



10th September 2025

Merchants Warehouse, Castlefield, Manchester – Heritage Statement: Level's One & Two

1. Introduction

This Heritage Statement has been written by Heritage Architecture Ltd. (HA), a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

HA were commissioned by Castlefield Estates Ltd. in May 2025 to prepare a Heritage Statement for the refurbishment of Levels 1 and 2 (the Site) of the Grade II listed Merchants Warehouse, Castlefield, Manchester (**Figures 1 & 2**).

Listed Building Consent (LBC) was acquired in 2015 by Castlefield Estates Ltd. for shell and core works to Levels 1 and 2 (**Ref: 107844/LO/2015/C1**), which was then superseded by an LBC application by the then tenant to fit out the office spaces to their requirements, including the addition of glazed/stud partitioning, M&E, floor coverings etc (**Ref: 108241/LO/2015/C1**).

Following the tenant's departure from the building, the current Proposals aim to revert Levels 1 & 2 of the building back to shell and core condition, as per Castlefield Estates 2015 Listed Building Consent (**Ref: 107844/LO/2015/C1**). Reference should be made to the architectural drawings and DAS by Tim Groom Architects.



Figure 1: Looking south-east across the Bridgewater Canal towards the western elevation of Merchants Warehouse. (Source: SLHA May 2025)

Due to the nature of the proposals, it is considered that the development will not incur any impact upon the settings of any other listed buildings/ heritage assets in the area. The focus of the following statement, therefore, is on the relative impact upon the significance of the Grade II listed building only.

2. Location & Statutory Designations

Merchants Warehouse is located in Castlefield, Manchester, and is bounded to the east by Castle Street, to the north and south by areas of soft and hard landscaping, and to the west by the Bridgewater Canal (**Figure 2**).

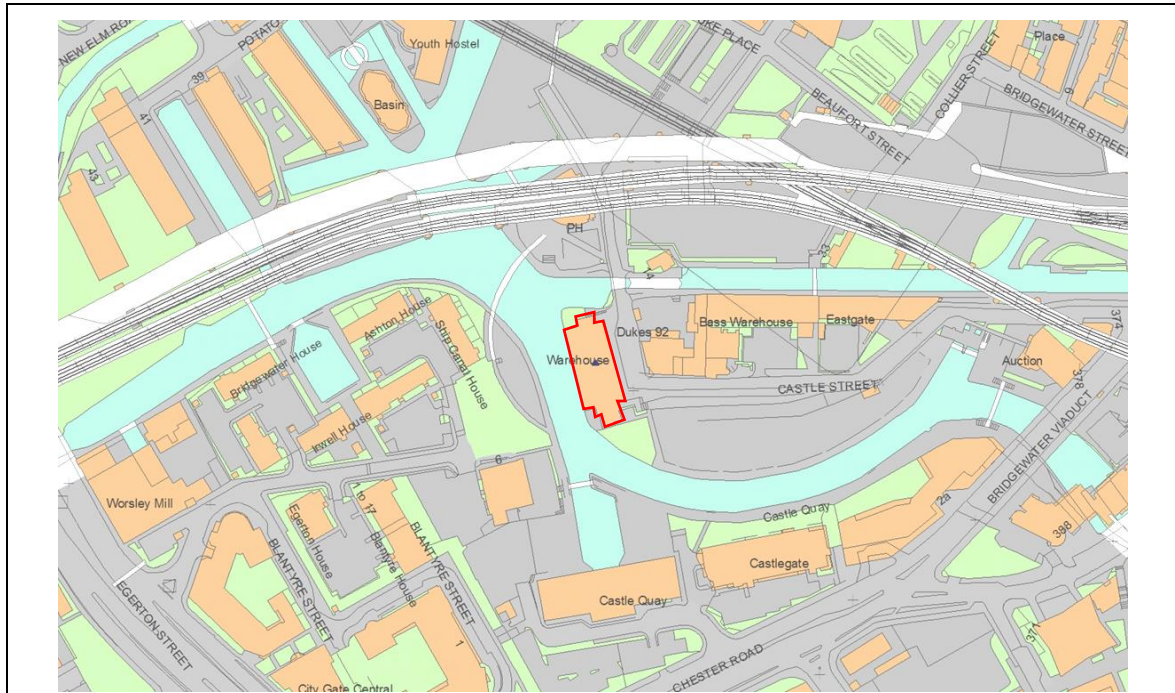


Figure 2: A current map showing the location of the Merchants Warehouse, outlined red (Source: Historic England)

2.1. Listed Buildings

The grading of Listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II* buildings are particularly important buildings of “more than special interest”, whilst Grade II buildings (such as Merchants Warehouse) are defined as being of “special interest”.

The listing of a building (irrespective of grading) does not prevent change however it does mean that LBC must be applied for in order to make any changes to that building which might alter or affect its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any manner which would ‘affect its character’ as a building of special architectural or historic interest, unless the works are authorised in the form of LBC.

Consequently, it is first necessary to understand the implications of the listing; this report provides a baseline assessment of the building to understand its special interest as a statutory listed building.

Merchants Warehouse was Grade II Listed on the 20 June 1988. The full list description is as follows:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197778

Date first listed: 20-Jun-1988

List Entry Name: MERCHANTS WAREHOUSE

Statutory Address 1: MERCHANTS WAREHOUSE, CASTLE STREET, M3 4LZ

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

National Grid Reference: SJ 83099 97526

Details: SJ 8397 NW, 698-1/30/39,

MANCHESTER, CASTLE STREET (West side), Merchants Warehouse

20.06.88

GV

II

Former canal warehouse serving Bridgewater Canal terminus, offices from early C21. Dated 1823 on pier between shipping holes; altered, fire-damaged and derelict when surveyed: Brown brick in English garden-wall bond, with some sandstone dressings, slate roof (damaged). Rectangular plan of 6 structural bays occupying whole of west end of north quay. West facade (to the canal) 4 storeys and 1:2:6:2:1 windows separated by former loading slots. The centre has two semi-circular arched shipping holes rising into the 1st floor, with a cylindrical sandstone pier and responds which have concave caps brought to a square, that in the centre inscribed "1823", timber lintels and wooden screens in the arches above; the loading slots have doorways at ground floor but are otherwise bricked-up, and those to the right have wooden gabled hoist-canopies; small round-headed windows with glazing bars and tilting casement openings in the lower half, all damaged. Moulded stone cornice with blocking course. The east facade is 3-storeyed, with similar windows and 4 surviving 3-stage loading slots (only partly bricked up) but the top floor of the northern half and its roof are missing. INTERIOR: not inspected, but reported to have timber beams, and remains of winding gear in roof. Distinctive feature of Bridgewater Canal terminus site, of considerable historical interest.

2.2. Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Merchants Warehouse is located within the Castlefield Conservation Area, which forms the largest conservation area in Manchester, and which was designated on the 13 October 1979. On the 26th June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell (**Figure 3**).

The conservation area's boundary follows 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.

