached School Block to the south of the library building, and the south east wing of the school, which were both designed by Alfred Waterhouse, who was appointed in the 1870's.
- 5.61 The new school room was finally completed after delays in 1876-7. It is a modest building which is similar in resemblance to a chapel or Sunday School. The detailing is Perpendicular but the motifs of the main building have not been slavishly adopted. Red sandstone was used from the Collyhurst quarries to harmonise with the existing building, and the roof timbers remained exposed.
- 5.62 Chetham's Detached Block of Schoolroom has moderate to high architectural historical significance.

Contribution of the Setting to the Asset's Significance

- 5.63 The Chetham's complex of buildings is surrounding by a high wall. Therefore, at close quarters from Victoria Street, Huntsbank and the part of Cathedral's Yard which runs along Chetham's complex's southern edge, the architectural quality of these buildings cannot be appreciated.
- 5.64 Within the boundary wall, when the Detached Schoolroom is appreciated at close quarters, it can be appreciated with its surrounding buildings of the library building and south east wing. However, the grounds have been heavily tarmacked to make car parking spaces, and a fence surrounds the paved playground area. This does not contribute to the setting of the listed asset.
- 5.65 Overall the setting makes a moderate positive contribution to the significance of the heritage asset.

Contribution of the Site to the Setting

- 5.66 The Site is not in the immediate vicinity of the setting of this heritage asset due to the asset being raised above the level of the Site and being part of the Chetham complex of buildings which are

within the c.6m high boundary wall. However, part of the top half of the building can be viewed at the Site level and appreciated together with the boundary wall along this edge of the Site.

5.67 Therefore, the Site has a negligible contribution to the setting of the heritage asset.

Non-Designated Heritage Asset - Chetham's School, west boundary wall

5.68 One non-designated heritage asset is located within the curtilage of the Grade II listed Chetham's Detached block of Schoolroom and Grade I listed Hospital and Attached Wall; 'Chetham's School, west boundary wall', which is categorised as a Monument within the HER list.

Significance

5.69 Chetham's School, west boundary wall non-designated heritage asset is located along the east of the Site boundary. It represents a site of historic interest which is associated with original curtilage of the late-medieval School, which has been more recently revealed due to the demolition of the Palatine building. Some more recent repairs have been carried out to this non-designated heritage asset, which are visible in the change of materials and overall texture of this ancient wall.

5.70 On this basis it is considered to have moderate historical importance and low architectural importance as its original form and function is perceivable, although modern interventions have been carried out to this heritage asset.

Contribution of the Setting to the Asset's Significance

5.71 The location of this non-designated heritage asset within the curtilage of the Chetham's complex of buildings means that it is likely that they are linked to the previous uses of the buildings. The setting of this non-designated heritage asset is therefore of importance.

5.72 Overall the setting makes a moderate positive contribution to the significance of the heritage asset.

Contribution of the Site to the Setting

5.73 The Site has a minor adverse impact on the setting of this heritage asset as the c. 6m high wall is immediately visible within the Site.

6 Assessment of Impact

- 6.1 This section of the report assesses the effects of the Proposed Development, whether beneficial harmful, on the significance or on the ability to appreciate the significance of the heritage assets.
- 6.2 Different approaches are required for different circumstances. According to *Historic England GPA 3: The Setting of Heritage Assets (2017)*, in general the assessment should address the attributes of the Proposed Development in terms of its:
- location and siting
 - form and appearance
 - wider effects
 - permanence
- 6.3 The guidance notes that the level of detail considered should be proportionate to the purpose of the assessment.

The Proposed Development

- 6.4 The Proposed Development relate to a site area of approximately 0.7 hectares of public realm and the Proposed Development extends to Hunts Bank and Cathedral Approach
- 6.5 Full details of the scheme can be found in the accompanying Design and Access Statement and drawings submitted within the Application.

The Application

- 6.6 A summary of the landscaping Proposed Development is set out below.

Phase 1a

- 6.7 This area stretches between Chetham's School of Music to the north and Manchester Cathedral to the south.
- 6.8 The Proposed Development for the area includes resurfacing of the ground level to make it an even surface up to the river and a memorial garden.
- 6.9 The proposed 'Glade of Light' memorial garden is to be located between the Grade I Cathedral and Chetham's boundary wall where Fennel Street meets Victoria Street. The design has been carefully thought out and consulted upon to reflect a peaceful circular halo of seating surrounded by planting but with key vistas open to encourage views across the space.
- 6.10 The materials selected have been chosen for both aesthetic and technical reasons. The majority of the ground plane will be yorkstone setts, intended to complement the existing yorkstone paving in the locality and also picking up on the walls of the Cathedral, also yorkstone. Florentine paving will run along the Chetham's boundary wall to define the yorkstone pedestrian walkway which runs eastwards along Fennel Street.
- 6.11 It is proposed that paving trims around the planting beds and surrounding the memorial will be a dark grey granite to pick up on the surface treatment on the approach to the Embankment development over Cathedral Approach and the use of the material within Cathedral Gardens.

Phase 1b

- 6.12 Phase 1b is the northernmost extent of the Site and includes the footway to Victoria Street and the area of land vacated when the Palatine Building was demolished to the west of Chetham's School of Music.
- 6.13 Soft landscaping and trees will create a buffer between the pedestrianised area and Victoria Street. Demountable bollards are proposed along the northern edge of the Site boundary to allow access for service vehicles and prevent vehicular access.
- 6.14 The Proposed Development includes a primary route (the 'the Riverside Walk') made up of yorkstone setts to create and obvious and continuous vista leading to the northern end of Deansgate. Florentine paving and granite setts run along the Riverside Walk to visually set back the informal garden spaces from the main thoroughfare.
- 6.15 Phase 1b will predominantly be green, incorporating tree planting in one of the few parts of the Site where there are few underground services with defensible planting along Chetham's boundary wall to deter any would be vandals or intruders. The First Ditch Gardens will include ornamental planting and lawn to allow visitors to relax. Free standing timber benches provide opportunities for seating alongside a raised plinth that provides additional seating and a location for the display of a piece of future public artwork.
- 6.16 Phase 1b also includes the First Ditch archaeological feature and there will be low key interpretation boards that identify this feature and provide information on its past.

Phase 1c

- 6.17 Phase 1c includes the area immediately in front of the Cathedral, up to the parapet of the Irwell and the extents of Cathedral Approach.
- 6.18 The Cathedral currently lacks a sense of arrival and Phase 1c will deliver a significant civic space. The design seeks to declutter the existing area of street furniture, lighting columns and other paraphernalia that detracts from the intricate facade of the building, with a new 'Cathedral Square' proposed in front of the main western Cathedral entrance.
- 6.19 As part of the Cathedral Square, the paving treatment will include an ornate area of feature paving in front of the western entrance that includes a number of materials found within the locale - this includes sandstone (of which Chetham's is constructed), yorkstone (of which the Cathedral is constructed), limestone (of which the Cathedral floor is constructed) and granite, which is used extensively throughout cathedral gardens and on the approach to Salford. These materials will be combined to create an 'entrance carpet' to the cathedral. Beyond this entrance carpet the materials used are simpler and include the same yorkstone used throughout the park but in a larger unit size to reflect the importance of the space, and also granite to tie into the treatment of the ground plane of Cathedral Approach.
- 6.20 The western entrance to the cathedral will also be flanked by raised lawns, trees and ornamental planting that provide raised plinth seating edges fronting onto the Cathedral Square and help to frame the facade of the building, whilst also providing areas of seating.
- 6.21 Bollards are proposed to line the key arrival points into the pedestrianised area to limit vehicular access into the public realm for security and management of the space.
- 6.22 Overall, Phase 1c consists largely of hard landscaping embedded with trees to create informal space for members of the public to dwell and appreciate views towards the Cathedral and around the surrounding area. The grove of trees provides an extended parkland setting and strong sense of arrival for the cathedral.

Impact on Cathedral Conservation Area

Summary of Significance

Architectural

- High architectural interest resulting from the vibrant mix of architectural building designs with the Conservation Area boundary which reflect a wide range of periods, and include the Cathedral, Chetham's complex of buildings, and the Corn Exchange.

Historic

- Well preserved medieval buildings and structures, including the Cathedral, former Chetham's Hospital Building which is one of the best preserved medieval manor houses in the country, medieval defensive structures, including the Hanging Ditches and the Hanging Bridge.
- Strong direct connection to Alfred Waterhouse, who designed the south-east wing of Chetham's Hospital and the Detached Block of Schoolroom.

Impact of the Proposed Development

Location and Siting

- 6.23 The Site runs along Victoria Street, which fronts the River Irwell, stopping at Walker's Croft, and partway at Fennel Street and Cathedral Yard around the Cathedral.
- 6.24 The existing site is of low quality, with uneven levels and visually unappealing materials. Therefore, the Proposed Development will improve the pedestrianised route on Victoria Street along the River Irwell. The features and form of the proposed raised grass areas and grove of trees will help to create an attractive destination to dwell, increasing footfall to the Medieval Quarter and allowing further appreciation of the impressive listed buildings within its immediate surroundings.
- 6.25 The Proposed Development has considered the creation of key vistas across the public realm to improve views across to the Cathedral as well as creating a sense of arrival to this impressive Grade I Listed building.

