



SISTER PLOT C, Manchester

Heritage Statement: Significance Appraisal & Impact Assessment



Prepared for:
ID Manchester Ltd

September 2025



SISTER Plot C - Heritage Statement

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EXECUTIVE SUMMARY

Introduction

This Heritage Statement has been prepared on behalf of ID Manchester Limited ('the client') by Heritage Architecture Ltd, a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialise in the historic environment. The brief required Heritage Architecture to contribute to the decision-making process which informs the proposed redevelopment of the Plot C site (henceforth referred to as 'the Site' or 'Plot C').

The Site

The Site contains a sunken landscaped quadrangle to the south of Altrincham Street, accessed via the 'Butterfly Stairs', to the east of this is the Barnes Wallis and Wright Robinson Tower, the Staff House is located to the south and the Morton Laboratory to the east, all associated with the former University of Manchester Institute of Science and Technology ('UMIST') Campus at the University of Manchester. These buildings are of some local heritage interest and will be referred to within the following report as 'non-designated heritage assets'. None of these buildings yield sufficient interest for statutory listing, and this is recognised by the recent Certificate of Immunity ('COI') status granted in October 2024.

The Site contains four designated heritage assets: the Renold Building (Grade II), the Hollaway Wall (Grade II) and the Manchester & Altrincham Railway Viaduct (Grade II). The Moffat Building is also contained within the Plot C boundary, this building is not considered to yield any heritage interest, however it is physically connected to the Hollaway Wall. The north aspect of the Plot C boundary (viaduct) runs parallel to the Whitworth Street Conservation Area boundary. The north aspect of the Plot C boundary (viaduct) runs parallel to the Whitworth Street Conservation Area boundary. The Plot C site falls partly within the designated boundary.

The Plot C area is situated within the 'North Campus Strategic Regeneration Framework ('SRF') area' as designated by the Local Planning Authority ('LPA') in May 2017. This document was superseded in December 2023 under 'Innovation District Manchester SRF' and summarises the aims of the project which is being brought forward by ID Manchester Ltd, a joint venture ("the JV") between The University of Manchester ('the University') and Bruntwood SciTech ('BST'), working in close collaboration with Manchester City Council ('MCC'). The SRF is a not an adopted planning policy document, but it is wholly rooted in the policies of the adopted Development Plan. It has been drafted with consideration of MCC's strategic priorities and how the principles outlined can maximise the benefits delivered by the innovation district. The SRF is a material consideration in the determination of planning applications within the Framework Area.

The Proposed Development

The proposed development comprises: *"the demolition of Barnes-Wallis, Wright Robinson, Manchester Meeting Place, Morton, Moffat Buildings and the construction of two office buildings (Use Class E). At the base of the building the buildings will be connected via an open shared lobby space, which shall comprise a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E, Sui Generis – drinking establishment). The proposals will also include interventions to the Hollaway Wall, incorporating it into the new commercial element. Additionally, the proposals will involve the change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis– drinking establishment). The proposals will also include the creation of a new public square, access and other associated works."*

Any proposals to regenerate the Site will have the potential to impact the character and appearance of the Whitworth Street Conservation Area and the settings of listed buildings within the and around the Site. The relative significance and sensitivity of the Site must therefore be considered in order to objectively evaluate the potential impact of the proposed development upon the built historic environment.

Content of this Heritage Statement

The following Heritage Statement comprises a significance appraisal of the fabric, character and setting of the Site (Part 1); this is followed by a heritage impact assessment (Part 2). The baseline information outlined within the significance appraisal has been utilised during the design-development phase of the project to define the significant character of the area, the contribution the existing site makes to the area, its sensitivity to change and has informed the evolution of the proposed development.

