**Heritage Statement**

**in connection with**

# Proposed Peterloo Memorial, Windmill Street, Manchester

Prepared by

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# 1 INTRODUCTION

## Purpose and Methodology

1.1 This heritage statement has been prepared to assess proposals to erect a permanent memorial to the Peterloo Massacre (1819) on the 200th anniversary of the event, on a site at the corner Windmill Street and Lower Mosley Street and adjacent to the Manchester Central Convention Complex in Manchester city centre. The memorial will sit close to a number of listed building, most notably the grade II* former G-Mex (Manchester Central) and the grade II* Midland Hotel, and adjacent to the St Peter's Square Conservation Area. Care is therefore needed to avoid harming the significance of these designated heritage assets in line with the requirements of planning law and policy.

1.2 The statement assesses heritage significance and guides proposals for change in a manner that conserves significance and avoids harm. The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:

- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
- Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
- Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
- Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
- Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)

1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'[i] and 'Conservation Principles, Policies and Guidance'[ii] and in particular responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG, 2018). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:

- GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
- GPA3 - Setting and Views

- Historic England Advice Notes (HEAN) 1-9

**The Author**

1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

**Methods of Research and Investigation**

1.5 Inspections of the site were carried out in November 2018 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).

# 2 GENERAL DESCRIPTION

## Location

2.1 The site for the memorial is situated adjacent to the junction of Windmill Street and Lower Mosely Street to the north east of the Manchester Central Convention Complex (the former G-Mex), as shown later in figures 6 & 7.

## Outline Description & Historical Background

2.2 The memorial site is positioned on the eastern edge of an apron of land, formerly the station approach, in front of the former Manchester Central Railway Station. The station was built for the Midland Railway Company between 1876-79 to the designs of the celebrated railway engineer Sir John Fowler (1817-1898). It's most prominent feature is the 210ft span glazed segmental arched roof formed in 15 bays, which for its day was a massive feat of engineering that is expressed externally in the bold north eastern façade of the building. Fowler's other works include the Forth Bridge and the London's first underground railway line, the Metropolitan Line. In terms of comparison buildings, London St Pancras Railway Station (now St Pancras International), which was also built for the Midland Railway Company and completed in 1868, is a structure that bares many similarities but has a wider span (245ft and the largest ever built in this country) and a slightly pointed rather than a segmental arch.

2.3 On a plot immediately north east of the Central Station the Midland Railway Company went on to build a grand hotel, The Midland, between 1898-1903. This was designed by Charles Trubshaw and originally included a covered walkway linking it to the station, as seen on mapping from 1915 (see figure 1) and historic photographs (see figures 2 & 3). The eclectic architectural style of the building was influenced by the Baroque revival, a fashion that rose to prominence in the early C20th. As with comparisons between the Central Station and St Pancras, the Midland Hotel in Manchester may be compared with the Midland Hotel fronting St Pancras in London, albeit the latter immediately adjoins the railway station and was inspired by the architecture of the mid C19th gothic revival.

2.4 Manchester Central Railway Station ceased operation in 1969. It was subsequently converted and re-opened as the G-Mex centre in 1982, a facility for conventions and concerts that was later renamed Manchester Central in 2007. As part of the conversion, the former station approach area and entrance canopy in front of the building were radically remodelled (see figures 4 & 5) and some associated structures, including buildings and a boundary wall lining Lower Mosely Street, were demolished. Meanwhile, the neighbouring Midland Hotel continues to operate as a luxury hotel and events venue. The covered walkway between it and the former station no longer exists.

2.5 In terms of the historical background to the proposed Peterloo Memorial, this has been conceived to celebrate the bi-centennial of the Peterloo Massacre of 1819, which occurred in the vicinity of the neighbouring St Peter's Square, then known as St Peter's Field. The story of the massacre is summarised in extract below.

2.6 *"On the 16th of August 1819 the huge open area around what's now St Peter's Square, Manchester, played host to an outrage against over 60,000 peaceful pro-democracy and anti-poverty protesters; an event which became known as The Peterloo Massacre. An estimated 18 people, including four women and a child, died from sabre cuts and trampling. Nearly 700 men, women and children received extremely serious injuries. All in the name of liberty and freedom from poverty. The Massacre occurred during a period of immense political tension and mass protests. Fewer than 2% of the population had the vote, and hunger was rife with the disastrous corn laws making bread unaffordable*[iii]*."*