Form and Appearance of the Proposed Development

- 6.26 Victoria Street, as existing, is made up of different levels and surfaces. Therefore, the levels of the proposed public realm will be raised slightly to be as close to the existing levels as possible, but to create an even surface, improving access and allowing Victoria Street to be read as one route, connecting the Site to the Cathedral, Victoria Station, across to Salford via the Cathedral Approach, Victoria Street or the pedestrianised footbridge.
- 6.27 The materials used are respectful to the Cathedral Conservation Area and are sympathetic to the Grade I listed Cathedral. The materials are also hardwearing and have been chosen for their durable qualities.
- 6.28 The scheme will link into the later phases of the Medieval Quarter landscaping proposals which will be delivered as funding is secured. Furthermore, further landscaping works are proposed through the redevelopment of The Renaissance Building site, connecting the Site to other greenspaces across the city and into Salford.

Wider Effects of the Proposed Development

- 6.29 The scheme will link into the later phases of the Medieval Quarter landscaping proposals which will be delivered as funding is secured. Furthermore, further landscaping works are proposed through the

redevelopment of The Renaissance Building site, connecting the Site to other greenspaces across the city and into Salford.

6.30 Overall, the Proposed Development will have a positive impact on the Cathedral Conservation Area.

Impact on Listed Buildings and Non-Designated Heritage Asset

Cathedral Church of St Mary, Grade I

6.31 The Cathedral is of very high historical and very high architectural significance, however its setting contributes moderately to its significance.

Impact of the Proposed Development

6.32 Ornate paving consisting of limestone, granite and sandstone, is proposed to create a feature of the western entrance to the Cathedral, which steps up from Victoria Street. Raised grass terraces have also been proposed to enhance the North Porch and South Porch entrances to the Cathedral.

6.33 The materials proposed have carefully considered the sandstone of the Cathedral building, through the use of yorkstone setts, yorkstone flag paving, granite setts and limestone. The use of limestone is a nod towards the materials used in the Cathedral's internal flooring. All of these materials are durable, and have been considered for their permanence.

6.34 The Proposed Development includes creating a greenspace element called 'Fennel Green' within the plans to allow for an informal seating area around the Cathedral to increase dwell time and allow for the Cathedral to be appreciated at closer quarters.

6.35 The Glade of Light memorial is considered a positive addition to the public realm and will create a quiet area of reflection with views looking towards to Cathedral.

6.36 More distant views to the Cathedral have been carefully considered from the northern part of Victoria Street on the approach to the Cathedral to ensure views across are maximised, with the areas of planting being carefully located to minimise clutter along these views.

6.37 The proposal will significantly improve the public realm and the setting of the asset. This will enhance the way in which people can appreciate the historic value and narrative of the asset.

6.38 Overall, the Proposed Development will have a positive impact on the asset's setting and therefore significance.

Chetham's Hospital and Attached Wall

6.39 The Grade I listed Chetham's Hospital and Attached Wall is of very high architectural and very high historical value and its setting contributes moderately to its significance. The setting's contribution to the asset is moderate, due to the location of the medieval defences which surround it and the Cathedral which is located opposite.

Impact of the Proposed Development

6.40 The Proposed Development has sensitively considered the medieval Grade I listed library building, the Grade II listed detached school building, and South East wing of the school, both designed by Alfred Waterhouse. This is through the use trees, soft landscaping and protective planting features along this boundary wall to minimise disturbance within the Chetham's complex as a result of any anti-social behaviour.

- 6.41 Archaeological excavation has revealed evidence of the First Ditch which runs by the Chetham's western boundary wall which fronts Victoria Street. This was a steep sided rock cut ditch, perhaps 1.1m in depth, which is difficult to date. The landscaping proposals include a change from the yorkstone setts to soft landscaping and granite setts to create a focal point of the First Ditch and highlight the significance of the site.
- 6.42 The Proposed Development includes the repurposing Victoria Street as a pedestrian and cycle friendly route to Deansgate and Salford. Therefore, the predominant surface along Victoria Street will be yorkstone setts, which is in keeping with the existing paving along Fennel Street.
- 6.43 The proposal will significantly improve the public realm and the setting of the asset. This will enhance the way in which people can appreciate the historic value and narrative of the asset, as the land where the former Palatine buildings were will be reused to increase the space in front of the River Irwell and the asset and improve this streetscape.
- 6.44 **Overall, the Proposed Development will have a positive impact on the asset's setting and therefore significance.**

Detached Block of Schoolroom Approximately 20 metres South of Chetham's Hospital, Grade II

- 6.45 Later additions to the Chetham's School of Music complex include the Detached School Block to the south of the library building, and the south east wing of the school, which were both designed by Alfred Waterhouse in the 1870's.
- 6.46 Chetham's Detached Block of Schoolroom has moderate to high architectural significance and moderate historical significance.

Impact of the Proposed Development

- 6.47 The Chetham's complex of buildings is surrounding by a high wall (non-designated heritage asset Chetham's School west boundary wall). Therefore, at close quarters from Victoria Street, Huntsbank and the part of Cathedral's Yard which runs along Chetham's complex's southern edge, the landscaping Proposed Development can be read marginally alongside this heritage asset.
- 6.48 Furthermore, the inclusion of informal and formal seating areas across the landscaping proposals in close proximity to the heritage asset will increase members of the public's dwell time in front of the heritage asset to allow for it to be fully appreciated.
- 6.49 **Overall, the Proposed Development will have a positive impact on the asset's setting and therefore significance.**

Non-Designated Heritage Asset - Chetham's School, west boundary wall

- 6.50 One non-designated heritage asset is located within the curtilage of the Grade I listed Chetham's Hospital and Attached Wall and the Chetham's School, west boundary wall, and is considered to have moderate historical importance and negligible architectural importance.

Contribution of the Setting to the Asset's Significance

- 6.51 The location of this non-designated heritage asset within the curtilage of the Grade I listed Chetham's Hospital and Attached Wall, as well as the Grade II listed Detached Block of Schoolroom means that it is directly linked to the Chetham's complex. The setting of this heritage asset is therefore of moderate significance.
- 6.52 **Overall, the Proposed Development will have a positive impact on the asset's setting and therefore significance.**

Conclusion

6.53 The Proposed Development will have a positive impact on the following assets:

- Cathedral Conservation Area;
- Grade I listed Cathedral;
- Grade I listed Chetham's Hospital and Attached Wall;
- Chetham's School, west boundary wall; and
- Detached Block of Schoolroom Approximately 20 metres south of Chetham's Hospital, Grade II listed.

6.54 **Overall, the Proposed Development will have a positive impact on the heritage assets identified for assessment in this report.**