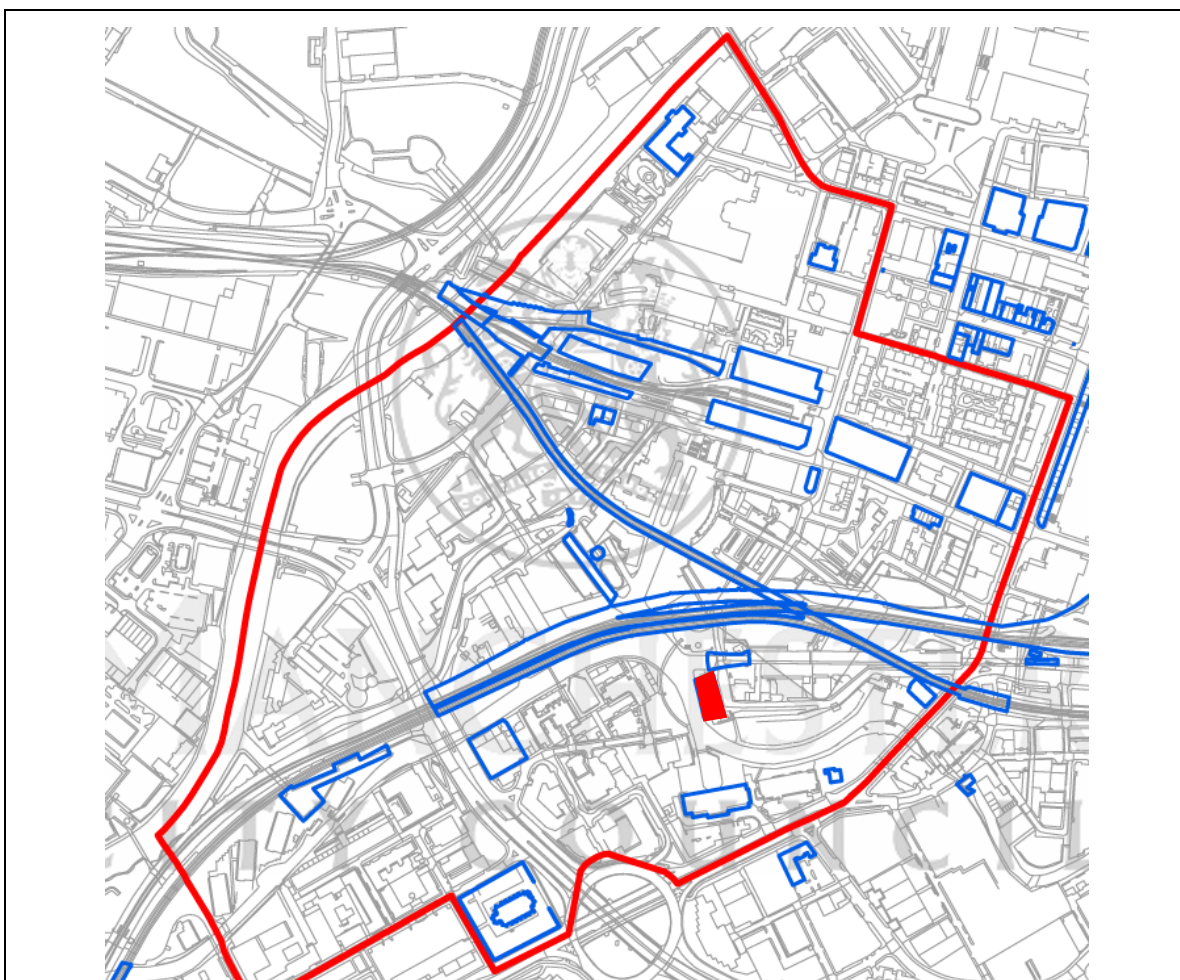


Figure 3 – Map showing the boundary of the Castlefield Conservation Area in red, listed buildings in blue, and the Merchants Warehouse shaded red. (Source: Manchester City Council)

3. Legislation and Planning Policy and Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures, and areas of special architectural or historic interest over and above that which is provided by development management.

Section 66(1) of the Act is applicable; it requires the Local Planning Authority ('LPA') to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant LBC/ Planning permission.

As the building is within the Castlefield Conservation Area, **Section 72(1)** of the Act is of relevance. It requires that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance"* of conservation areas. As such, the potential impact of the current Proposals on the character and appearance of the conservation area will be a consideration of this Heritage Statement.

National Planning Policy Framework ('NPPF') (December 2024)

Section 16 of the NPPF (December 2024) sets out the Government's planning policies on the conservation of the historic environment. The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently shall not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment.

The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (**Paragraph 212**), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. 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.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.

Degrees of harm are categorised within the NPPF as 'substantial' and 'less than substantial'. **Paragraph 214** states that *"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"*.

Paragraph 215 relates to 'less than substantial harm', stating that *"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.

Planning Practice Guidance ('PPG') (2019)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *"conserving and enhancing the historic environment"* of the current iteration of the PPG has been reviewed and referenced in the course of

producing this Heritage Statement. The document was published in 2014 and the Historic Environment chapter was last updated in July 2019.

Local Planning Policy – Manchester City Council

Manchester Core Strategy (2012)

The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. The following policies from Manchester's Core Strategy (2012) are of importance to the heritage assets considered within this statement.

Policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the city centre and contribute to a coherent and integrated physical environment.

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

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

Unitary Development Plan for the City of Manchester, 1995

The Unitary Development Plan (the 'UDP') for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

Development Control Policies 18.1 and 19.1 are saved from the UDP and address conservation areas and listed buildings respectively. The policies stipulate that careful consideration is given to development proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

Places For Everyone (PfE) (2024)

Places for Everyone (PfE)¹. PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

Objective 4 of the PfE seeks to: - Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.

Historic England Guidance

In 2015 Historic England ('HE') released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.

This Heritage Statement also accords with the guidance and approach established in Historic England *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2008).

5. Brief Historical Development of Castlefield and the Site

The Roman army settled in the north-west of England in 79AD. For strategic reasons they selected the Castlefield area for their fort, which they named 'Mamucium', built on a site protected by the Rivers Irwell and Medlock just north of the Site.

The site of the Roman village connected to the fort was located close by in what is now the southern end of Deansgate and was formed to supply the needs of the soldiers. After the Romans left (circa 410AD) it declined and was abandoned, eventually becoming known as Aldport, meaning 'The Old Town', and as Manchester grew, Alport Town was incorporated into the burgeoning town to the north and east.



Figure 4: John Foulkes' map of the Castlefield canal basin in 1785 showing the future site of Merchants Warehouse. (Source: Salford Museum Archive).



Figure 5: 1825 Bridgewater Estate map of Castlefield canal basin (amended in the c1830s), illustrating the completion of Merchants Warehouse to the centre. (Source: Salford Museum Archive)

During the 18th century the area was known as 'Castle Field' after the Roman's fort, and in 1761 it became the site of the world's first industrial canal, the Bridgewater Canal, built by James Brindley for by Francis Egerton, 3rd Duke of Bridgewater. Following its completion the area surrounding the canal at Castlefield quickly formed a shipping hub during this significant period of the Industrial Revolution.

The new canal brought coal and other goods from the countryside to Manchester, making it a prime location for warehousing, forming a major catalyst for the growth of the Castlefield district, and in 1802 the canal basin at Castlefield was added to by the cutting of the Rochdale Canal, which connected to the Bridgewater Canal at Lock 92, known as "the Dukes Lock".