The primary heritage considerations with regard to the proposed development encompass the potential impact on both designated and non-designated heritage assets ('NDHAs'). This is inclusive of listed buildings within the Site, namely the Renold Building (Grade II), the Hollaway Wall (Grade II) and the Manchester South Junction and Altrincham Railway Viaduct (Grade II), other listed buildings in the setting of the Site, including the London Road Police and Fire Station (Grade II*) and Ardwick Drill Hall (Grade II) amongst others within 500m of the Site boundary. Of primary consideration, particularly given the direct nature of the proposed development with regard to these buildings, is the NDHAs situated within the Site boundary, comprising most of the former UMIST campus buildings. Other NDHAs outside the Site boundary are also a consideration of this Heritage Statement.

Summary of Conclusions

A summary of the potential heritage impact accrued by the Proposed Development is:

Hollaway Wall (Grade II): The proposed development includes interventions to the Hollaway Wall, incorporating the structure into the new commercial buildings, and a new service tunnel is to be constructed adjacent to the west side of the Hollaway Wall where the proposed formation level of the service tunnel is approximately 7m below existing ground level. The Hollaway Wall is to pass through the end structural bay of building C2, with local sections carefully cut to allow access through within the internal space. These sections will be cut at ground level and the cut pieces 'folded' such that they are laid flat and reused in the horizontal plane in the new development. The direct impact to the Grade II listed structure is judged to be **moderate adverse (long-term, permanent)**, as it will be clear that the alterations to the wall directly affect sections of original fabric. The degree of alteration is not considered to give rise to substantial effects, due to the extent of original fabric which will remain appreciable in-situ, paired with the retention of the cut sections which will remain readable within the landscaping, however it is noted that the moderate adverse harm should be considered at the higher end of less than substantial harm.

Manchester & Altrincham Railway Viaduct (Grade II): The arches below the Network Rail viaduct are to be opened up and re-purposed to create functional spaces for shops and cafés along Altrincham Street. The overall design approach has been to have avoid changes in loading on the viaduct.

The majority of the arches are open or contain mid-20th century infill, this is evidenced through assessment of historic imagery, site surveys and plans from Manchester archives, which confirm the majority of the infill dates to c.1960s. The proposals will however see the loss of the original late-19th century infill to the arch closest to London Road, thereby incurring some localised, **minor adverse direct impact (long term, permanent)** on the listed structure.

Despite some adverse direct effects through loss / intervention of historic fabric, it will be evident the proposals will give rise to beneficial impacts on the setting of the viaduct, with the introduction of a series of new uniform

units providing new uses, reactivating the currently underutilised arches. The proposals are considered to result in a **minor beneficial indirect impact (long term, permanent)** on the setting of the Grade II viaduct.

Public Art: As part of the application, it is proposed that some of the existing pieces of public art will be cleaned, restored and relocated (excluding the UMIST Cube). During the construction phase, the Havelock Mill structure and the Generation of Possibilities magnet are proposed to be temporarily removed and taken into storage (on-site, Pariser), with the Archimedes Sculpture proposed to remain in situ, until the implementation of Phase B. The latter would need to be adequately protected during these works. This would give rise to a **moderate adverse (temporary) effect**, which would be mitigated in part during the operational phase. The two aforementioned pieces of public art (Havelock Mill and Magnet) are proposed to be relocated to the plot of new landscaping to the west of London Road, which is to be named ‘Hollaway Place’. The Archimedes Sculpture is to remain in situ. Each piece is proposed to be restored prior to relocation, resulting in a **minor beneficial (direct, long term) effect**.

Impact on setting: The Visual Impact Assessment (VIA) has demonstrated that the proposals would incur an overall **Moderate adverse** impact on the setting of the Grade II listed Hollaway Wall and Grade II Renold Building and a **Minor beneficial** impact on the M&AR Viaduct. A **negligible (neutral)** impact is identified on the character and appearance of the Whitworth Street Conservation Area.

The VIA further demonstrated the proposals would result in principally minor to neutral impacts upon the settings of nearby listed buildings, such as the Grade II* London Road Fire Station. The impact assessment has subsequently identified that the proposals will result in varying degrees of adverse and beneficial direct impacts upon the built historic environment.