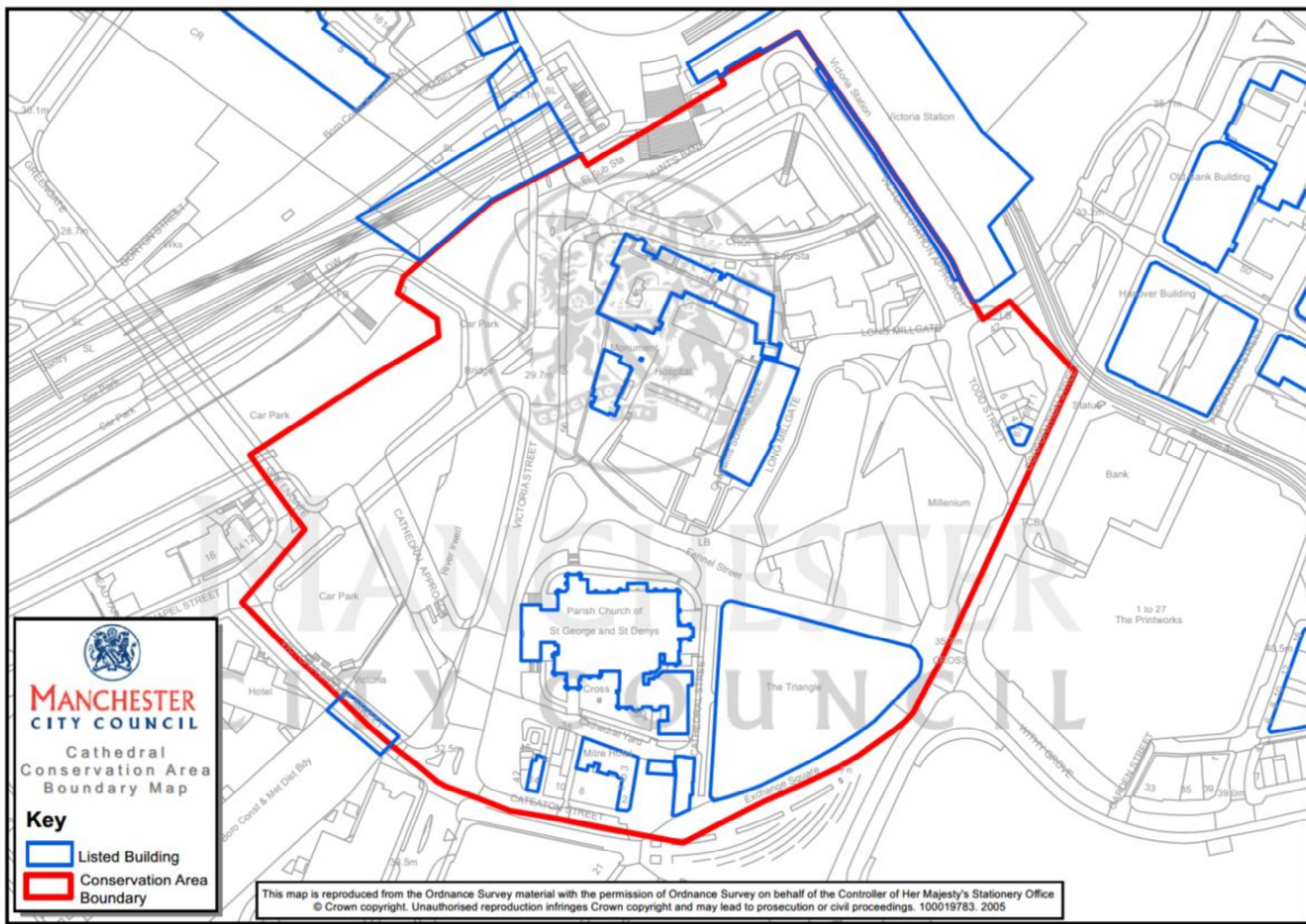
7 Planning Policy Assessment

- 7.1 The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (NPPF paragraph 193), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of an asset's setting.
- 7.2 In accordance with the NPPF, the Proposed Development takes full account of the desirability of sustaining and enhancing the significance of the identified heritage assets. In line with paragraph 185 the application has described the significance of the heritage assets affects and the contribution made by their setting to that significance where relevant. The relevant guidance documents, Conservation Principles (2008), Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets (2nd Edition) (2017), Historic England guidance: Seeing the History in the View (2011), and Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016) have been utilised to ensure the assessment is robust.
- 7.3 The effects on the significance of the identified non-designated heritage asset has been thoroughly considered, using balanced judgement which has had regard to the scale of any harm or loss of the significance of the assets, thus complying with NPPF Paragraph 197.
- 7.4 Paragraph 200 of the NPPF directs local authorities to look for opportunities for new development within Conservation Areas and sites within the setting of heritage assets which enhance or better reveal their significance. Paragraph 200 states that **'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'** As set out at paragraphs 6.31 – 6.38, the Proposed Development will have a beneficial impact on the Cathedral Conservation Area, enhancing its significance.
- 7.5 The development will also have a beneficial impact on the significance of the identified heritage assets, and in particular will better reveal the significance of the Grade I listed Cathedral.
- 7.6 In this respect, the Proposed Development is also in full compliance with MCC local Policy EN3 (preserving and enhancing the historic environment), and Saved UPD Policies Citywide Development Control Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings).
- 7.7 In conclusion NPPF directs local planning authorities to consider 3 key factors when determining planning applications concerning the historic environment and the Proposed Development addresses all of these:
 - The significance of the Cathedral Conservation Area is enhanced and the significance of identified listed buildings is sustained.
 - The improved aesthetics of the Site make a positive contribution to public amenity space that can enjoyed by businesses located in the adjoining offices and by people passing through the Medieval Quarter along Victoria Street. It is a viable and sustainable use of the Site.
 - The development makes a very positive contribution to local character and distinctiveness.
- 7.8 The Proposed Development are fully in accordance with national and local planning policy.

8 Conclusion

- 8.1 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which have the potential to be affected by the application Proposed Development have been described within this Heritage Statement. This included an assessment of the contribution the setting makes to this significance.
- 8.2 The impact on this significance has also been assessed. It has been concluded that overall the proposal will have:
- A positive effect on the special architectural and historic interest of the Cathedral Conservation Area.
 - A positive effect on the special architectural and historic interest of the identified listed buildings and non-designated heritage asset.
- 8.3 Therefore, the Proposed Development are in accordance with statutory legislation, national and local policy.

Appendix 1: Cathedral Conservation Area Boundary Map



Appendix 2: Listing Descriptions of Listed Buildings

Cathedral Church of St Mary (Grade I) - List entry Number: 1218041

Collegiate parish church, cathedral since 1847. Mostly c.1422-1520, perhaps incorporating some earlier fabric; altered, restored or rebuilt 1814-15, 1862-8 by J.P.Holden, 1885-6 by J.S.Crowther and 1898 by Basil Champneys; annexes added 1903 by Champneys and 1934 by Sir Percy Worthington; bomb damaged 1940 and subsequently restored and rebuilt by Sir Hubert Worthington. Sandstone. Perpendicular style. West tower rebuilt 1867 with west porch of 1898 and choir rooms, 6-bay nave with north and south aisles with north and south chantries, north porch rebuilt 1891 and south porch of 1891, 6-bay choir with north and south aisles with chapels, C15 south Chapter House, and east Lady Chapel, destroyed 1940 and rebuilt; south annexes.

In 2nd World War Manchester was, after Coventry, the most damaged English Cathedral but the interior retains amongst other fittings excellent choir stalls of c.1505-10 with misericords. There are also the probably early C16 pulpitum restored and with cornice of 1872, the parclose screens altered C18 and the screens of the choir chantries. Fine nave and restored choir roofs. In the Lady Chapel a restored C15 screen, and in the Derby Chapel a fragmentary early C16 brass to Bishop Stanley and the C18 font.

There are also the Saxon angel stone, a brass in the choir to its builder John Huntingdon, and the statues of Humphrey Chetham by William Theed, 1853, and Thomas Fleming by Baily, 1851. In the west porch a statue of Queen Victoria sculpted and presented by her daughter Princess Louise, and over the entrance to the south annexe a carving of 1933 by Eric Gill. (Buildings of England: N Pevsner: South Lancashire: PP273-9; Pitkin Guides: H Hodkin: Manchester Cathedral).

Chethams Hospital and Attached Wall (Grade I) - List entry Number: 1283015

College of the Collegiate Parish Church of Manchester, now music school. Established 1422 by Thomas de la Warre; converted after Dissolution in 1547 for use as town house by Earl of Derby; sequestrated during Commonwealth, purchased in 1654 by Humphrey Chetham's executors for adaptation as charity school ("hospital") and library; restored and enlarged 1883-95 by Oliver Heywood and Charles James Heywood.

Coursed squared red sandstone, with some dressings of grey gritstone (probably C19), and stone slate roofs. Small cloistered quadrangle with former Fellows' sets in north, south and west ranges, Great Hall and former Warden's rooms in east range, long east wing continued from north range containing former kitchen, hospitium, bakehouse (etc.) with short returned end linked to gatehouse; C19 parallel addition to rear of this wing. Perpendicular style, with 4-centred arched openings and foiled lights to the windows. Two storeys but with Great Hall and kitchen open to full height, basement under north range.

The GREAT HALL has three large cross-windows at a high level, with cinquefoil cusping to the lights, a low 2-light "dole" window to the left (the dais end), and an added 2-storey porch at the north end in the angle with the east wing, covering the doorways to the screens passage and to the kitchen, with a doorway in each side, 2-light windows on both floors and a small cusped niche in the gable with crocketed canopy on mask corbels. The SOLAR END of the hall range (former Warden's rooms, now Audit Room with Reading Room over), 2 storeys and 3 bays, has a projecting and gabled centre with a drip-band between floors and a crocketed niche in the apex, 2-light windows at ground floor, and 2- 3- and 2-light windows at 1st floor. The roof of this range has a small octagonal chimney at the junction of hall and solar, and a gable chimney. The south gable has 4-centred arched 2-light windows forward of the chimney, and square-headed mullioned windows to the rear.

The SOUTH RANGE projects, has a moulded 4-centred arched doorway offset left, small square-headed mullioned windows of 2, 1 and 2 cusped lights at ground floor, and 6 large later C17 3-light mullioned windows at 1st floor. Attached to the south-west corner of this range is part of the original BOUNDARY WALL of the site, approx. 2m high on the inner side, with pitched coping.

Inside the QUADRANGLE, the 2-storey 6-bay west cloister has buttresses, 3-light windows at ground floor (the 2nd with an inserted doorway) and 2-light windows in alternate bays at 1st floor; the 3-bay north and south cloisters are similar except that a C17 stair-turret in the north-east corner replaces the 3rd bay of the north cloister; and the west side of the hall has a rebuilt skewed polygonal inglenook, and an oriel window and staircase contiguous with this to the right.

The long EAST WING (to the right of the porch) has double drip-bands between floors, windows coupled at ground floor of the kitchen and tripled above, all of 2 cusped lights except that to the left at 1st floor where the porch covers the first light (visible internally), and those at ground floor with hoodmoulds; the continuation to the right has six 2-light windows at 1st floor, with trefoil lights, and windows (w) and doorways (d) at ground floor arranged w-d-d-w-w-d-w-w-d, all with hoodmoulds, the first of these doorways opening onto a passage which runs through to a platform at the rear. (These openings do not match those shown on the plan in the VCH; and the grey gritstone surrounds differ from those of some unaltered windows at the rear, suggesting that they are mostly restored, and some probably altered as well: e.g. the first window to the right of the kitchen has the rebate of a former doorway on the inside). The roof has a small bellcote and 2 octagonal chimneys. The 2-bay return at the east end, canted back slightly, has a moulded drip-band (at a lower level than the bands of the main range), two 3-light windows at ground floor and one above, and an external stone staircase dog-legged round the south corner and mounting the gable wall to a doorway at 1st floor of the gatehouse.