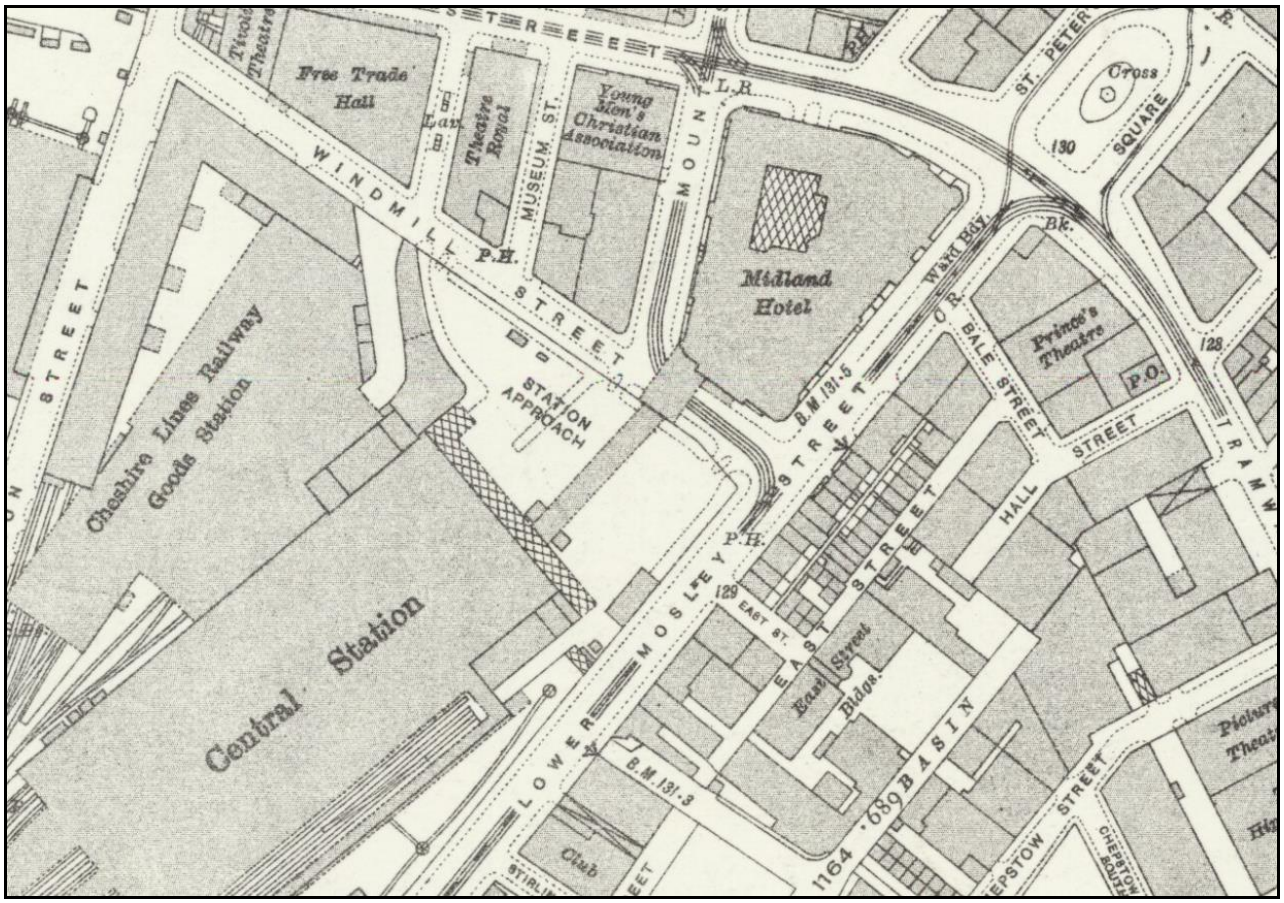



*Figure 1) OS map surveyed in1915*




*Figure 2)* *Photograph c1905 showing the station approach with enclosing boundary wall to the pavement (left) and a covered walkway heading towards the Midland Hotel*



*Figure 3)* *The Midland Hotel (photographed in the early C20th) from Lower Mosely Street with the covered walkway linking it to the Central Station to the left.*




*Figure 4)* *The remodelled entrance and public space in front of Manchester Central*



*Figure 5)* *The remodelled Manchester Central from the east side of Lower Mosely Street*

**Heritage Asset Designations**

2.7 An initial assessment of the designated heritage assets that could in theory be affected by the proposals revealed that there are two listed buildings of primary relevance, namely the former G-Mex (grade II*) and the Midland Hotel (grade II*), and a further listed building of secondary relevance, namely 56-58 Peter Street. These buildings are identified in figures 6 & 7. A detailed site assessment was subsequently conducted to further consider the likely impact as it relates to altering the setting of these listed buildings, and this confirmed that 56-58 Peter Street is not of direct relevance to the case.

2.8 The listing descriptions for the relevant listed building are given below.

2.9 *SJ8397NE WINDMILL STREET 698-1/31/443 (South West side) 18/12/63 G-Mex (Formerly Listed as: WINDMILL STREET (South West side) Former Central Station)*

*GV II**

*Railway station, now exhibition hall and car park. 1876-9, by Sir John Fowler, for Midland Railway Company; altered. Iron and glass on brick undercroft, with brick side walls. Rectangular plan. Single segmental-vaulted vessel of 15 bays with 210-foot span, built on extensive undercrofts; pilastered 2-storey south side with 3 windows on each floor of each bay, those at ground floor round-headed and those above square-headed; segmental arched roof with ridged bands of glazing. C20 glazed canopy to entrance at north end. Vaulted undercroft with intersecting tunnel vaults. Intended entrance block at north end never built*.