Mitigation for any perceived instances of adverse impact (moderate at most) are to be accrued by the public benefits of the Proposed Development. The high-quality design of the Proposed Development represents embodied mitigation designed to limit as far as possible adverse impacts on the built historic environment within the study area.

1. INTRODUCTION

1.1 Purpose of this Heritage Statement

This Heritage Statement has been prepared by Stephen Levrant Heritage Architecture ('SLHA'), a practice of conservation architects, surveyor, planners, and heritage consultants which specialise in the built historic environment. It has been prepared on behalf of ID Manchester Limited (the 'Applicant').

This report has been prepared in the context of the proposals which relate to the redevelopment of the site known as 'Plot C'. The proposed Plot C development site is approximately 1.33 Hectares and located approximately 200m to the south-west of Piccadilly Station. The Site is located in Manchester City Centre and is bound by the Grade II listed Manchester & Altrincham Railway Viaduct (Altrincham Street) to the north, London Road to the east, The Mill to the south and the Renold Building (Grade II) to the west. The eastern terraced wall of the Renold Building falls within the Plot C boundary. Please refer to **Figure 1 below** for Planning boundary.

The Site contains a sunken landscaped quadrangle to the south of Altrincham Street, accessed via the 'Butterfly Stairs', to the east of this is, the Barnes Wallis and Wright Robinson Tower, the Staff House is located to the south and the Morton Laboratory to the east, all are associated with the former University of Manchester Institute of Science and Technology ('UMIST') Campus at the University of Manchester. These buildings are of some local heritage interest and will be referred to within the following report as 'non-designated heritage assets'. None of these buildings yield sufficient interest for statutory listing, and this is recognised by the recent Certificate of Immunity ('COI') status granted in October 2024.