The GATEHOUSE is 2-storeyed, steeply gabled, and has a moulded 4-centred archway through the ground floor, a small inserted or altered window above and a 4-centred arched doorway to the left of this; and its outer face, an early C19 rebuild, has an oriel window at 1st floor. The rear of the east wing has (inter alia) a massive external chimney stack to the kitchen (with inscription "Rebuilt 1902"), a corbelled garderobe, and a stone platform to the rear of the through-passage.

INTERIOR: cavetto-moulded beams, and collar-rafter roofs with arch-braced principals and super-imposed collar purlins, throughout; hall has very large dais canopy at south end with brattished cornice, massive inglenook fireplace in west wall (altered), and tripartite oak screens at north end with moulded rails and brattished tops; screens passage has coupled 2-centred arched service doorways; cloisters have similar doorways to former Fellows' sets, some coupled; stair-turret off north cloister has splat-baluster staircase; Audit Room has muntin-and-rail panelling, moulded plaster floriated frieze, and beams with carved bosses; Reading Room has similar panelling, cavetto moulded wall-plate with portcullis and eagle's claw emblems of Derby family, and very large elaborate tympanum including carved cartouche with helm and mantling, cockerell, etc.; and segmental-vaulted ceiling (inserted before 1654). Kitchen (now Music Library) has fireplace approx. 7m wide with horizontal lintel of joggled blocks under segmental arch approx. 4m high, and in east wall a smaller opening with similar joggled lintel under 2-centred arch (probably also a fireplace); rooms to east of passage have low 2-centred arches in transverse walls.

Detached Block of Schoolroom Approximately 20 Metres South of Chethams Hospital (Grade II) - List entry Number: 1197920

Schoolroom, now part laundry and part schoolroom. 1878, by Alfred Waterhouse; altered. Coursed squared sandstone, slate roof. Rectangular plan on north-south axis, plus smaller parallel range to rear projecting at north end. Perpendicular style. Single storey (altered internally by insertion of upper floor), 6 bays, with buttresses and sill-band carried round; gabled porch to 1st bay with moulded Tudor-arched doorway and panelled double doors up 5 steps; extruded chimney stack to 2nd bay tapered to tall octagonal chimney; transomed 3-light windows to the other bays with cusped lights; moulded corbels and cornice. Large transomed 4-light window in each gable wall, with Perpendicular tracery and hoodmould, and small 2-light windows above these; coped gables with crocket finials. Rear wing has two 3-light windows in gable wall and porch in angle. Interior: upper floor inserted at transom level; brattished wallplates, arch-braced kingpost roof with windbraces.

Fragment of Hydes Cross Approximately 20 Metres South of Chethams Hospital (Grade II) - List entry Number: 1219660

Shaft of cross formerly at junction of Fennel Street and Withy Grove, re-located on this site 1913. Dated 1653 at top of shaft. Sandstone. Two-stage octagonal base with moulded top, shaft square at the base and chamfered above, the base carved with geometrical strap-work and the top with raised lettering "1653" in sunk panels. Mounted on C20 pedestal with inscription recording that it was "preserved to the Hospital by Professor and Mrs Wild An.Dn:1913".

South East Wing to Chethams Hospital (Former Manchester Grammar School) (Grade II) - List entry Number: 1197921

School, now part of Music School. 1873-8, by Alfred Waterhouse. Red brick with sandstone dressings (roof concealed). Rectangular plan parallel to street, forming part of east side of courtyard of Chetham's Hospital. Tudor style. Three storeys over basement, with 4-storey gate tower, 1:1:6 bays, the 2nd being the gate tower and breaking forwards slightly; with stone basement, bands between floors, and embattled parapet with coupled octagonal chimneys and corner pinnacles. The main range has tall segmental-pointed 2-light windows at ground floor, with arched lights, and 2-light

sashed windows to the upper floors with shafts; the gate tower to the left has a large segmental-pointed arched doorway moulded in 4 orders with rectangular stone surround lettered "SCOLA MANCUNIENSIS 1870", a small rose window above set into the corbel of a tiered 2-storey canted oriel at 1st and 2nd floors, a mullioned 5-light window at 3rd floor, a cornice with corbel table, embattled parapet with central upstand, and a tall octagonal turret attached to the left side. To the left is a narrow bay with 2-light windows on all floors; and attached to the left of this a later addition. Rear similar. Interior not inspected.

Victoria Bridge (Grade II) - List entry Number: 1254723

Public road bridge over River Irwell. 1837-9, dated 1839 on south side. Sandstone ashlar. Single span. Semi-elliptical arch with rusticated rock-faced voussoirs, straight roll-moulded string course, parapets with raised panels in the centre, each surmounted by the Queen's orb on a massive Grecian scroll.

Mynshulls House (Grade II) - List entry Number: 1197779

Offices over shop. Dated 1890; by William Ball and Thomas Brookes Elce, with carvings by J.Jarvis Millson; altered slightly at ground floor. Red sandstone with some moulded terracotta in matching colour; roof concealed. Narrow rectangular plan at right-angles to street, occupying part of island site with one side to passage known as Hanging Bridge. Jacobean style. Three low storeys and one bay; carved consoles to moulded frieze over ground floor; central segmental bow above this with 6-light mullioned windows flanked by pairs of small Ionic pilasters, a wide lettered cartouche on the bowed panel between the windows, cornices over both floors, and a large bowed upstand with terracotta foliation, frieze lettered "MYNSHULL'S HOUSE" and Jacobean-style strap-work cresting with obelisk finials, flanked by lions with shields on lettered pedestals. Return side similar but simpler.

Mitre Hotel (Grade II) - List entry Number: 1197780

Includes: Nos.1 AND 2 CATHEDRAL GATES. Includes: No.1 CATEATON STREET. Hotel. 1867. Sandstone ashlar facing to brick carcase, steeply-pitched slate roof. Parallelogram plan. Eclectic Jacobean style. Three storeys with cellars and attics, a 5+3 window north facade, with continuous string course over the ground floor, an arcaded frieze over the left portion, gables over the 2nd and 5th windows of this and a larger gable over the 2nd and 3rd windows of the right-hand portion; a canted corner entrance at the left (east) corner with shafted jambs and moulded corbelled corner above; doorways in 3rd and 7th bays, with hoodmoulds; square-headed windows on all floors, all with hoodmoulds, those of the left portion mostly containing coupled sashes and those of the right-hand portion 4-pane sashes. East return side in similar style.

Sinclairs Oyster Bar (Grade II) - List entry Number: 1254647

House, now restaurant. Late C17 or early C18, altered, and recently raised up some 30 feet to correspond with new street level of surrounding C20 redevelopment. Stucco, painted black and white, slate roof. Rectangular plan on corner site, in 2 parts, with splayed corner. Main range 3 low storeys, with corner block 4 high storeys; 3:1 windows plus one window in the splayed corner; ground floor painted black, with coupled doorway in centre, window of 4 arched lights to right, another doorway in splayed corner; upper floors painted to resemble black-and-white "half-timbering", coupled windows on each floor to the left with altered small-pane glazing, one 16-pane sash on each floor of the centre, and in the 4-storey portion a 12-pane sash at 1st floor, another at a much higher 2nd floor level, and a 9-pane sash to the top of an equally high 3rd floor; 16-pane sashes on each floor of the corner. Corner block has unusual reversed-slope roof with prominent bracketed cornice. Interior contains evidence of early origin, also various chop house fittings of early C19 date and style. Historically interesting as one of the oldest oyster bars and chop houses in England. Forms group with The Old Wellington Inn adjoining to the left (q.v.).

The Old Wellington Inn (Grade II) - List entry Number: 1270698

House, now public house. Probably mid C16; altered, restored and recently raised up some 30 feet to correspond with new street level of surrounding C20 redevelopment. Timber frame with stone slate roof. Three-bay linear plan. Three storeys and 3 structural bays, the 1st and 3rd gabled. Ground floor altered, with coupled C20 doorways to the centre flanked by C20 mullion-and-transom windows, a splayed doorway to the left corner, and a similar C20 window in the left return wall. The 1st floor has close studded framing with angle braces in the 1st bay, a small restored 4-light slightly bowed wooden mullioned window to this bay, and a continuous 17-light mullioned window running across almost the whole of the 2nd and 3rd bays (in slightly bowed sections of 6, 3, 2, 2 and 4 lights). The 1st floor has square small-panelled framing, and one 4-light window immediately below the wallplate in each bay, all likewise slightly bowed. The

gables are jettied and filled with decorated lattice framing. The left return wall has framing on each floor like that at the front, a restored 7-light window to each floor, and a jettied gable like those at the front. Interior has exposed beams, etc. This building is the only surviving example of timber framing typical of the town in the C16 and C17 centuries. Forms group with Sinclairs Oyster Bar to the right. Formerly a scheduled ancient monument.