Then first warehouse to be built in the canal basin was the now demolished Duke's Warehouse in 1761, followed by the Grocer's Warehouse the c1770s, which formed possibly the first warehouse in Britain where barges could unload directly inside the building via shipping holes. This too was demolished in 1960, a number of other warehouses included Old Warehouse, New Warehouse and Staffordshire Warehouse, all of which have also since been demolished.

Merchants Warehouse was built in c1825 and also designed with shipping holes for barges to enter. The neighbouring Middle Warehouse was built c1828-1831 by the Manchester Ship Canal company on the south

bank of the Middle Basin, and it too was designed with shipping holes. Only Merchants Warehouse and Middle Warehouse survive today in the Castlefield basin.

In the 1840s Castlefield witnessed a dramatic change, as the first of three overhead railway viaducts was constructed across the canal basin. Due to the existing network of canals in Castlefield, the construction of the Manchester South Junction and Altrincham Railway Viaduct in 1844 saw high-level brick and cast-iron viaducts crossing directly above the earlier canal basin.

In the late 1870s a second railway viaduct was constructed alongside the original viaduct, which saw both lines crossing one another over the site of the original Roman fort. This new Cheshire Lines Committee Railway Viaduct carried passengers to the Manchester Central Railway Station, just east of the Site.

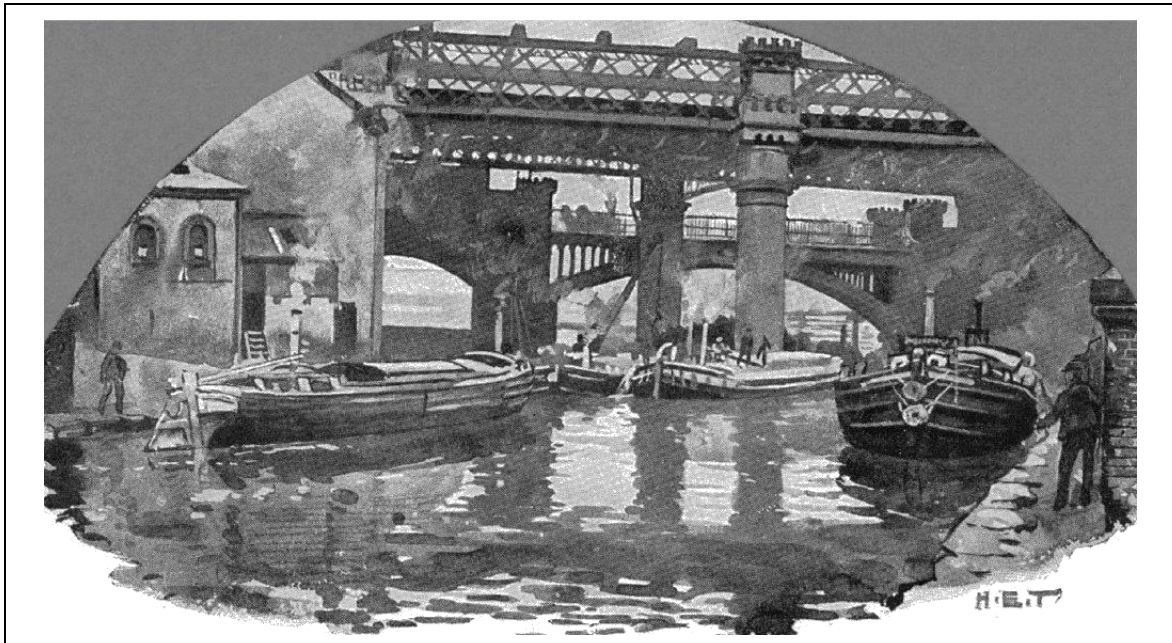


Figure 6: Castlefield Basin in 1900, showing the Bridgewater Canal, with the c1877 viaduct in the foreground, with the 1840s viaduct behind. (Source: Manchester Local Image Archive).

6. History and Development of Merchants Warehouse

According to the carved date stone on the eastern elevation of Merchants Warehouse, the building was constructed on the “8 Dec 1825” (the date of 1823 wrongly given in the official Historic England list description).

The warehouse forms a simple, brick-built, rectangular building in the English garden wall bond, that is of three-storeys to the Castle Street elevation (east) and four-stories to the canal elevation (west). Originally there would also have been an additional floor level within the attic space.

As used on the other warehouses around the canal basin, the building was designed with small, round-headed windows containing multi-pane, timber casements with pivot windows to the bottom half on its two principal elevations to the east and west, with six vertical loading bays, or 'loopholes', to each of these elevations, that originally were surmounted by a wooden, gabled hood or 'cat head' that contained the hoist machinery, allowing for cargo to be hoisted into the warehouse from the canal to the west, and then hoisted onto carts on Castle Street to the east.

The west elevation directly fronted the canal, making it only accessible by boat. To the centre of the elevation are two “shipping holes”, which were a common feature in Castlefield warehouses during the 18th and 19th centuries. Shipping holes allowed for two barges to be steered directly into the lowest floor level of the warehouse, where hoists to the centre of the floorplates could lift and lower cargo through each floor level of the warehouse above.

The only other remaining example that uses shipping holes within Castlefield Basin today can be found in the Middle Warehouse, just south of Merchants Warehouse. Other, since demolished, examples were the Grocer’s Warehouse (now partially reconstructed), Old Warehouse, New Warehouse, Kenworthy’s Warehouse and Staffordshire Warehouse.

The north and south elevations formed largely blind gable-ends, with the south elevation originally containing a large, arched opening from ground to first floor level (which now forms the entrances into the Level One and Level Two from the reception/staircase), and the north elevation containing a further loophole surmounted by a round-headed window. This elevation also contained a number of other windows which appear to have been later alterations.

Internally, the building formed a functional and utilitarian warehouse that was divided into six bays by the use of brick walls constructed east-west across each floor level with arched openings linking the bays. To the top, attic floor level of the warehouse was the hoist system, which ran the entire length of the building. The hoist system was originally gravity-friction powered and serviced all the hoists at the top of the eleven loopholes, as well as two that went down through trapdoors in the floors, enabling goods to be unloaded under cover from barges in the shipping holes.

Parts of this mechanism still survive in the attic level, along with much of the original roof structure to the undamaged southern half of the building.