2.10 *MANCHESTER PETER STREET (South side) Midland Hotel*

*GV II**

*Hotel. 1898-1903, by Charles Trubshaw, for the Midland Railway Company; altered. Steel frame, with cladding of brown polished granite, red brick and much buff and brown glazed terracotta (roof not visible). Very large irregular pentagon plan on island site. Elaborate eclectic Baroque style. Five diminishing storeys with cellars and attics, the principal element of the facade to Peter Street 2:4:2 bays, symmetrical, plus a 3-bay portion to the left slightly canted back, and 3-sided corners to both ends; the paired bays bounded on the inner side by fenestrated 3-sided pilasters finished as turrets, and surmounted by elaborate attic gables; with cornice and balustraded parapet over ground floor, giant round-headed arches to the next 3 floors, small coupled round-headed arches to the 4th floor, a bracketed cornice and pierced parapet, and gabled attic dormers over the centre. The ground floor, of polished granite, has a recessed central entrance under 2 massive semi-circular arches (like shipping holes of neighbouring canal warehouses), a roundel between containing a wyvern, and a convex frieze above with raised lettering "MIDLAND*

*HOTEL"; and coupled round-headed arches to the outer bays with terracotta mullion-and-transom windows, the basement areas below these protected by bowed wrought-iron railings in Art Nouveau style. The windows of the upper floors are mostly coupled, those at 3rd and 4th floors round-headed, all with wrought-iron balcony railings and much terracotta enrichment. The canted portion to the left, the longer side walls (to Lower Mosley Street and Mount Street) and the shorter rear wall (to Windmill Street) are in generally similar style, but the Lower Mosley Street facade has segmental curved balconies to the 1st floor and bow-shaped balconies to the 2nd floor, and the rear facade has domed corner turrets. Interior: originally had a palm court, concert hall, winter gardens, Russian and Turkish baths, roof garden, 23 lifts, three and a half miles of corridors and 400 bedrooms; ground floor altered and upper floors not inspected. Very prominent building representative of the cosmopolitan wealth and taste of late C19 Manchester, and an early example of a steel-framed building*.

2.11 In addition to listed buildings, the proposals site is situated adjacent to the St Peter's Square Conservation Area as shown in figure 8. The Midland also lies within the Conservation Area. The contextual history of the Area as described by Manchester City Council[iv] is given below:

2.12 *"Until St Peter's Church was built in 1788, the area consisted of fields on the outskirts of the relatively small Georgian town of Manchester. The church served a population which had settled in the vicinity.*

*The area achieved notoriety on 16 August 1819, when at St Peter's Field, around Windmill Street and Peter Street, Henry Hunt addressed a meeting of 60,000 people to demand radical reform of the House of Commons. The size of the crowd so alarmed the City Magistrates that troops were called in to disperse it. Eleven people were reported killed and 140 injured in the resulting chaos. The incident is now remembered as the 'Peterloo Massacre.'*

*Towards the end of the 19th century, the area assumed a more commercial character and the resident population declined to a point where St Peter's Church had no congregation and was finally demolished in 1907. The site was marked shortly after by the erection of a memorial cross designed by Temple Moore and later by the enclosure of a small, formal garden in a scheme by Sir Edwin Lutyens in 1924, to honour the fallen in the First World War. The design, in Portland stone, includes the cenotaph, a sarcophagus, a pair of obelisks and a stone wall surround with seating enclosing the garden.*

*The road around the Square, encompassing the island site, has remained largely unchanged since 1788.*

*The Square itself was created in 1907. It rapidly became dominated by large buildings as*

*the old houses and converted commercial premises were demolished. First was the Midland Hotel, built 1898-1903, followed by the YMCA along Peter Street in 1909, the Central Library in 1934, the Town Hall Extension in 1938 and finally the buildings on the south-east side of the Square in the 1960s and 1970s.*

*The most significant recent change in the area is the construction of the Metrolink tram system, which was officially opened by the Queen in June 1992 at the station which stands in the centre of the Square"*.