Former Corn and Produce Exchange (Grade II) - List entry Number: 1282970

Corn exchange with shops and offices, now market hall with shops and offices. Dated 1903. Iron frame with cladding of sandstone ashlar, slate roof with glazed atrium. Very large curved triangular plan on island site. Baroque style. Four diminishing storeys with basement and attic (east corner of different build and lower), 14 bays (plus 7-window east end), the bays divided by piers which finish as tall chimneys, the 3 western bays slightly lower and finished with a domed cupola at the corner, the next 11 bays forming a symmetrical composition with the centre and ends breaking forwards slightly and carried up to shaped gables above the attic. The projected centre bay has the main entrance, a giant elliptical archway in triumphal-arch form with coupled pilasters of polished pink granite with debased Ionic capitals, corniced entablatures to these, and a banded head with keystone, and containing a pedimented doorway with similar columns and frieze lettered "PRODUCE EXCHANGE". The upper levels of this portion have (inter alia) 3 windows to each floor including the attic, with various forms of decoration including a colonnade to the top floor, pulvinated frieze and prominent mutule cornice, and a pedimented Baroque gable flanked by chimneys. The slightly smaller end bays are in similar style. Otherwise, the intermediate bays have rectangular shop fronts to ground floor, coupled round-headed windows to 1st floor, and mullioned windows of 3 lights to 2nd floor and 4 lights to 3rd floor and attic. West side and rear similar but simpler. INTERIOR: unaltered entrance hall to staircase, and central atrium with round-headed arcades and glazed roof with central dome.

Railway Viaduct and Retaining Walls at Junction with Greengate (Grade II) - List entry Number: 1386119

2 railway bridges and linking retaining wall forming bridge abutments. c1840. Ashlar and cast-iron. Raking retaining wall divided by rusticated piers into bays with archways with stressed voussoirs on Chapel Street and return to Greengate. Above cornice the piers also divide the plain parapet. Low relief carved coat of arms of the City of Salford over archway on Greengate return. The wall carries railway viaduct and links 2 bridges, over Greengate and Chapel Street, for which it forms the abutments. Bridge decks carried on transverse iron beams, with cast-iron parapets, solid panels with simple moulded decoration over Greengate, traceried openwork over Chapel Street.

Stephenson Bridge (Grade II) - List entry Number: 1392489

II Railway Bridge, 1844 and 1884, by George Stephenson.

MATERIALS: Cast iron, masonry and brick. The 1844 bridge has two cast iron arches carrying the railway line over Victoria Street, supported by masonry abutments, with brick arches between the two main spans on the north side. A later addition on the south side is of plate-girder construction with a cast iron parapet.

EXTERIOR: The north side (1844 bridge) has abutments to either side of the road span and on the eastern side of the river span, in plain rusticated ashlar, with a large deep niche with keyed round arch on either side. Between the road and the river, the two spans are linked by three brick arches with ashlar dressings, carrying a brick and stone parapet. The road span is a cast iron arch decorated on the side with cast iron strips forming lozenges, and carrying a cast iron parapet with pilasters and raised panels. The river span is of similar construction, with stone facings and carrying a plain iron parapet.

The south side (1884 bridge) is a plate girder construction over both road and river, supported by a masonry wall alongside the station to the east. To the west is a matching abutment to those on the north face (rebuilt to match the original), and in the centre between the two spans is a matching double abutment with a short length of stone walling between, carrying a stone parapet. The two abutment pillars are at different heights to accommodate the variations in ground level between the road and river. The road span has a parapet in cast iron with raised and fielded panels, every third one containing a rosette, and with small lion heads at intervals along the top. The river span has a plain iron parapet with the girder construction visible below.

The two sections of bridge (1844 and 1884) follow slightly different tracks as they cross the river, with the later section diverging slightly to the south to make a shorter crossing of the river. There is no space between the two sections from above. The platform of the former Exchange Station survives as an extension from the western end of Victoria Station,

running over both road and river to the car park that now occupies the former station. Traces of the former superstructure are visible in the tarmac surface and along the parapet.

Part of the bridge lies within Salford District. HISTORY: Victoria Station was the western terminus of the Manchester & Leeds Railway Company's trans-Pennine line, constructed in 1844 and designed by George Stephenson. A bridge across Victoria Street to carry this line was built at the same time and is the earliest of the three bridges entering the station. Several terminus stations were built in Manchester, already a thriving and growing city when the railways arrived, and efforts to link them led to a complex situation of stations and tracks as the network evolved.

In or around 1864 a second bridge was constructed immediately to the north of the 1844 bridge, connecting the line to Bolton and Wigan developed by the Lancashire and Yorkshire Railway Company. By the 1880s Victoria Station had grown to become one of the largest passenger stations in the country.

Manchester Exchange Station, to the west of Victoria Station on the other side of the River Irwell, was opened in 1884 to deal with some of the interconnection problems of the network, and the 1844 bridge was widened at the same time to provide access between the two stations. This linkage formed what was the longest passenger platform in Europe, part of which was carried on the bridge and extended through the original 1844 section of Victoria Station, with a canopy over the platform and track.

Further development took place in 1893, when a third bridge was constructed to the north of the 1864 bridge, taking further track between Exchange and Victoria Stations, and between 1903 and 1908 Victoria Station was further extended with a new facade by architect William Dawes. Exchange Station, which was severely damaged by bombing during the Second World War, was closed in 1969, and the 1893 bridge became redundant in 1992-4 when the new Arena was built into the north side of Victoria Station, closing off the east side of the former track. The platform on the 1844 bridge also became redundant when Exchange Station closed, and the train shed roof was demolished in 1982. The canopy survived until 1994, and the platform still survives over the bridge with some traces of the former canopy.

REASONS FOR DESIGNATION The 1844 railway bridge at Victoria Street, Manchester, is designated at Grade II for the following principal reasons: * It was designed by George Stephenson as part of his work on the Manchester and Leeds Railway Company's trans-Pennine route, terminating at Victoria Station immediately adjacent to the bridge * It dates to 1844, the second phase of railway construction when railway building enthusiasm was at its height and much of the national network was laid down * Its later extension formed part of the longest passenger platform in Europe until the adjoining Manchester Exchange Station was closed in 1969, and the platform still survives without its canopy * It forms an important component in a group of railway and other transport structures of the nineteenth century * It demonstrates, with other closely associated structures, the development of the transport network in Manchester.

Victoria Station including Concourse to Rear With Restaurant and Booking Hall (Grade II) - List entry Number: 1254725

Railway station. Original block to Hunt's Bank Approach, 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company), altered and greatly enlarged 1909 by William Dawes for the Lancashire and Yorkshire Railway Company; altered. Sandstone ashlar office blocks with slate roofs; cast-iron train sheds with slate and glazed roofs. Office blocks form L-plan, the original building on a north-east/south-west axis, and the much larger addition at right-angles to its north end. 1844 block in Italianate manner, now 2 storeys (originally one storey) and 7 bays wide, with square-headed doorways to left and right, arcaded windows to both floors of the centre, other windows with architraves and cornices. 1909 block in neo-Baroque style, 4 storeys and 31 bays plus rounded corner at south-east end; with channelled rustication to ground and 1st floors, pilasters to 2nd and 3rd floors, moulded cornice, and balustraded parapet interrupted by wide segmental open pediments over the 2nd, 6th, 19th and 29th bays, and upstands with clocks over the 4th bay and the curved corner. Round-headed windows and doorways to ground floor protected by delicate iron and glass canopy displaying names of one-time destinations in Art Nouveau lettering; windows to upper floors mostly square-headed and mullioned, but including oriels at 2nd and Venetian windows at 3rd floor of the pedimented bays. Fine surviving interiors to this part, including panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration, map of Lancashire and Yorkshire railway system in tilework, etc.

North Bridge (Grade II) - List entry Number: 1392698

Bridge, 1893. MATERIALS & CONSTRUCTION: iron plate girder construction with cast iron parapet.

EXTERIOR: the girders are haunched at the sides to allow for the passage of traffic below while providing sufficient support from the brick abutments to either side. The cast iron parapet is decorated with bands, from the base, of continuous arches, key patterns, raised panels divided by Ionic pilasters, and foliage swags.

HISTORY: Victoria Station was the western terminus of the Manchester & Leeds Railway Company's trans-Pennine line, constructed in 1844 and designed by George Stephenson. A bridge across Victoria Street to carry this line was built at the same time and is the earliest of the three bridges entering the station. Several terminus stations were built in Manchester, already a thriving and growing city when the railways arrived, and efforts to link them led to a complex situation of stations and tracks as the network evolved.

In or around 1864 a second bridge was constructed immediately to the north of the 1844 bridge, connecting the line to Bolton and Wigan developed by the Lancashire and Yorkshire Railway Company. By the 1880s Victoria Station had grown to become one of the largest passenger stations in the country.

Manchester Exchange Station, to the west of Victoria Station on the other side of the River Irwell, was opened in 1884, to deal with some of the interconnection problems of the network, and the 1844 bridge was widened at the same time to provide access between the two stations. This linkage formed what was the longest passenger platform in Europe, part of which was carried on the bridge and extended through the original 1844 section of Victoria Station, with a canopy over the platform and track.

Further development took place in 1893, when a third bridge was constructed to the north of the 1864 bridge, taking further track between Exchange and Victoria Stations, and between 1903 and 1908 Victoria Station was further extended with a new facade by architect William Dawes. Exchange Station, which was severely damaged by bombing during the Second World War, was closed in 1969, and the 1893 bridge became redundant in 1992-4 when the new Arena was built into the north side of Victoria Station, closing off the east side of the former track. The platform on the 1844 bridge also became redundant when Exchange Station closed, and the train shed roof was demolished in 1982. The canopy survived until 1994, though there are still remnants of the platform on the bridge.

It is the 1893 bridge which is described here.