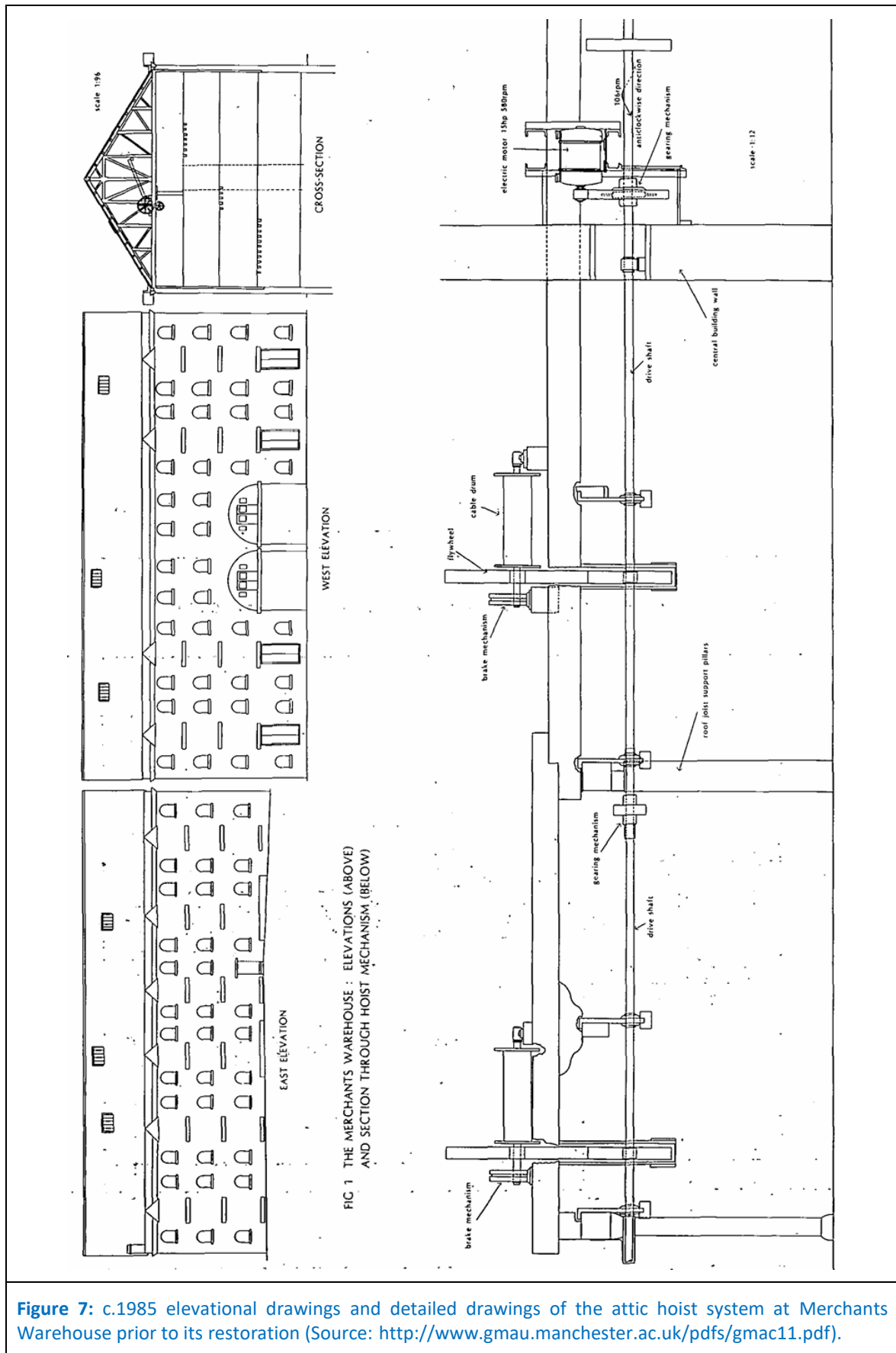


Figure 7: c.1985 elevational drawings and detailed drawings of the attic hoist system at Merchants Warehouse prior to its restoration (Source: <http://www.gmau.manchester.ac.uk/pdfs/gmac11.pdf>).

Although poorly documented, Merchants Warehouse continued in use as a shipping warehouse throughout the 19th century, and was recorded as being occupied by “carrier by water, John Hargreaves” in the Pigot & Slater 1841 directory, which can be seen recorded on the 1857 lease plan in **Figure 8**, and by the carriers by water “Merchants’ Company, Rochdale Canal Wharf, 59 Dale St, and Castle St, Knot Mill” in the 1853 trade directory.

Merchants Warehouse appears to have continued to be used in its original function until the early-20th century, when shipping by canal fell out of favour replaced by road transport. The building appears to have then been converted for use as a general warehouse, then housing small businesses by the mid-20th century. Due to this change in use, the original loopholes to the east and west elevations were partially infilled at this time.

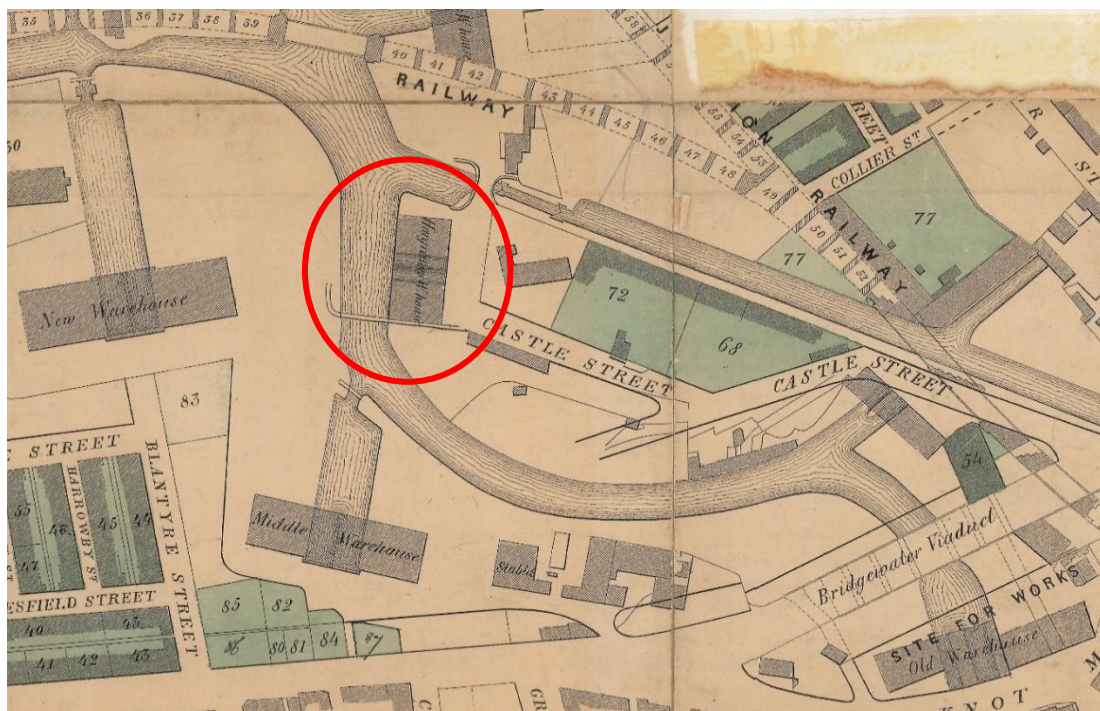


Figure 8: 1857 “Hargreaves Warehouse” Hulme and Castlefield Leases Plan (Source: Manchester Central Archives).