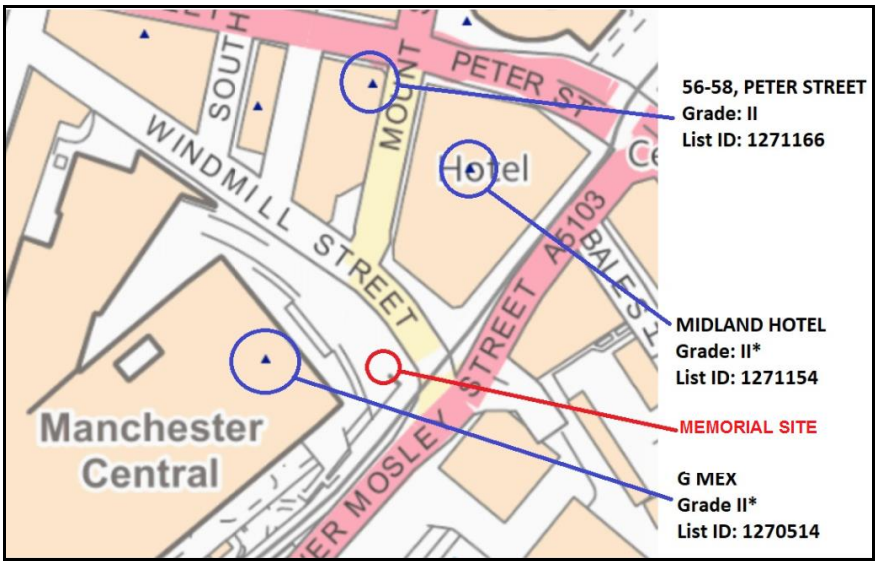



*Figure 6) Map of listed building*




*Figure 7) Aerial view of listed buildings and the memorial site (google)*

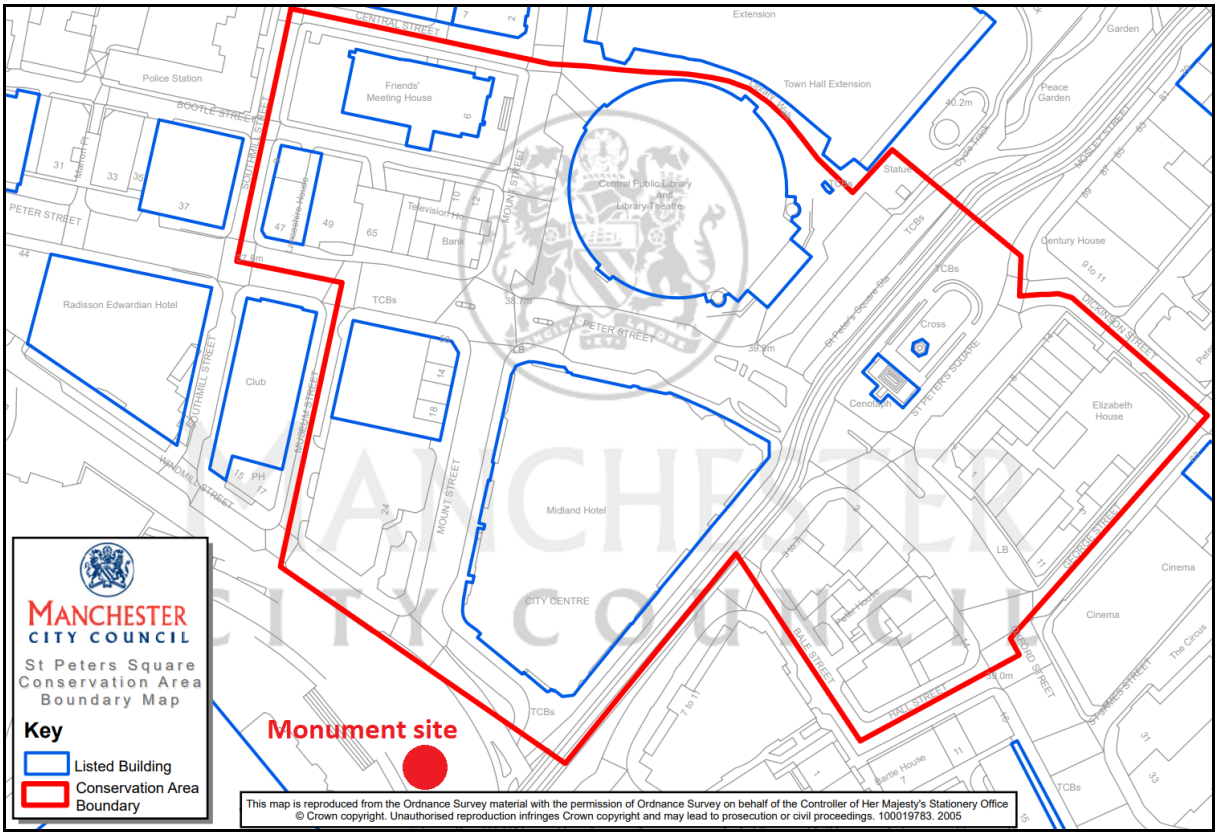



*Figure 8)* *St Peter's Square Conservation Area map showing the monument site circled red*

# 3 HERITAGE APPRAISAL

## Introduction

3.1 The following appraisal adheres to guidance published by Historic England (2008)[v] and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2018), given in extract below:

3.2 "*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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*"

3.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a 'Statement of Significance'. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals. The proposed location of the Peterloo Memorial will hereafter be referred to as 'the proposals site'.

## Heritage Values

3.4 The heritage values explored below are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value*[vi]. The exploration focusses specifically on those values deemed of relevance to the proposals, and is therefore not an exhaustive assessment of the relevant heritage assets.

## Evidential Value

3.5 Historic England (2008) suggests that "*Evidential value derives from the potential of a place to yield evidence about past human activity*".

3.6 The proposals site was much altered during the conversion of the former Manchester Central Station and further changes to hard landscaping were implemented in the vicinity of the site during the various phases of the Manchester Metrolink development (from c.1990). In essence, whereas the site retains the openness first established when the Manchester Central was built in the 1860s (prior to this the area comprised terraced housing), it no longer retains any historic fabric nor any tangible evidential heritage value. The possibility of value associated with below ground archaeology cannot, however, be discounted, albeit the likelihood of disturbing such archaeology would depend on the

depth of excavations associated with future development on or near the site. This matter is being explored through a desk-based assessment (DBA).

3.7 Linked to the notion of openness, the proposals site does make a very minor contribution to the evidential values of Manchester Central by virtue of its proximity to the building, its former association with the station approach and the fact the space remains undeveloped. Herein the site contributes to the wider evidential values of Manchester Central in a manner that relates most specifically to setting. There is a similar relationship with the adjacent Midland Hotel, albeit the relationship in this regard is much less pronounced, not least because of the separation of space formed by Windmill Street.

3.8 Otherwise the site does not make any notable contributions to the varied evidential values of the neighbouring St Peter's Square Conservation Area, being outside the Area and being much altered during the later C20th.

**Historical Value**

3.9 Historic England (2008) suggests that - "*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*".

3.10 The historic value of the proposals site is again linked to its relationship with the neighbouring Manchester Central. The space in front of Manchester Central is often characterised by busy pedestrian activity, much as it would have been when it was the station approach. Herein the site contributes to the illustrative historic values of Manchester Central, in that it helps evoke the former use of the adjacent building, and also contributes to the associative values that relate to its designer Sir John Fowler and its sponsor the Midland Railway Company. For the latter of these reasons, the relationship between the site and the neighbouring Midland Hotel cannot be overlooked and whereas the contribution the site makes to the historic value of the Hotel is, by comparison to the former station, much diminished, it is nevertheless of some relevance.