SOURCES: <http://www.manchester2002-uk.com/transport/railway-stations/> accessed 1 October 2007 O.S. 1:2500 Lancashire 1892 O.S. 1:2500 Lancashire 1908 Tom Wray; Manchester Victoria Station, 2004

REASONS FOR DESIGNATION The 1893 bridge at Victoria Street is listed at Grade II for the following principal reasons: * It is one of three bridges crossing Victoria Street, Manchester which together form a strong visual group * Its decorative parapet reflects its important location at a transport nexus * It demonstrates, with other closely associated structures, the development of the transport network in Manchester.

Middle Bridge (Grade II) - List entry Number: 1392488

Bridge, 1865 and 1890s.

MATERIALS AND CONSTRUCTION: plate girder in a single span with a cast iron parapet.

EXTERIOR: the iron girders rest on brick and masonry abutments to either side of the road, and support cast iron parapets decorated with bands, from the base, of continuous arches, key patterns, raised panels divided by Ionic pilasters, and foliage swags.

HISTORY: Victoria Station was the western terminus of the Manchester & Leeds Railway Company's trans-Pennine line, constructed in 1844 and designed by George Stephenson. A bridge across Victoria Street to carry this line was built at the same time and is the earliest of the three bridges entering the station. Several terminus stations were built in Manchester, already a thriving and growing city when the railways arrived, and efforts to link them led to a complex situation of stations and tracks as the network evolved.

In or around 1864 a second bridge was constructed immediately to the north of the 1844 bridge, connecting the line to Bolton and Wigan developed by the Lancashire and Yorkshire Railway Company. By the 1880s Victoria Station had grown to become one of the largest passenger stations in the country.

Manchester Exchange Station, to the west of Victoria Station on the other side of the River Irwell, was opened in 1884, to deal with some of the interconnection problems of the network, and the 1844 bridge was widened at the same time to provide access between the two stations. This linkage formed what was the longest passenger platform in Europe, part of which was carried on the bridge and extended through the original 1844 section of Victoria Station, with a canopy over the platform and track.

Further development took place in 1893, when a third bridge was constructed to the north of the 1864 bridge, taking further track between Exchange and Victoria Stations, and between 1903 and 1908 Victoria Station was further extended with a new facade by architect William Dawes. Exchange Station, which was severely damaged by bombing during the Second World War, was closed in 1969, and the 1893 bridge became redundant in 1992-4 when the new Arena was built into the north side of Victoria Station, closing off the east side of the former track. The platform on the 1844 bridge also became redundant when Exchange Station closed, and the train shed roof was demolished in 1982. The canopy survived until 1994, though there are still remnants of the platform on the bridge.

It is the 1864 bridge which is described here.

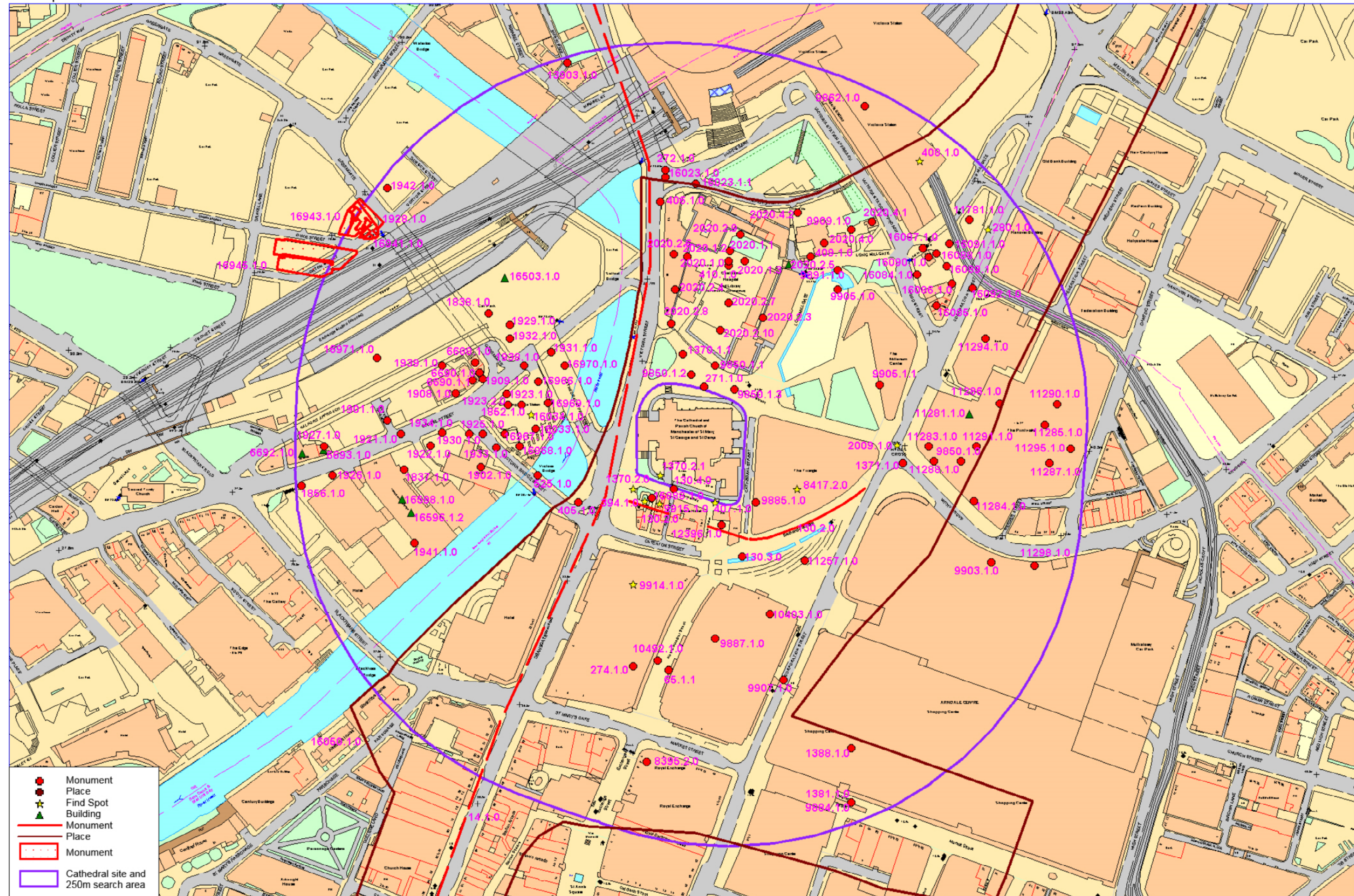
REASONS FOR DESIGNATION DECISION: The 1864 railway bridge at Victoria Street, Manchester, is listed at Grade II for the following principal reasons: * It is one of three bridges crossing Victoria Street which together form a strong visual group * Its decorative parapet reflects its important location at a railway nexus * It demonstrates, with other closely associated structures, the development of the transport network in Manchester.

City Buildings (Grade II) - List entry Number: 1380200

Former warehouse, shops and offices, now shops, restaurant and mixed use to upper floors. Built between 1865 and 1875. Sandstone ashlar with red brick to rear and side elevations; Welsh slate roof. The building occupies a prominent corner site and is arranged around a small internal court with vehicular access from Todd Street. Four storeys. Ground floor retains its original stone pilasters with foliated capitals between shop divisions and a number of cast-iron barley-sugar mullions. Vehicular entrance with original iron double-gates. Double -doorway to Corporation Street with stone name panel above (CITY BUILDINGS). Upper floors with regular fenestration and 2-pane plate-glass sash windows throughout. The design is enlivened by the use of varied window arches - round-headed to third floor, segmental to second and square-headed with bracketed cornices to first, paired windows above entrances, plat band and cornice. The corner is treated more elaborately: framed by sunken quadrant angles set between rusticated quoins with round-headed paired windows to all floors, a stone balcony on scrolled brackets with decorative iron railings to second floor, another stone name-panel, the whole surmounted by a stone finial in the form of an oculus. Above this point the roof proper terminates in a fish-scale slate spirelet with a cast-iron finial. Interior not inspected. City Buildings has considerable townscape value, occupying a significant site in this part of the city and groups well with other listed buildings, including Victoria Station. Its design is much enlivened by varied detailing which survives remarkably intact.

Appendix 3: Non-Designated Assets Plan

School of Environment & Life Sciences
Peel Building, University of Salford
The Crescent
Salford M5 4WX



Appendix 4: Historic Environment Record Descriptions of Non-Designated Assets

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 1370.1.1 Site Name Burial Ground/ Cathedral Yard North (Area of Medieval Manchester)

HER Number	Site Name	Record Type
1370.1.1	Burial Ground/ Cathedral Yard North (Area of Medieval Manchester)	Monument

Monument Types and Dates

(Former Type) CEMETERY (AD 18th Century - 1768 AD to 1788 AD)

Evidence DOCUMENTARY EVIDENCE

Description and Sources

Description

1794 plan (Green) marks 'Burying Ground', denoted on 1849 OS map as 'Cathedral Yard', area significantly reduced in intervening period as 'Apple Market' (later Fennel Street) was widened at W end. Burial ground first consecrated 1768, 6,383 interments until 1788, mainly paupers. Wall to E of yard, to E of S end of Palatine Building, contains a number of gravestone fragments. 1740 map (Casson and Berry) shows a row of buildings along Fennel Street on this site, possibly demolished when burial ground first laid out. (SUMMARY) (1)

Sources

- (1) Unpublished document: Matrix Archaeology Ltd. 2006. Chetham's College, Long Millgate, Manchester. Archaeological Assessment. Mark Fletcher.