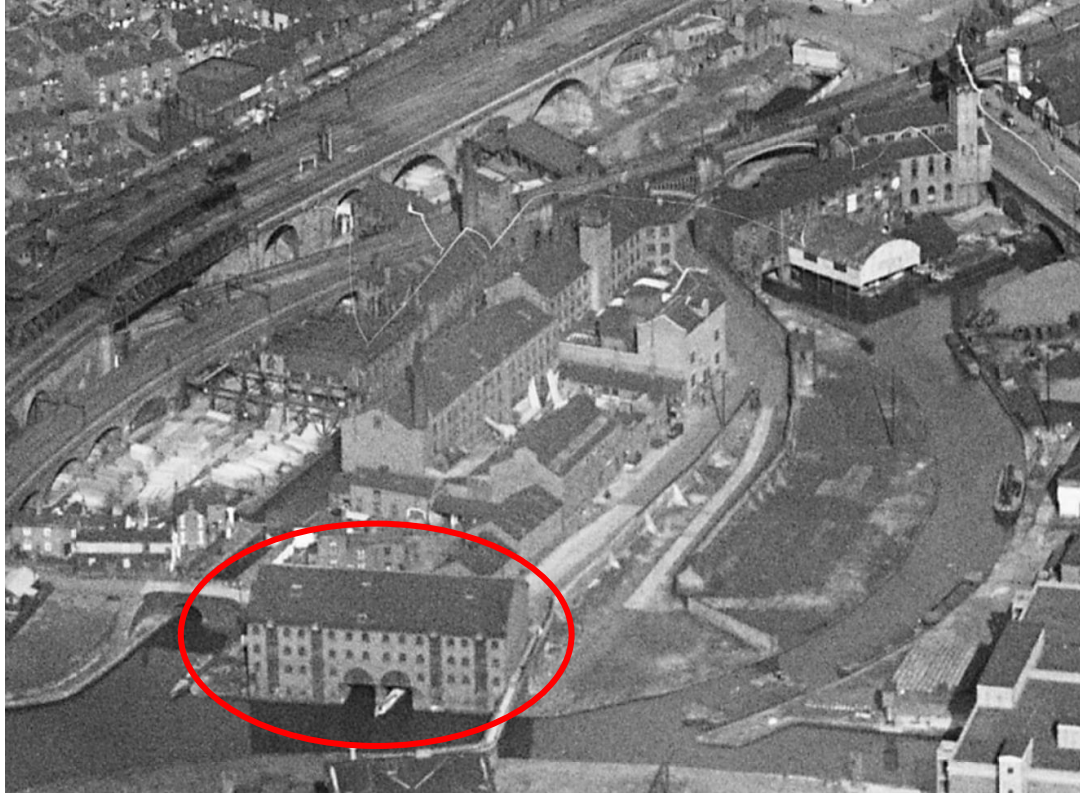


Figure 9: An aerial view looking north-east across the Castlefield Canal Basin and Merchants Warehouse to the middle foreground in September 1934, showing the appearance of the warehouse prior to the start of the Second World War. (Source: Britain From Above)

In 1971, a fire in the northern half of the warehouse, destroyed a substantial part of this end of the building, including the roof structure, internal walls, and much of the upper levels of the external elevations, which were lost. However, due to the compartmentalised design of the building, with thick brick walls to the north and south sides, the fire only affected the northern half of the warehouse.

The southern half of the warehouse continued to be occupied, whilst the northern half remained derelict for nearly 25 years until in the mid-1990s when Merchants Warehouse was refurbished and restored for office use.

The work to restore the building was undertaken by SimpsonHaugh (then known as Ian Simpson Architects), who reused the saveable historic fabric of the building whilst creating modern office interiors. The project included the design of new glass and steel entrances and vertical circulation cores to the north and south elevations, as well as the almost complete rebuilding of the northern half of the warehouse.

For full map regression see **Appendix I**.



Figure 10: The west (right) and north (left) elevations of the building as seen following the 1971, illustrating the substantial damage to the northern half. Note the relatively unscathed southern half. (Source: <http://www.gmau.manchester.ac.uk/pdfs/gmac11.pdf>)



Figure 11: Shipping holes to the west elevation, c.1970s, showing the original open nature of the two openings. (Source: Manchester Central Archives).



Figure 12: Aerial view of Merchants Warehouse and its local context within the Castlefield Basin, 1979, showing the northern end of the warehouse being roofless and ruinous following the 1971 fire (Source: Britain From Above).



Figure 13: View of the west and south elevations of the warehouse, illustrating their deteriorated condition in 1995 (Source: www.geograph.org.uk).



Figure 14: View of the west and north elevations of the Site in 1995 just prior to the building being fully restored as offices. This image clearly shows the deteriorated condition of the warehouse at this time, especially the substantial fire damage to the northern end (left) following the 1971 fire. (Source: www.geograph.org.uk).



Figure 15: Level 1 as existing, illustrating the addition of modern stud and glazed partitions/flooring etc.



Figure 16: Level 2 as existing, illustrating the addition of modern stud and glazed partitions/flooring etc.

7. Significance Assessment

This Significance Assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2024) and uses Historic England's methodology outlined in its 2019 document, 'Statements of Heritage Significance'. Historic England's 'Conservation Principles. Policies and Guidance' 2018, has also been utilised as part of the following assessment.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological interest needs to be disaggregated and determined. Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

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

Architectural and artistic interest

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

Historic Interest

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

The below analysis of the significance of the Grade II listed Merchants Warehouse allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to understand the building's capacity for change and thus has informed the potential impact of the current Proposals. The focus is on providing a necessary and proportional amount of information in order to justify any proposed alterations, based on the perceived level of heritage significance.

The below hierarchy of significance (**Table 2**) is tailored to the Merchants Warehouse building to outline individual features and building elements and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative value of its particular physical fabric and more intangible elements of its special interest.

Table 2: Definition of significance terms used in this report
High heritage significance relates to those components of the site deemed to be of special interest. They are important to the understanding of the site's design concept and play a considerable role in reflecting its archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components of the site deemed to be of some interest. They will make a modest contribution to the understanding of subject site's design concept and play a minor role in reflecting its archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the site's archaeological, architectural, artistic or historic interest.
No significance /Detrimental features and elements within the site that do not contain any special interest. These can <i>detract from the significance</i> of the site and can be evidence of poor craftsmanship or ad-hoc refurbishments.

7.1. Significance Plans

The following significance plans (**Figures 17** and **18**) provide a graphic representation of the heritage assessment using the levels of significance and colour references in **Table 2** in order to visually represent areas of significance across Levels 1 and 2 of the building. Please note that descriptions of features within each room also use the above colours to denote the associated significance level.



Figure 17: Level One significance plan. Red = high significance element, Green = no significance.



7.2 Statement of Significance

The Statement of Significance provides a summary of the Site's heritage interest. Reference should be made to the significance plans above (**Figures 17 & 18**).

The special architectural and historic interest of Merchants Warehouse is recognised by its Grade II listed designation. The building is located within the Castlefield Conservation Area, where it forms a significant component.

Levels 1 and 2 of Merchants Warehouse (the Site) were substantially altered and refurbished in the mid-1990s, which involved replastering all internal walls, inserting new floors, new M&E throughout, all windows/doors replaced, and new toilet facilities. To the north and south ends of the building are two mid-1990s extensions, which accommodate an entrance, reception, and circulation, with new hard and soft landscaping around the perimeter. Internally, the two floor levels were restored to retain their original spatial character of open, yet interconnected, warehouse bays.

Merchants Warehouse yields **high historic interest** through its early date and unusual building type, which now forms only one of two such warehouses surviving in the Castlefield Basin and Manchester itself. The warehouse has strong historical ties and associations with the Duke of Bridgewater and to the formation and early success of the Basin at Castlefield, and of trading in the wider city.

Merchants Warehouse yields **medium architectural and aesthetic interest** through its simple, functional design, which survives to a lesser degree following the building's substantial damage and loss caused by the 1971 and subsequent rebuilding and refurbishment in the mid-1990s.