3.11 The proposals site makes no notable contribution to the historic values of the neighbouring St Peter's Square Conservation Area, being outside the Area and in a position that is much changed over recent years.

**Communal Value**

3.12 Historic England (2008) suggests that: "*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*".

3.13 By virtue of its positional and historical relationship to the neighbouring listed buildings,

the proposals site contributes to the wider communal values of Manchester Central and the adjacent Midland Hotel. This is primarily because of its very prominent and publically accessible position.

3.14 The proposals site is unlikely to make any notable contribution to the rich and diverse communal values of the neighbouring St Peter's Square Conservation Area.

**Aesthetic Value**

3.15 Historic England (2008) suggests that: "*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place*".

3.16 At present the proposals site comprises an expanse of stone paving, which lies adjacent to a modern stone wall enclosing a large external stair flight, a modern wayfinding sign for Manchester Central and other modern street furniture. The site is not in itself unattractive, but whatever limited aesthetic value it possesses is not related to heritage since it is the product of relatively modern intervention. Accordingly the site has no intrinsic aesthetic heritage value of its own, however the manner in which it compliments the neighbouring listed buildings and provides a vantage point to view those buildings is of some relevance to their own intrinsic aesthetic value. Likewise, that the site features in views of the buildings is also important.

3.17 In these joint regards, the site forms an element of the listed buildings' settings, the significance of which is almost entirely related to the openness (as in unobstructed) of the space and the views of the listed buildings it affords. This being said, it is of contextual relevance to note that the site is merely one small part of a large open public space, which offers numerous vantage points for high quality views of the listed buildings together with views of other modern adjacent developments, particularly on the east side of Lower Moseley Street (figure 9).

3.18 The proposals site does feature in views out from the neighbouring St Peter's Square Conservation Area and also in views towards the Area, including views that encompass Manchester Central and The Midland. Accordingly the site makes some contribution to the visual enjoyment of the Conservation Area and its varied aesthetic values. For this reason the site forms part of the Conservation Area's significant setting, the importance of which would be emphasised should development on the site hamper views of the listed buildings (figures 10 & 11).



*Figure 9)* *View across the proposals site towards modern development along Lower Mosely Street*

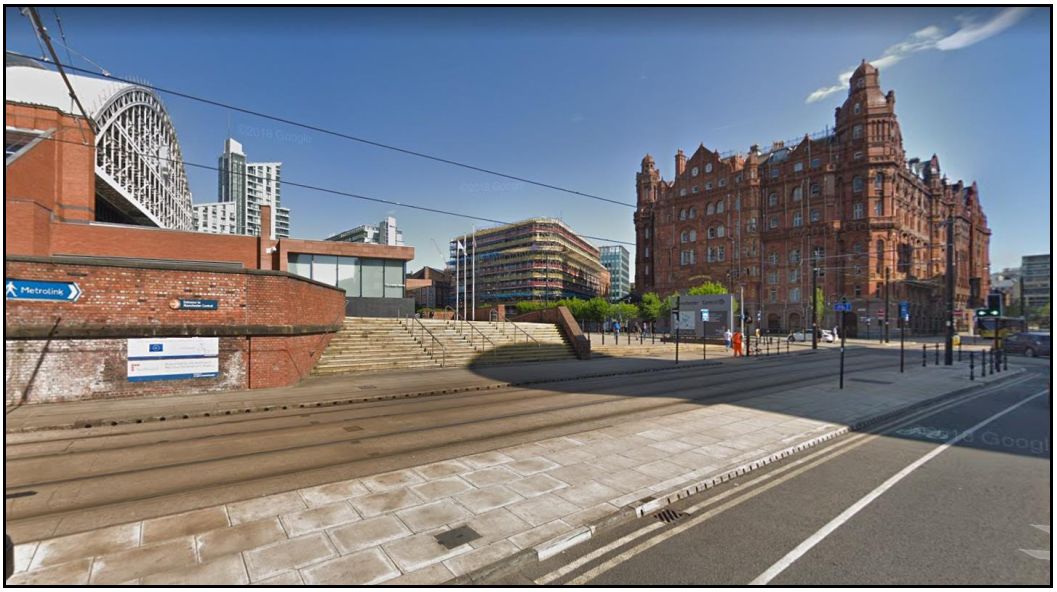



*Figure 10)* *Reverse view of figure 9, showing how the proposals site features in shared views of the Midland, Manchester Central and St Peter's Square Conservation Area.*



*Figure 11)* *Views out from the Conservation Area showing how the proposals site features in views of Manchester Central*

**Statement of Significance**

3.19 Having assessed the heritage values associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will give specific consideration to prioritising conservation, in light of the proposals for change. In this context, a statement of significance is given below.

3.20 The site chosen for a proposed memorial to the Peterloo Massacre is situated on the corner of Windmill Street and Lower Mosely Street, adjacent to the grade II* listed G-Mex (now Manchester Central), the grade II* listed Midland Hotel and south of the St Peter's Square Conservation Area boundary. The site lies to the eastern side of what was formerly the station approach to Manchester Central railway station, which was completed and opened by the Midland Railway Company in 1879, and opposite the neighbouring Midland Hotel, which was likewise built by the Midland Railway Company and opened in 1903.