Location

National Grid Reference

SJ 8387 9880 (point) SJ89NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Fennel Street, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area - Cathedral Active DGM1478

As early as Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk. A wooden bridge on the site of the present Victoria Bridge (constructed in 1839) linked the two halves of the village. A small church, probably on the site of the Cathedral, and the Manor House of the Baron of Manchester, erected after the Norman Conquest on the site of Chetham's, stood together on high ground above the bridge. The two buildings were bounded on the north by the River Irk which was culverted in the 19th Century to form the present Walker's Croft, and on the south by a 40' ditch the route of which is commemorated by the existing Hanging Ditch. The remains of one of the arches of a bridge across the ditch between the Church and the Market Place area may be seen in the Garden of Rest behind Mynshall House.

In medieval times the community prospered as a centre for trade in coarse woollen cloth. By 1650 the original village had grown into the 'fairest, best builded, quickest and most populous town of Lancashire'* accommodating some 4-5,000 persons extending westward towards Deansgate and eastward to the present Cheetham Hill Road. Many of the existing streets were already well established. Fennel Street - whose name was probably derived from Vennel, an Anglo-Saxon word for narrow lane, and Long Millgate - a reference to the lord of the Manor's mill on the River Irk - were fashionable residential streets. The latter was the principal road to the north.

During the early stages of the Industrial Revolution, the expansion of the town was extremely rapid. New dwellings to accommodate the rapid rise in population to an estimated 455,000 people in 1851 were hastily erected with little regard for the sanitary and other needs of their occupants. Fennel Street had been transformed by 1832 into 'one of the filthiest suburbs of town, so confined that the winds of heaven could scarcely penetrate it'.

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 1370.1.1

Site Name Burial Ground/ Cathedral Yard North (Area of Medieval Manchester)

The continued prosperity of Manchester's Commercial houses and the growth of the local railway network led to a major reconstruction of the area in the Mid and Late 19th Century. Victoria and Corporation Streets were driven through the existing warren of dwellings in 1832 and 1845 respectively and the commercial buildings aligning the streets were gradually completed during the following half century. The first Victoria Station, designed by George Stevenson, was opened in 1844 on a former burial ground in Hunt's Bank. It consisted of a single platform to which the only access was a wooden footbridge over the River Irk. By 1901 the Station had grown to its present size and Todd Street had been widened in the meantime to provide a more appropriate approach.

Exchange Station, closed in 1969, the frontage of which was severely damaged during the war, was opened in 1884. It was physically linked to Victoria Station by what was claimed at 2194' - to have been the longest platform in the world. The area still retains much of its Victorian character. The Cathedral and Chetham's Hospital School and some five other (or parts of) buildings are listed as being of Special Architectural or Historic Interest. The more significant buildings are described in greater detail below. Cathedral and surrounding buildings today

Dedicated to St. Mary, St. George and St. Denys, the Cathedral is a notable example of the perpendicular-Gothic style of architecture. Its present form owes much to the gradual rebuilding of the original church in the 15th and 16th centuries following its dedication in 1421 by Sir Thomas de la Warre, the Lord of the Manor of Manchester, as a collegiate Church.

The choir and the aisle were erected between 1422 and 1458 by the addition on either side of the original nave of a series of chapels the largest of which being the one dedicated to John the Baptist, constructed to celebrate the return of Sir John Stanley from the Battle of Flodden Field in 1513. The nave itself holds the distinction of being the widest of any church in England - 114 feet (York Cathedral 104' wide).

The Church was extensively reconstructed and further enlarged following the creation of the Diocese of Manchester and its attainment of Cathedral Status in 1847. The height of the West Tower was increased during rebuilding in the 1860's. The original south porch was demolished and rebuilt and a new north porch erected as part of J. S. Crowther's extensive restoration work in the 1880's. The Victorian porch and vestries overlooking Victoria Street were designed by the Architect, Basil Campreys and constructed in 1898 to commemorate Queen Victoria's diamond jubilee.

Chetham's Hospital School

Chetham's is now a nationally known school of music whose library contains some 70,000 books with an emphasis on local history. The present school, founded in 1656, is constructed as a series of blocks around a large rectangular courtyard. It stands on the site of the Manor House of the Barony of Manchester in which - during the 12th and 13th centuries - were held the meetings of the Court leet - the judicial body responsible for governing the medieval town. From 1421 the Manor House provided accommodation for the warden and fellows of the Collegiate Church. After the dissolution of the College in 1547 it became the home of the Earl of Derby. Thereafter, despite the re-establishment of the College in 1557, the original building fell into serious disrepair until it was purchased by Humphrey Chetham after the civil war.

The Corn Exchange

A grocery and provision market has been established on the site of the Corn Exchange since medieval times. A permanent building - of classical design - was first erected in Hanging Ditch in 1837.

Construction work on the present building - to meet the growing requirements of the North West's Grocery and Provision Traders - began in 1890 and extended over a period of 13 years. The existing building, designed by architects, Ball and Else, is noted for its glass and steel roofed internal market hall.

Manchester Training College

Hugh Oldham, Bishop of Exeter, founded and maintained the first Manchester Grammar School in 1515 on a site adjacent to the present Chetham's School, with an income derived from three mills established for that purpose on the banks of the River Irk. Located between Chetham's and Long Millgate the present structure designed by Alfred Waterhouse, and erected in 1870, is the third building to house the grammar school. Since the removal of the school to Fallowfield in 1931 the building has accommodated the Manchester Training College.

Improvements of the Conservation Area

For some years, consideration has been given to improving and enhancing the setting of the Cathedral and Chetham's School and to retaining the essential Victorian character of the remainder of the area. The intention is to restrict traffic movement through the area and to establish a series of landscaped pedestrian walkways in those areas thereby freed. Present proposals envisage the closure of Fennel Street and Victoria Street. The closure of the latter street will provide the opportunity to create a riverside walkway in front of the main entrance to the Cathedral. The redevelopment of those outworn

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 1370.1.1 **Site Name** Burial Ground/ Cathedral Yard North (Area of Medieval Manchester)

Other Statuses and Cross-References

Sites & Monuments Record - 1370.1.1 Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11210 Institutional - University or College (Type Code: INS-ISUNI)
Chetham's School of Music, Long Millgate, Manchester

Other Land Classes

Landuse	Built over
Landuse	Throughfare

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM3372 Chetham's College, Long Millgate (site of Medieval Manchester) (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 130.4.0

Site Name Cathedral Yard South (Graveyard) (Area of Medieval Manchester)

HER Number	Site Name	Record Type
130.4.0	Cathedral Yard South (Graveyard) (Area of Medieval Manchester)	Monument

Monument Types and Dates

SITE (Undated)

Main Building STONE
Material

ARCHITECTURAL FRAGMENT (Medieval - 1066 AD to 1539 AD)

CARVED STONE (Medieval - 1066 AD to 1539 AD)

CATHEDRAL PRECINCT (Post Medieval - 1540 AD to 1900 AD)

EXTENDED INHUMATION (AD 17th Century to AD 19th Century - 1600 AD to 1899 AD)

Description and Sources

Description

Evaluation conducted on Cathedral Yard identified human burials and a large stone feature which could possibly be interpreted as a medieval cross base. The burials correspond to those shown on a 19th century plan of the buried remains along the north side of Cathedral Yard. Burial depths vary, with some being only 0.35m from the ground surface to 2m below the present levels. A total of four test pits were excavated, drawn and recorded. Human remains were found within three of these test pits with the stone feature in the fourth. Pottery finds of a period ranging from the 17th to 19th centuries were recovered from three of the four test pits. (1)

Watching brief carried out here and on Long Millgate in 2000 when a programme of resurfacing of the yard was being undertaken. Both sites contained few finds, none retained from yard. Long Millgate site uncovered two coal-rich layers and the badly truncated remains of a wall dating to the early to mid 19th century and bonded with charcoal and (shell?) rich cement. (2)

Sources

- (1) Unpublished document: UMAU. 1999. Cathedral Yard, Manchester. An Archaeological Evaluation.
- (2) Unpublished document: UMAU. 2000. Cathedral Yard (With Additional Work At Long Millgate Street). An Archaeological Watching Brief. Connelly, P.

Location

National Grid Reference

Centred SJ 8387 9871 (10m by 10m)

SJ89NW

Point

Administrative Areas

District Manchester, Greater Manchester

Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Manchester Cathedral, Cathedral Yard, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area -

Cathedral

Active

DGM1478

As early as Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk. A wooden bridge on the site of the present Victoria Bridge (constructed in 1839) linked the two halves of the village. A small church, probably on the site of the Cathedral, and the Manor House of the Baron of Manchester, erected after the Norman Conquest on the site of Chetham's, stood together on high ground above the bridge. The two buildings were bounded on the north by the River Irk which was culverted in the 19th Century to form the present Walker's Croft, and on the south by a 40' ditch the route of which is commemorated by the existing Hanging Ditch. The remains of one of the arches of a bridge across the ditch between the Church and the Market Place area may be seen in the Garden of Rest behind Mynshall House.