Elements within the building that yield **high significance** include:

- Original external elevations, including all original buff stone detailing.
- Original boat holes to the west elevation, including stonework and carved date stone to centre.
- Original loopholes to east and west elevations (not including modern infill-canopies).
- Original, open-plan spatial character of bays that are repeated on all floor levels.
- All original internal walls (largely now covered by c1990s plasterboard/plaster).
- All original timber ceiling structure/locations of original hoists.
- All original roof structure (to the south)
- All historic hoist mechanism to the attic level.

Elements within the building that yield **no significance** include:

- 1990s extensions to the north and south.
- Roof coverings and large areas of the northern half of roof structure.
- All modern plasterboard/plastered walls internally.
- All floor coverings throughout
- All toilet and kitchen facilities throughout.
- All stud and glazed partitions throughout.
- All M&E/lighting/pendants.
- All windows and doors.
- Roller shutter to Level 1 entrance (Rm 1).
- Pharmacy store fit-out and signage to Rm's 7/8 – Level 1.

7.3 The Proposals

The Proposals aim to revert Levels 1 & 2 office space back to shell and core condition, as per Castlefield Estates 2015 Listed Building Consent (Ref: 107844/LO/2015/C1), comprising the removal all alterations consented by the most recent tenant under (Ref: 108241/LO/2015/C1), including the removal of modern solid/glazed office partitions, M&E, floor coverings and fitted kitchen units.

The proposed works to level 01 will reinstate the glazed entrance door and remove the tenant reception space. The dividing partitions and glazed screens will be cleared and the floor plan will revert back to an open office arrangement. Feature wall finishes such as brick cladding, wall paper and company messaging will be removed. Plastered linings will be reinstated, surface defects made good and re decorated. Within the current server room, the dense plasterboard ceiling will be removed and the existing floor joists will be exposed. The perforated ceiling panels will be reinstated within the ceiling bulkhead.

The proposed works to level 02 remove the kitchenette and storage room within the first structural bay and reinstate the view through the building. Other dividing partitions and screens will be removed and the floor plan will revert back to an open plan arrangement. As at level 01, feature wall finishes such as brick cladding, wall paper and company messaging will be removed. Plastered linings will be reinstated, surface defects will be made good and redecorated. Existing carpeted finishes will be replaced throughout.

All small power, lighting and mechanical fixtures that were installed by the previous tenant will be removed throughout and reinstated to suit an open plan arrangement.

Reference should be made to the architectural drawings, DAS and reinstatement details by Tim Groom Architects and the electrical drawings by Viridian.

A window condition survey has been undertaken by Anstey Horne which identifies general internal repair and refurbishment works to the modern windows (NB proposed works are not considered to require LBC).

7.4 Heritage Impact Assessment Methodology

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive ‘*heritage benefits*’, by avoiding or minimising ‘harm’ to the: fabric, character, appearance and experience of the designated heritage asset.

The required tests as outlined in NPPF (2024), require that the level of “harm” is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 3, Appendix ii** for the criteria used in this Heritage Statement for assessing heritage impact.

7.5 Heritage Impact Assessment

The Proposals of the Grade II listed Merchants Warehouse aim to reverse the current, consented office fit-out schemes to Levels 1 & 2 following the departure of the most recent tenant.

The Proposals will remove and make good only those elements that were added as part of the former tenant’s consented scheme, which includes the removal of modern glazed and stud partitioning and doors, floor

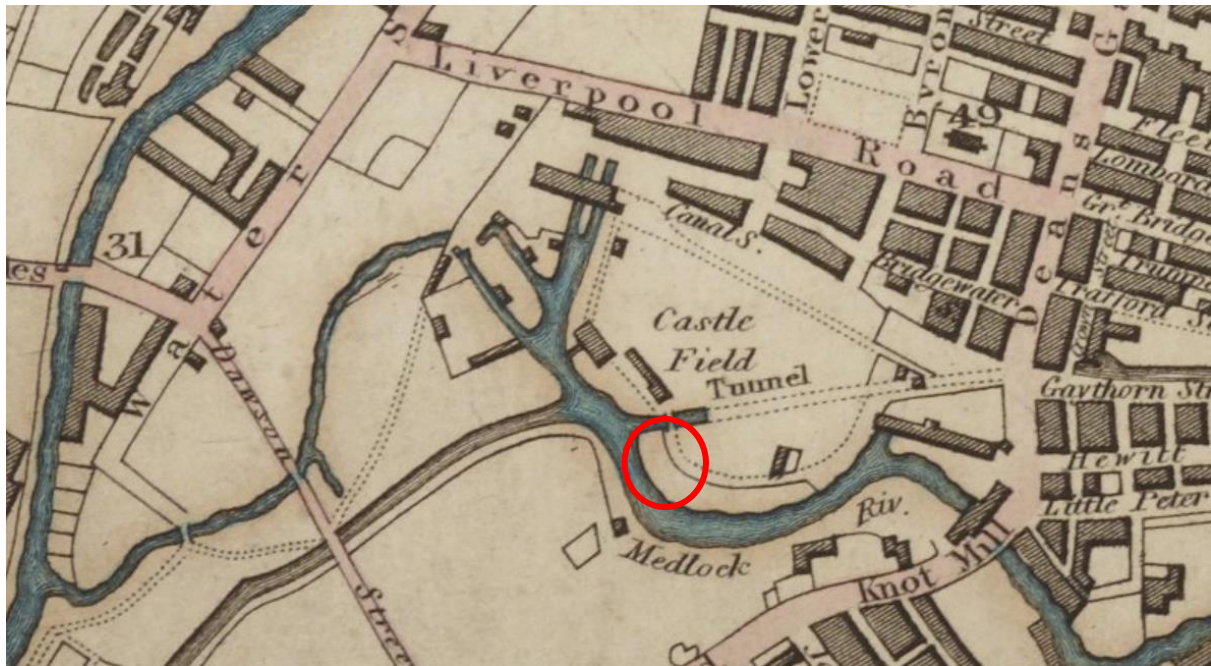
coverings, M&E, and kitchen cabinetry, to return the two floor levels back to the 2015 consented shell and core scheme, to enable the spaces to be re let as office spaces thereby ensuring the continual, viable, long-term use of the two floor levels. The Proposals will ensure that no historic fabric, features or fittings are altered or removed.

In summary, the Proposals are considered to have a neutral impact on the character and historic fabric of Levels 1 & 2 of the Grade II listed building **resulting in an overall neutral impact on the special interest of the Grade II listed Merchants Warehouse as a whole.**

As per the definition outlined in Appendix ii below, a neutral impact comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.