3.21 An appraisal of heritage values associated with the site has revealed that, whereas it retains no historic fabric worthy of note, it does occupy part of a much larger public space which generally contributes to the varied illustrative historical and aesthetic heritage values of the neighbouring listed buildings. This contribution to heritage value relates most specifically to its historical and functional relationship with the listed buildings and the manner in which the site provides a vantage point to view the listed buildings and Conservation Area. Furthermore, owing to its open and prominent position, the site forms part of the visual setting of the neighbouring listed buildings and the Conservation Area, by featuring in some views of the designated heritage assets. At present the contribution the site makes to these views is neutral, since in essence it is an open site that affords unobstructed views. With this in mind, it is clear that development of the site could in theory harm the setting of the assets, most specifically development that tends to obscure important views or otherwise introduce visually intrusive elements which detract from the visual enjoyment of the historic built environment. For this reason, due care is needed in the design and positioning of the proposed memorial, in order to conserve the significance of neighbouring designated heritage assets.

# 4 ANALYSIS OF THE PROPOSALS

## General Principles

4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2018). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development work. In order to do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

## Summary of the Proposals

4.2 The proposals involve the erection of a new stone-built circular memorial structure on what is presently a slightly sloping paved area to the north east of Manchester Central and south of the Midland Hotel. Plans for the memorial have been inspired by a lengthy public campaign for a permanent commemoration of the Peterloo Massacre in Manchester city centre, preferably on a site close to the historical event[vii]. Turner Prize winning artist Jeremy Deller has been working in collaboration with the Manchester City Council and the Peterloo Memorial Campaign group on the design of the memorial, which it is hoped will be unveiled in August 2019 to mark the event's 200 year anniversary. Influences behind the design include a simple burial mound and a raised hustings.

4.3 The memorial has a simple design of concentric circles that rise in a series of steps to a central circular top. Adjoined to the main circular element is an adjoined smaller satellite feature which replicates commemorative information carved and indented on the main polychromatic (achieved through a variety of stone types) work. This information includes the names of those who perished and the places they lived together with images evoking industrial heritage. To encourage people to climb the steps and explore the memorial there is a single handrail. Illustrative drawings of the memorial are given in figures 12-14.

4.4 At the time of writing a statue of Emmeline Pankhurst has just been unveiled in Manchester city centre on a site off St Peter's Square that is inter-visible with the proposed Peterloo Memorial site. The siting of the statue and memorial have been carefully chosen to provide a visual link which acknowledges their shared social and political importance.