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 130.4.0

Site Name Cathedral Yard South (Graveyard) (Area of Medieval Manchester)

In medieval times the community prospered as a centre for trade in coarse woollen cloth. By 1650 the original village had grown into the 'fairest, best builded, quickest and most populous town of Lancastershire'* accommodating some 4-5,000 persons extending westward towards Deansgate and eastward to the present Cheetham Hill Road. Many of the existing streets were already well established. Fennel Street - whose name was probably derived from Vennel, an Anglo-Saxon word for narrow lane, and Long Millgate - a reference to the lord of the Manor's mill on the River Irk - were fashionable residential streets. The latter was the principal road to the north.

During the early stages of the Industrial Revolution, the expansion of the town was extremely rapid. New dwellings to accommodate the rapid rise in population to an estimated 455,000 people in 1851 were hastily erected with little regard for the sanitary and other needs of their occupants. Fennel Street had been transformed by 1832 into 'one of the filthiest suburbs of town, so confined that the winds of heaven could scarcely penetrate it'.*

The continued prosperity of Manchester's Commercial houses and the growth of the local railway network led to a major reconstruction of the area in the Mid and Late 19th Century. Victoria and Corporation Streets were driven through the existing warren of dwellings in 1832 and 1845 respectively and the commercial buildings aligning the streets were gradually completed during the following half century. The first Victoria Station, designed by George Stevenson, was opened in 1844 on a former burial ground in Hunt's Bank. It consisted of a single platform to which the only access was a wooden footbridge over the River Irk. By 1901 the Station had grown to its present size and Todd Street had been widened in the meantime to provide a more appropriate approach.

Exchange Station, closed in 1969, the frontage of which was severely damaged during the war, was opened in 1884. It was physically linked to Victoria Station by what was claimed at 2194' - to have been the longest platform in the world. The area still retains much of its Victorian character. The Cathedral and Chetham's Hospital School and some five other (or parts of) buildings are listed as being of Special Architectural or Historic Interest. The more significant buildings are described in greater detail below.

Cathedral and surrounding buildings today

Dedicated to St. Mary, St. George and St. Denys, the Cathedral is a notable example of the perpendicular-Gothic style of architecture. Its present form owes much to the gradual rebuilding of the original church in the 15th and 16th centuries following its dedication in 1421 by Sir Thomas de la Warre, the Lord of the Manor of Manchester, as a collegiate Church.

The choir and the aisle were erected between 1422 and 1458 by the addition on either side of the original nave of a series of chapels the largest of which being the one dedicated to John the Baptist, constructed to celebrate the return of Sir John Stanley from the Battle of Flodden Field in 1513. The nave itself holds the distinction of being the widest of any church in England - 114 feet (York Cathedral 104' wide).

The Church was extensively reconstructed and further enlarged following the creation of the Diocese of Manchester and its attainment of Cathedral Status in 1847. The height of the West Tower was increased during rebuilding in the 1860's. The original south porch was demolished and rebuilt and a new north porch erected as part of J. S. Crowther's extensive restoration work in the 1880's. The Victorian porch and vestries overlooking Victoria Street were designed by the Architect, Basil Campreys and constructed in 1898 to commemorate Queen Victoria's diamond jubilee.

Chetham's Hospital School

Chetham's is now a nationally known school of music whose library contains some 70,000 books with an emphasis on local history. The present school, founded in 1656, is constructed as a series of blocks around a large rectangular courtyard. It stands on the site of the Manor House of the Barony of Manchester in which - during the 12th and 13th centuries - were held the meetings of the Court leet - the judicial body responsible for governing the medieval town. From 1421 the Manor House provided accommodation for the warden and fellows of the Collegiate Church. After the dissolution of the College in 1547 it became the home of the Earl of Derby. Thereafter, despite the re-establishment of the College in 1557, the original building fell into serious disrepair until it was purchased by Humphrey Chetham after the civil war.

The Corn Exchange

A grocery and provision market has been established on the site of the Corn Exchange since medieval times. A permanent building - of classical design - was first erected in Hanging Ditch in 1837.

Construction work on the present building - to meet the growing requirements of the North West's Grocery and Provision Traders - began in 1890 and extended over a period of 13 years. The existing building, designed by architects, Ball and Else, is noted for its glass and steel roofed internal market hall.

Manchester Training College

Hugh Oldham, Bishop of Exeter, founded and maintained the first Manchester Grammar School in

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 130.4.0

Site Name Cathedral Yard South (Graveyard) (Area of Medieval Manchester)

1515 on a site adjacent to the present Chetham's School, with an income derived from three mills established for that purpose on the banks of the River Irk. Located between Chetham's and Long Millgate the present structure designed by Alfred Waterhouse, and erected in 1870, is the third building to house the grammar school. Since the removal of the school to Fallowfield in 1931 the building has accommodated the Manchester Training College.

Improvements of the Conservation Area

For some years, consideration has been given to improving and enhancing the setting of the Cathedral and Chetham's School and to retaining the essential Victorian character of the remainder of the area.

The intention is to restrict traffic movement through the area and to establish a series of landscaped pedestrian walkways in those areas thereby freed. Present proposals envisage the closure of Fennel Street and Victoria Street. The closure of the latter street will provide the opportunity to create a riverside walkway in front of the main entrance to the Cathedral. The redevelopment of those outworn portions of the area will present a further opportunity to give a better setting for the Cathedral.

Other Statutes and Cross-References

Sites & Monuments Record - 130.4.0

Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11215 Commercial - Commercial Core-Urban (Type Code: COM-COURB)
Cateaton Street and Cathedral Yard, Manchester

Other Land Classes

Geology	sandstone
Landuse	Built over
Landuse	Churchyard

Related Monuments

130.1.0	Hanging Bridge (Area of Medieval Manchester)	Hierarchical
130.3.0	Hanging Ditch, Cathedral Yard Evaluation (Area of Medieval Manchester)	Hierarchical

Associated Finds

FGM6153	DRESSED STONE (Medieval - 1066 AD to 1539 AD)	STONE
FGM6154	HUMAN REMAINS (AD 17th Century to AD 19th Century - 1600 AD to 1899 AD)	BONE
FGM6155	POT (AD 17th Century to AD 19th Century - 1600 AD to 1899 AD)	POTTERY
FGM6156	HUMAN REMAINS (AD 17th Century to AD 19th Century - 1600 AD to 1899 AD)	BONE

Associated Events/Activities

EGM2751	Cathedral Yard, Manchester (site of Medieval Manchester) (Event - Intervention)
EGM3152	Cathedral Yard & additional work at Long Millgate (site of Medieval Manchester) (Event - Intervention)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 2020.2.4 **Site Name** Chetham's School, west boundary wall (Area of Medieval Manchester)

HER Number	Site Name	Record Type
2020.2.4	Chetham's School, west boundary wall (Area of Medieval Manchester)	Monument

Monument Types and Dates

BOUNDARY WALL (Medieval to Modern - 1066 AD? to 2050 AD)
Evidence DOCUMENTARY EVIDENCE

Description and Sources

Description

West boundary wall of college site extends S from Library and runs between Vallins [HER 2020.2.2] and Palatine [HER 2020.2.6] buildings, forming lower part of E wall of latter. To N of Vallins building, the 0.6m thick wall revets the natural red sandstone outcrop of the promontory upon which the college buildings sit, and thus has height of only 2.3m on courtyard side (E) whilst to W it is over 7m high. At S end of Palatine Building wall is again visible to height of c 2.3m but not known if there is a substantial fall to W side. (1)

Sources

- (1) Unpublished document: Matrix Archaeology Ltd. 2006. Chetham's College, Long Millgate, Manchester. Archaeological Assessment. Mark Fletcher. 3

Location

National Grid Reference

SJ 8387 9885 (point) SJ89NW Point

Administrative Areas

District Manchester, Greater Manchester
Township Manchester, Manchester, Greater Manchester

Address/Historic Names

Long Millgate, Manchester, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area - Cathedral Active DGM1478

As early as Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk. A wooden bridge on the site of the present Victoria Bridge (constructed in 1839) linked the two halves of the village. A small church, probably on the site of the Cathedral, and the Manor House of the Baron of Manchester, erected after the Norman Conquest on the site of Chetham's, stood together on high ground above the bridge. The two buildings were bounded on the north by the River Irk which was culverted in the 19th Century to form the present Walker's Croft, and on the south by a 40' ditch the route of which is commemorated by the existing Hanging Ditch. The remains of one of the arches of a bridge across the ditch between the Church and the Market Place area may be seen in the Garden of Rest behind Mynshall House.

In medieval times the community prospered as a centre for trade in coarse woollen cloth. By 1650 the original village had grown into the 'fairest, best builded, quickest and most populous town of Lancashire'* accommodating some 4-5,000 persons extending westward towards Deansgate and eastward to the present Cheetham Hill Road. Many of the existing streets were already well established. Fennel Street - whose name was probably derived from Vennel, an Anglo-Saxon word for narrow lane, and Long Millgate - a reference to the lord of the Manor's mill on the River Irk - were fashionable residential streets. The latter was the principal road to the north.

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Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 2020.2.4

Site Name Chetham's School, west boundary wall (Area of Medieval Manchester)

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Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 2020.2.4 **Site Name** Chetham's School, west boundary wall (Area of Medieval Manchester)

Other Statutes and Cross-References

Sites & Monuments Record - 2020.2.4 Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM11222 Institutional - School (Type Code: INS-ISSCH)
56 to 78 Victoria Street (Palatine Building), Manchester

Other Land Classes

Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM3372 Chetham's College, Long Millgate (site of Medieval Manchester) (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Deloitte.

Real Estate

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