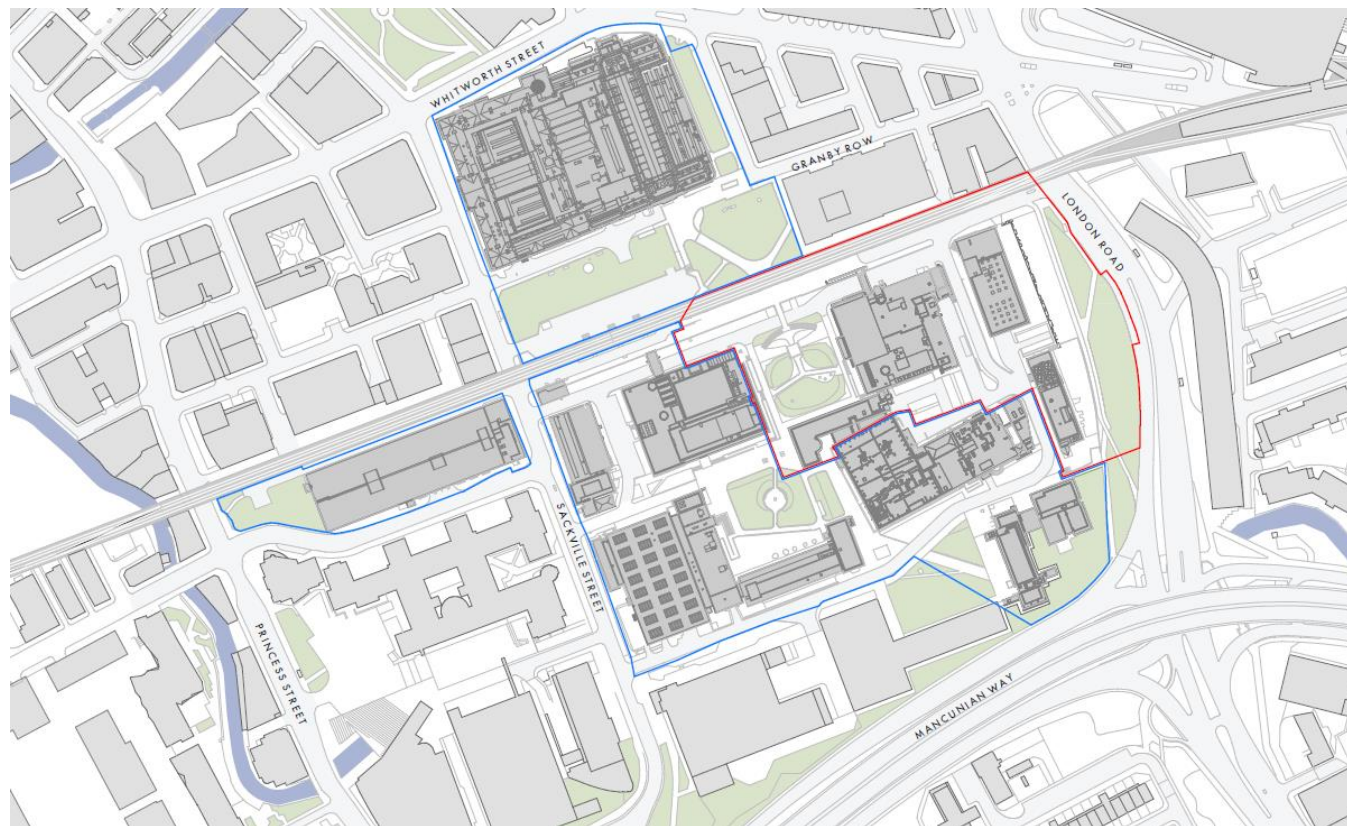


Figure 1: Site plan of Plot C at ID Manchester, Planning boundary outlined in red. Source: Deloitte.

The Site does contain three designated heritage assets, including: the Renold Building (Grade II), the Hollaway Wall (Grade II) and the Manchester & Altrincham Railway Viaduct (Grade II). The north aspect of the Plot C boundary (viaduct) runs parallel to the Whitworth Street Conservation Area boundary. The Plot C site is considered to fall partly within this designated area.

The Moffat Building is also contained within the Plot C boundary, this building is not considered to yield any heritage interest, however it is physically connected to the Hollaway Wall.

In terms of the Site's planning context, the Plot C area is situated within the 'North Campus Strategic Regeneration Framework ('SRF') area' as designated by the Local Planning Authority ('LPA') in May 2017. This document was superseded in December 2023 under 'Innovation District Manchester SRF' and summarises the aims of the project, which is being brought forward by ID Manchester Ltd, a joint venture ('the JV') between The University of Manchester ('the University') and Bruntwood SciTech ('BST'), working in close collaboration with Manchester City Council ('MCC').

The SRF is a not an adopted planning policy document, but it is wholly rooted in the policies of the adopted Development Plan. It has been drafted with consideration to MCC's strategic priorities and how the principles outlined can maximise the benefits delivered by the innovation district. The SRF is a material consideration in the determination of planning applications within the Framework Area.

This Heritage Statement comprises a baseline analysis of the Site, including an appraisal of existing buildings, their significance, and contribution to the setting of designated heritage assets within and around the Site. The latter part of this report provides an assessment of the potential impact of the proposals (hereafter the 'Proposed Development') on heritage assets within the Site boundary and within the immediate townscape, as relevant.

This Heritage Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF', December 2024) **paragraph 207**. This paragraph stipulates that applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.

1.2 Overview of the Proposed Development

The application is for Full Planning Permission and Listed Building Consent for works to the Hollaway Wall and Listed Building Consent for works to the Viaduct.

The proposals comprise: *"the demolition of Barnes-Wallis, Wright Robinson, Manchester Meeting Place, Morton, Moffat Buildings and the construction of two office buildings (Use Class E). At the base of the building the buildings will be connected via an open shared lobby space, which shall comprise a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E, Sui Generis – drinking establishment). The proposals will also include interventions to the Hollaway Wall, incorporating it into the new commercial element. Additionally, the proposals will involve the change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis– drinking establishment). The proposals will also include the creation of a new public square, access and other associated works."*

1.3 General Methodology

This Heritage Statement is framed by the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, **Section 72**. This is necessary because the 1990 Act requires that the LPA must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 212**.