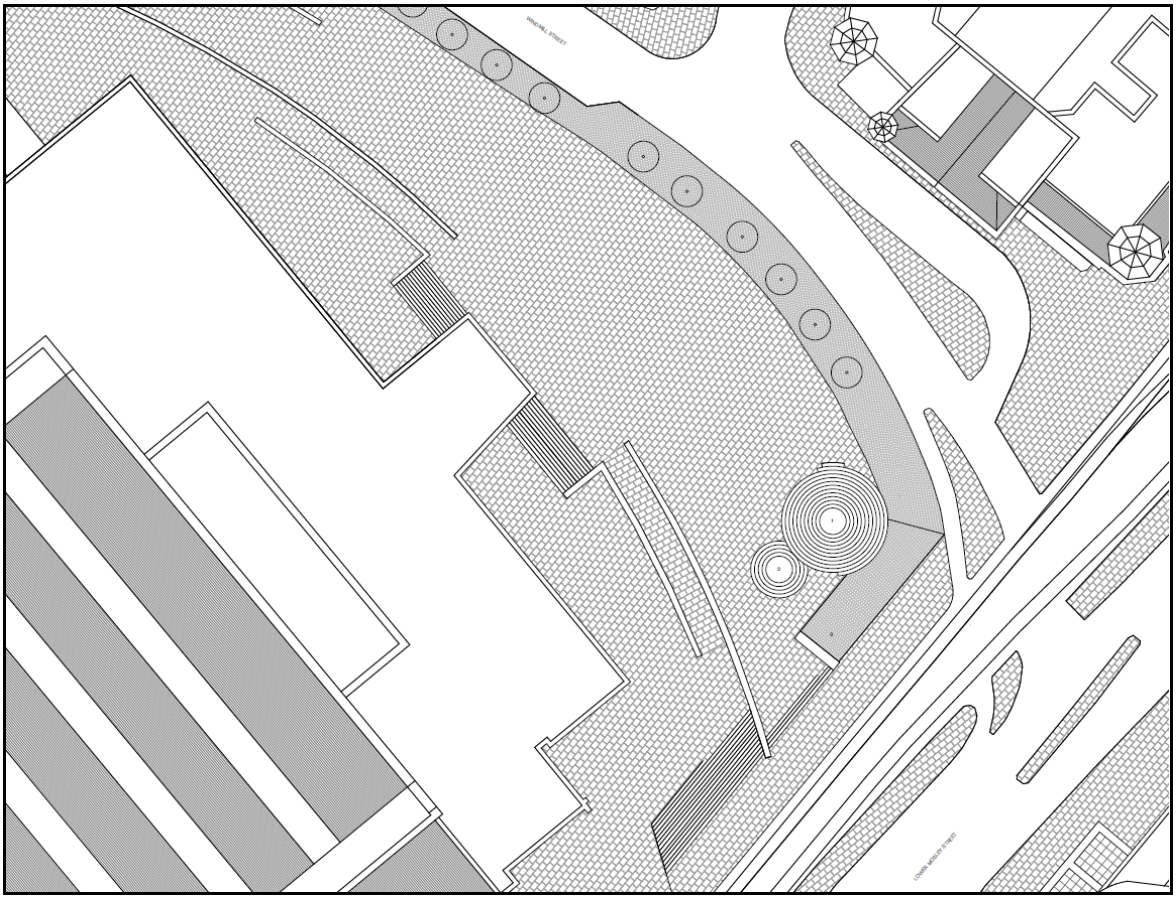


*Figure 12)* *Proposed site plan*

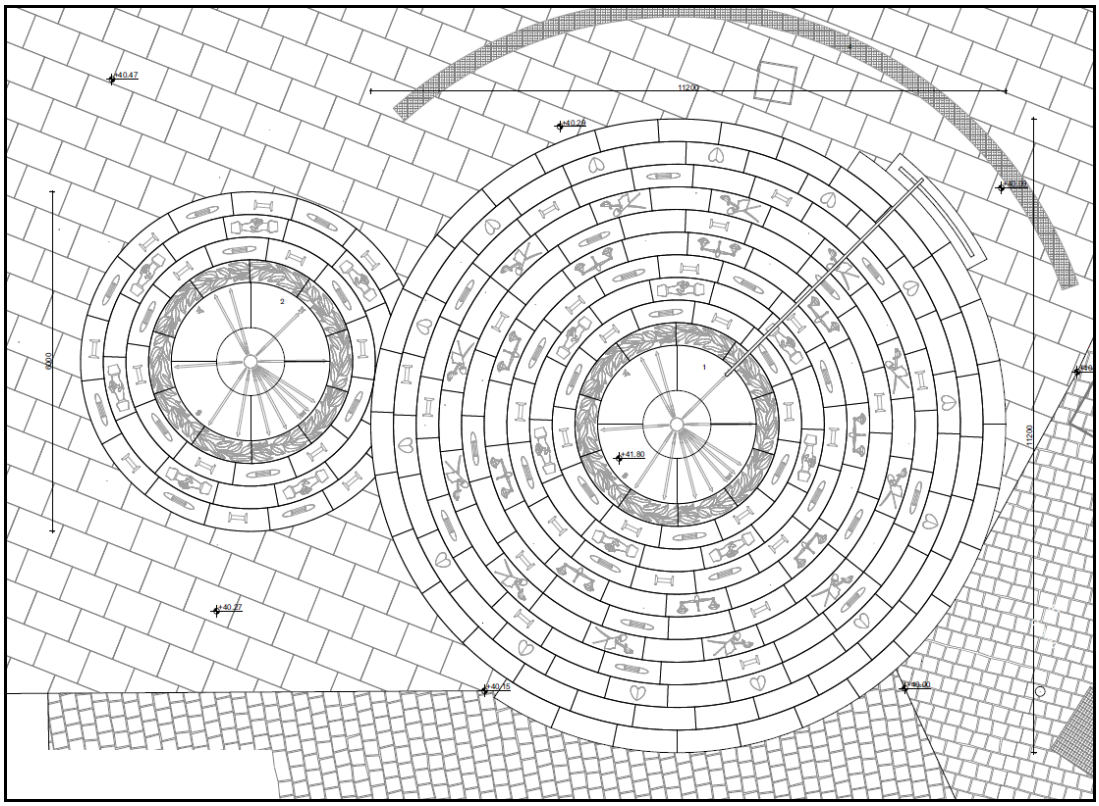


*Figure 13)* *Memorial plan*

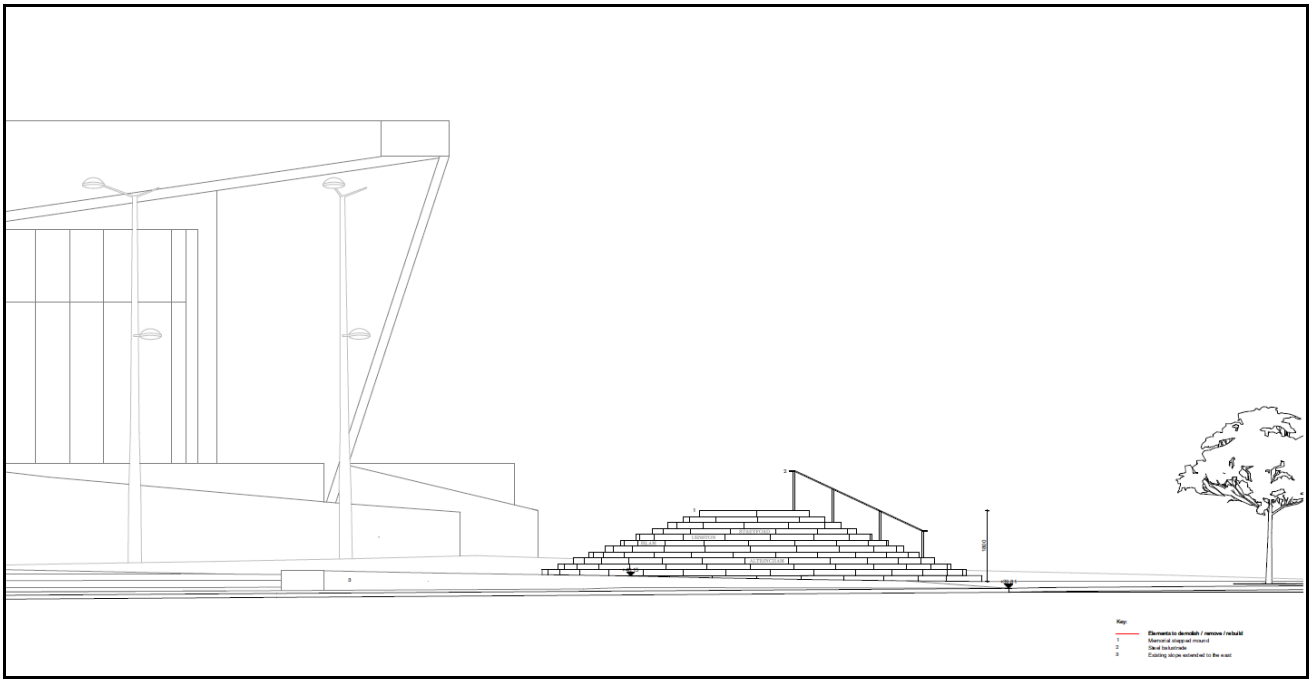


*Figure 14) View from Lower Mosely Street*

**Analysis of the Proposals: National Planning Policy Framework**

4.5 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2018) considers heritage planning and identifies the following key drivers in the decision making process:

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

4.6 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

**NPPF Paragraph 193**

4.7 Paragraph 193 of the NPPF states:

"*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and*

*the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

4.8 The appraisal of heritage values and significance as they relate to the site and its spatial context has been conducted in section 3 of this heritage statement. This allows an objective assessment of potential of harm to significance or, conversely, enhancement, as brought about by the proposals. This assessment of impact is considered below.

**NPPF Paragraph 195**

4.9 Paragraph 195 of the NPPF states:

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

*a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use*."

4.10 The proposals do not involve any alteration or physical intervention with designated heritage assets, therefore there is no risk of any of the substantial harm to or total loss of significance as referred to in paragraph 195 of the NPPF.

**NPPF Paragraph 196**

4.11 Paragraph 196 of the NPPF states:

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

4.12 The potential risk of less than substantial harm to significance in this instance could only arise should the proposals alter the setting of the neighbouring heritage assets in a manner that subsequently erodes their significance. Whereas the proposals site contributes to the setting of both the Manchester Central and Midland Hotel, as outlined in section 3, this contribution stems primarily from the space associated with the site, its

functional relationship to the listed buildings and the fact that it features in and allows unobstructed views of the designated heritage assets. Importantly, the site does not presently make a positive contribution in any of these regards, but merely has a neutral impact.

4.13 It is clear that the memorial will change the setting of the neighbouring designated heritage assets, most specifically in relation to views. However, owing to the simple nature of the memorial and the fact that it occupies space that is generally characterised by modern hard landscaping and streetscape interventions, its introduction should provide a complimentary addition which has relatively minimal visual impact. This is in no small part due to the limited scale and height of the memorial, but also stems from the choice of materials which are complimentary to the immediate setting. A further issue of relevance is that, rather than remove a vantage point for the observation of neighbouring buildings, the memorial provides a raised vantage point which actively encourages exploration and provides new opportunities to enjoy the Midland Hotel and Manchester Central.