8. Appendices

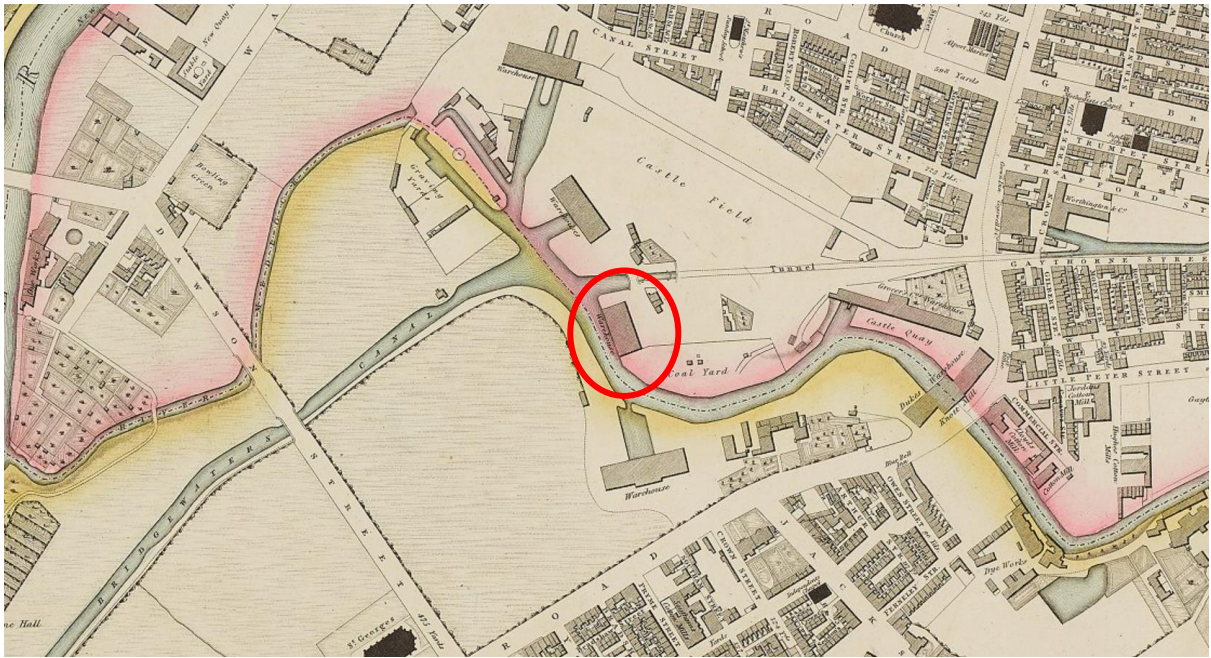
8.1. Appendix i: Map Regression



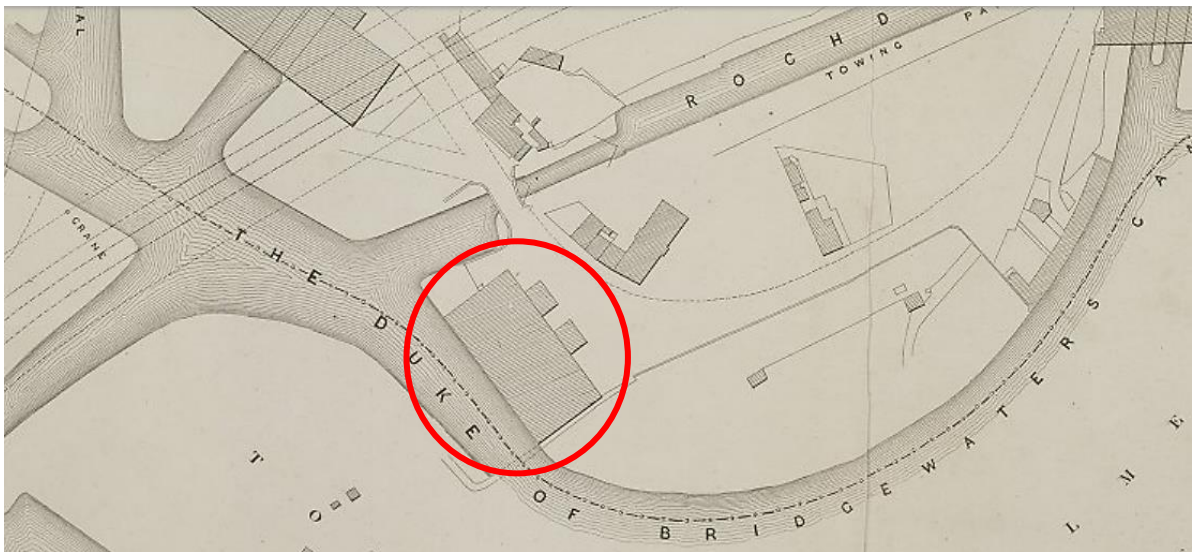
1828 Bancks and Co Plan of Manchester (Source: Manchester University Archive)



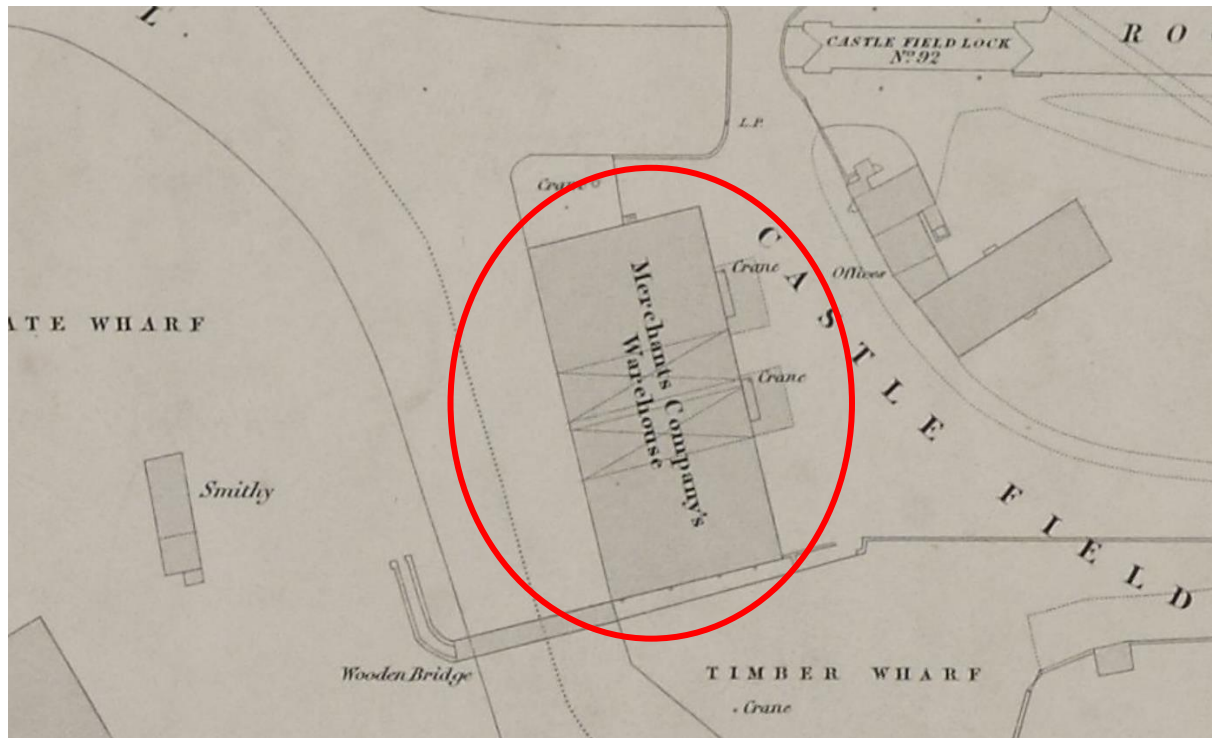
1829 Pigot - A New Plan of Manchester and Salford with their Vicinities (Source: Manchester University Archive)