The LPA's assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a conservation area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (setting, including visual()) impact must be proportionate to the relative significance of the identified heritage asset. Thus, 'less-than-substantial' harm should not be afforded the same weight as that defined as being 'substantial'. The NPPF also stresses that all analysis and evidence must be proportionate to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.

The Heritage Impact Assessment (Part 2) comprises an assessment of both the direct and indirect heritage impacts, defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development.
- **Indirect heritage impacts** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual or other experiential effects on the experience and/or character of heritage assets beyond the development footprint.

The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.4 Research sources.

This Heritage Statement is the result of an extensive process which incorporates relevant evidence sourced from: desk-based research and on-site surveys. The documentary research was based upon primary and secondary sources, including maps, historic images, drawings and reports.

Desk-based research was undertaken in May 2022 to understand the historic development and chronology of the buildings contained within the ID Manchester Site. This research was supported by on-site surveys in May 2022, with subsequent visits taking place in 2024. This informed both the appraisal of the Site as a component of the historic environment and its contribution to the setting of surrounding heritage assets.

On 28 July 2022, Heritage Architecture Ltd provided a baseline assessment of the wider ID Manchester site, including a study of the buildings contained in Plot C. This informed subsequent options appraisals.

Consideration has also been given to the historical development of the area and key views to the small number of designated heritage assets within the Site's locality. The purpose of this exercise has been to define the contribution of the built form to the appreciation and understanding of the historic and architectural interest of the area.

1.5 Consultation

The current proposals have been informed by a number of pre-application meetings and consultations with MCC, Historic England ('HE'), the Twentieth Century Society, and Manchester Modernists. A detailed Statement of Consultation has been prepared by Deloitte to accompany the submission – the author refers the reader to this document for a breakdown of the consultation timeline, consultee comments, and the Applicant's response to the feedback received.

Consultation included the identification and selection of a series of viewpoints from which Accurate Visual Representations ('AVRs') of the Proposed Development would be prepared and form part of the Heritage Impact Assessment ('HIA'), Section 7. These viewpoints were considered proportionate and appropriate (as agreed in consultation with HE). An additional viewpoint from London Road (View 19) was requested and scoped in following the first meeting with HE.

A summary of the responses from the LPA, HE, the Twentieth Century Society, and Manchester Modernist's has been provided in the Statement of Consultation prepared by Deloitte. These summaries are extracted and reproduced below:

LPA

The Proposed Development is based on an iterative design process that tested whether the existing buildings and structures on Site could be retained. Throughout this process the LPA has challenged the robustness of the rationale to demolish the non-designated heritage assets (NDHAs) and the interventions to the listed Hollaway Wall. As part of their challenge, the LPA highlighted that any harm would need to be robustly outweighed by the public benefits of the Proposed Development and would likely generate significant interest from heritage groups. As part of the design development, an extensive optioneering process was undertaken by the design team which considered various options in terms of retaining the existing buildings in-situ against key parameters and a specific exercise was undertaken to review options for interventions to the Hollaway Wall.

These optioneering exercises were presented to the LPA. The LPA provided further feedback and queried whether a solution that could maintain the Butterfly Stairs could be reached, albeit that the retention should not be done in a tokenistic manner. The design team acknowledged this feedback and investigated further ways which this could be achieved, however, ultimately due to specific accessibility requirements it has not been possible to retain this asset within the Proposed Development. The LPA acknowledged the need to demolish the NDHAs to deliver the vision for Sister and is supportive of the incorporation of the Hollaway Wall within the Proposed Development however advised that relevant consultation with Historic England should be undertaken.

