

Potato Wharf Heritage Statement

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1.0 Introduction

- 1.1 This Heritage Statement is submitted as part of two planning applications seeking planning permission for a Non-Material Amendment (NMA) and Listed Building Application (LBC) in respect of Phase 2 of the Potato Wharf development in Castlefield, Manchester. The applications are submitted on behalf of Lend Lease Residential (North West) Ltd.
- 1.2 The NMA seeks to amend Planning Permission 109335/FO/2015/C1 which comprises the second phase of the Potato Wharf development and includes 191 residential units in Blocks 3 & 4. Blocks 1 & 2 of the Potato Wharf scheme have already been delivered by Lend Lease in 2015 under a separate planning permission. Following a strategic review of the 2015 planning permission, a Non-Material Amendment (application ref. 11802/NMC/2017 and Listed Building Consent 117971/LO/2017) was submitted to make minor alterations and additions to the full planning permission (ref: 109335/FO/2015/C1). Both applications were approved in December 2017 & February 2018 respectively. The approved planning scheme was subsequently implemented during 2018.
- 1.3 A further Non-Material Amendment (application ref 123035/NMC/2019) was submitted following early enabling works requiring a re-design of the structural stabilisation of the riverbank, and the subsequent conclusion that Block 4 needed to move back 1.5m in order to accommodate this. This application was approved in April 2019.
- 1.4 Due to the length of time between the original approved application and the project starting on site, plus further more detailed surveys of the conditions on site, the client and consultants involved as part of the project have reviewed the scheme and proposed to make minor alterations to the existing full planning permission. These amendments include amendments to the car park levels, relocated trees due to services, additional mounding between the blocks and behind the substation and a revised internal layout to the viaduct cycle store. These have been submitted as part of a further Non-Material Amendment application 125388/NMC/2019 which is to be considered alongside this application.

2.0 Heritage Assets

- 2.1 The application is located within the Castlefield Conservation Area which was originally designated by Manchester City Council on 13 October 1979. On 26 June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.
- 2.2 The conservation area boundary follows that of the city along the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road.
- 2.3 The Castlefield Railway Viaduct is located to the south and south east of the Application Site and was included on the statutory list of buildings of special architectural or historic interest at grade II on 14 February 1988. Further to the South of the site is the Manchester South Junction & Altrincham Railway Viaduct which was included at grade II on 06 June 1994.
- 2.4 The Potato Wharf Canal Basin is location to the east of the site and was included on the statutory list at grade II on 06 June 1994.

3.0 Assessment of Impact

- 3.1 The proposal consists of minor alterations to an extant planning permission, in the form of an increased in levels across the car park in certain locations. It proposed that the maximum increase in the locations of the viaducts will be under 1m from the of the original approved levels (under Full Planning Permission 109335/FO/2015/C1) The viaducts are approximately 16.5 metres tall and therefore this minor increase in levels should be viewed in this context. The existing levels under the viaduct already vary over 1m across the site, so this small increase in levels beneath the structure is not easily perceived when viewed from both within the plot itself and viewed from the other side of the canal. The impact therefore on the view of the viaduct is minimal. The below photograph gives context:



- 3.1.1 Fig A – view from other side of Bridgewater canal looking towards the Potato Wharf Site.
- 3.2 A brick retaining wall in keeping with the brick stock of the adjoining viaduct is proposed to ensure the extra level is retained.
- 3.3 The proposal continues to only be visible from a very limited section of the Conservation Area. Due to the size and complexity of the conservation area, the views to the application site are considered to make only a minor contribution towards the overall setting and significance of the conservation area. The impact of the proposed development is therefore considered to be continue to the negligible and given the comparatively minor contribution of this element to the setting of this conservation area, the impact on significance remains neutral.
- 3.4 It is considered that the proposal will continue to not affect the key aspects of the significance of the listed viaducts. The structures are functional assets and this functionality is expressed in their monumental scale and form. These elements significance will not be affected, and neither will the way in which the viaducts are principally experienced. It is therefore maintained that there will be a neutral overall impact on these properties.
- 3.5 In view of the above, it is considered that the proposal remains in accordance with the policies of the Manchester Core Strategy.
- 3.6 The proposal will continue to preserve the historic environment, and the character and setting of the relevant listed buildings and the Castlefield Conservation Area, in keeping with the Core Strategy Policy EN3 (Heritage)

- 3.7 Policy DC18 relates to the protection of the cities conservation areas. The proposal remains in accordance with this policy in that it will preserve the character and appearance of the conservation area.

4.0 Conclusions

- 4.1 This Heritage Statement has been prepared in connection with a Non-Material Amendment planning application and an application for listed building consent relating to the second phase of development at Potato Wharf in Castlefield, Manchester.
- 4.2 This statement has considered the significance of each of the Heritage Assets affected and concludes that the proposed works remain acceptable and will not have a detrimental impact on the Castlefield Conservation Area or the listed viaducts within the application site.
- 4.3 It is therefore considered that the planning applications are acceptable and in accordance with the Manchester Core Strategy. As such they should be supported by the Local Planning Authority.