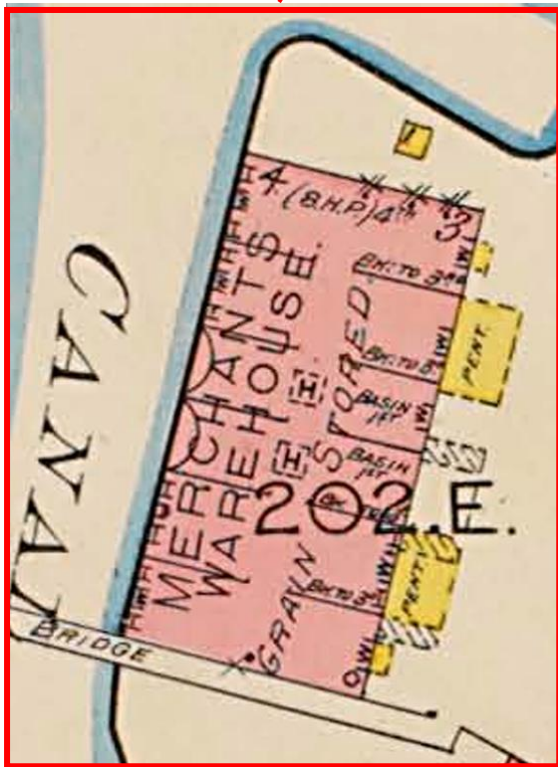
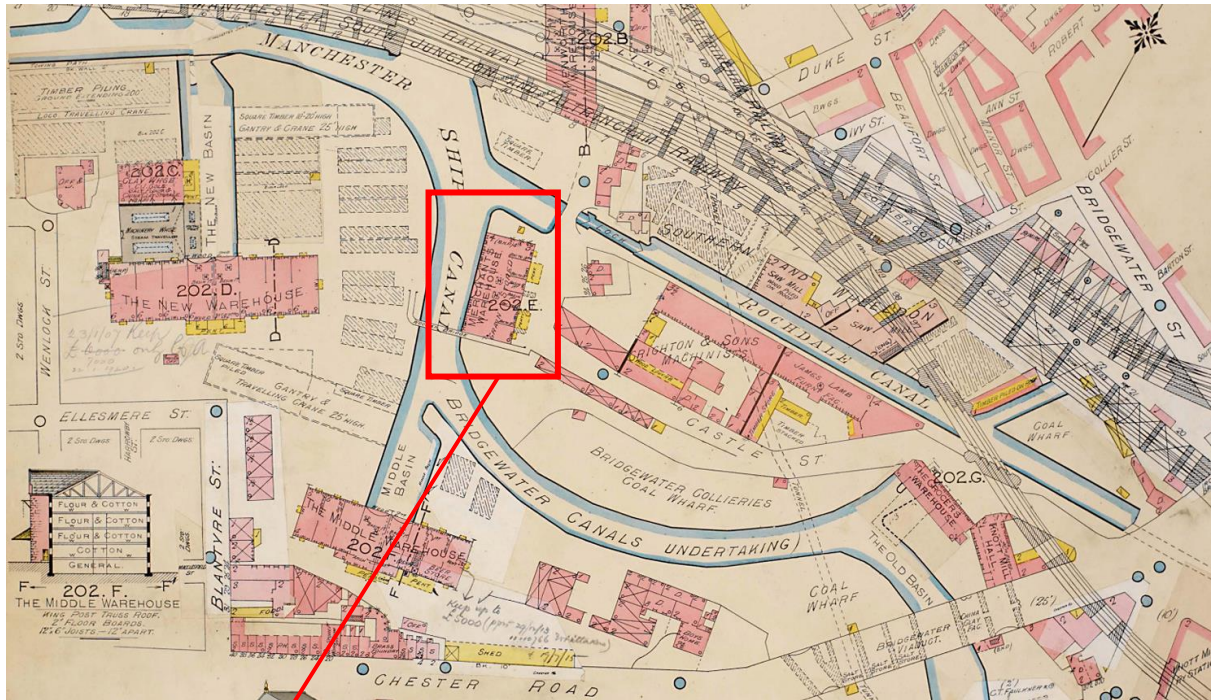
1832 Banks & Co's Plan of Manchester & Salford, with their Environs (Source: Manchester University Archive)



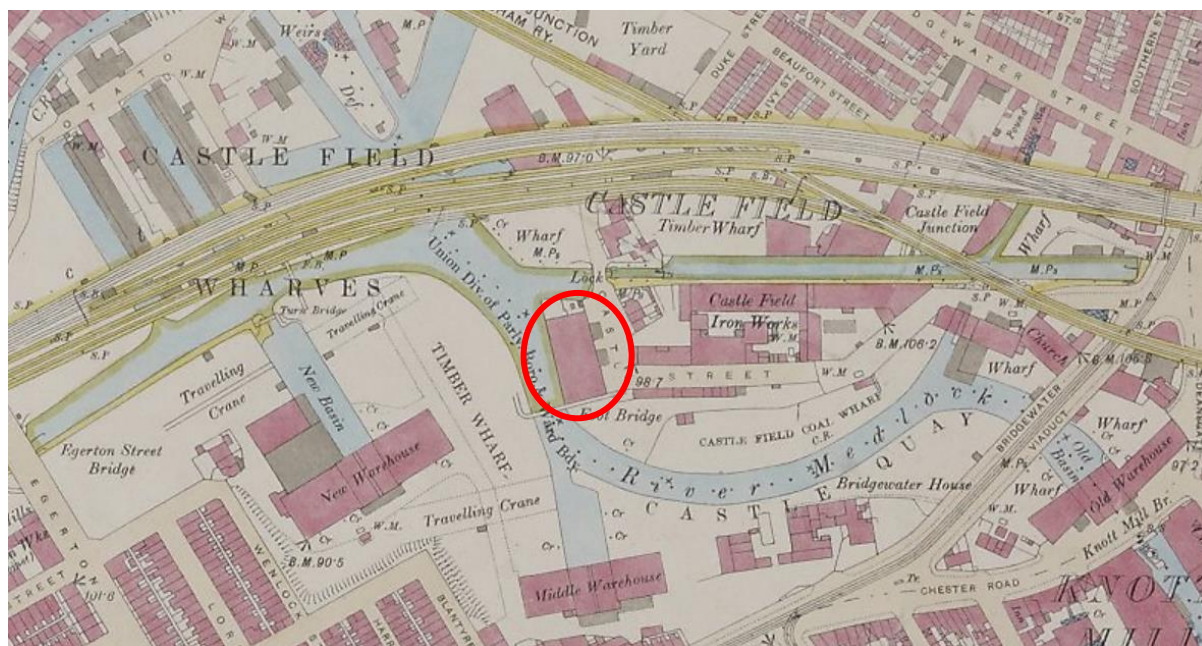
1844 Manchester South Junction and Altrincham Railway plan (Source: Manchester University Archive)



1850 OS (Source: Manchester University Archive)



July 1889 Goad's Fire Insurance Plan (Source: Manchester University Archive)



1896 OS (Source: Manchester University Archive)



1908 OS (Source: Manchester University Archive)



1922 OS (Source: Manchester University Archive)

8.2. Appendix ii - Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.

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

<i>of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	and an enhancement of its cultural heritage interest.	significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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