4.14 In addition to physical impacts, of great relevance in this instance is the cultural value of the memorial and the contribution it will make to the celebration of the significance of a very important event that helped shape the socio-economic and political development of the city. Whereas the new memorial would not instantly become a heritage asset – although it may well in time – it would doubtless possess many of the characteristics of heritage assets as embodied in their heritage values. It will also be inter-visible from the new Emmeline Pankhurst statue, thereby establishing an important pair of monuments within Manchester city centre with great socio-political significance.

4.15 In summary, the net impact of the proposals when assessed as pure physical development/change – i.e. aside from historical and social relevance of the memorial - should be that of an marginal enhancement to the setting, as defined by important views, of Manchester Central, the Midland Hotel and the St Peter's Square. Otherwise the memorial promises a notable cultural addition to Manchester city centre, bringing added historical, communal and aesthetic heritage value in the form of a subtle and modern intervention to a space which has been subject to considerable change over recent years. The less than substantial harm as referred to in paragraph 196 of the NPPF should therefore not arise.

# 5 SUMMARY & CONCLUSION

5.1 This heritage statement has reviewed the likely impact of a new memorial to the Peterloo Massacre, to be situated on the corner of Lower Mosely Street and Windmill Street in Manchester city centre, upon the heritage significances of the neighbouring grade II* listed former Manchester Central Station (listed as 'G-Mex) and Midland Hotel, and the St Peter's Square Conservation Area (the memorial lies just outside the Area).

5.2 The overall findings of the statement are that the proposed memorial, whilst altering the physical setting of the neighbouring heritage assets, will not cause any harm to the significance of the assets, and will instead bring a new cultural feature of great socio-political importance and inherent associative historic heritage value to Manchester city centre.

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[i] Clarke, K, *Informed Conservation,* Historic England 2003

[ii] Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment,* 2008

[iii] http://www.peterloomassacre.org/history.html

[iv] https://secure.manchester.gov.uk/info/511/conservation_areas/966/st_peters_square_conservation_area/2

[v] Historic England, Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment, 2008

[vi] Ibid

[vii] https://www.manchestereveningnews.co.uk/news/greater-manchester-news/plans-public-memorial-victims-peterloo-15049098