Historic England

Historic England was engaged throughout the preparation of the SRF. At this stage they highlighted that their remit is limited to specific interventions to the listed buildings and the conservation area, not the NDHAs. Whilst they acknowledged that a number of the buildings were NDHAs, they were overall supportive of Sister and recognised the importance of the scheme to the City Region and the UK. Historic England highlighted during the course of the preparation of the SRF that it would be important for the future scheme to capture 'Manchester-ness', drawing on the spirit of Manchester including the building form and materiality. The new build elements were also considered to provide an opportunity to be an example of the City's ambition and innovation, befitting of an innovation district. Historic England agreed that the Hollaway Wall is a barrier and a challenge for the delivery of the vision, and therefore acknowledged that some intervention would likely be required, including demolition of some sections.

A meeting was held on 11 March 2024 to re-confirm their position set out during the course of the SRF and outline retention of Renold Innovation Hub and Pariser and that the Proposed Development would be coming forward in due course. Subsequently Certificates of Immunity of Listing were submitted on the buildings within the Plot C red line boundary and were granted on 10 October 2024. The Certificated of Immunity prevent the buildings from being listed for a period of 5 years.

An initial briefing session specifically on the Proposed Development was held with Historic England on 22nd January 2025 to introduce the Proposed Development to officers. During this initial briefing, early feedback was as follows:

- *Removal of Butterfly Stairs*
 - ~ *Enquired about the rationale behind removing the stairs and suggested incorporating some elements into the public realm design. The design team noted this was something that has been explored and if possible, elements of the Butterfly Stairs will be incorporated into the final landscaping design.*
- *Hollaway Wall*
 - ~ *Recognising that the Hollaway Wall's current setting does not enhance its significance due to it being closed-off and subject to graffiti. Therefore, Historic England welcomed a scheme that offers the potential for improvement to the setting and increased accessibility to the Wall. Recognised that the current setting of the Hollaway Wall does not enhance its significance and there is scope to improve the Walls setting.*
 - ~ *Responded positively to the concept of integrating the Hollaway Wall into the new design and understood the rationale of encapsulating the Hollaway Wall within the building. Historic England were receptive to the idea to 'fold' elements of the Wall, but queried if the number of interventions could be reduced.*
 - ~ *Sought and received confirmation that the 'Manchester Room' would be open to the public, acting as a public benefit.*
 - ~ *Supported the minimalist approach to showcase the Hollaway Wall's features and suggested avoiding excessive clutter around it.*
 - ~ *Recommended ensuring a visual connection between the retained corner section of the Hollaway Wall and the main building.*
- *Design of Proposed Development*
 - ~ *Historic England welcomed the design, noting the building taking cues from the angular style of the Barnes Wallis and Wright Robinson Building. As such Historic England considered the buildings not to impact the setting of the Whitworth Street Conservation Area or the nearby listed buildings. Likewise Historic England supported the sensitive reactivation of the Viaduct arches.*

Following this a formal advice letter was issued by Historic England on 14 March 2025. The feedback largely echoed that received within the initial briefing and outlined their concerns regarding the amount of the Hollaway Wall that was proposed to be folded down and queried whether this could be reduced.

Further design development work was undertaken, and a follow up briefing was scheduled, for 3 April 2025 at which updated designs for the Hollaway Wall integration were presented which showed a reduced number of interventions that looked to address concerns about visibility and legibility. Discussions also focused on the proposed materiality for the buildings and the justification for any potential harm to the wall, emphasising the public benefits of increased access and appreciation. Historic England acknowledged the improvements but suggested a review by their internal major projects panel due to the potentially contentious nature of the Proposed Development.

On 25 April 2025 Historic England issued their second formal advice letter. Within this letter Historic England have amended their stance on incorporating the Hollaway Wall within the building and queried if the Hollaway Wall could be moved in its entirety so that it remains as an external barrier. They also noted that they continued to be concerned with the extent of the removal of the Wall, noting specially the northern end and how this alters the ability to appreciate the Hollaway Wall as one legible piece. In the Applicants' view the team have placed great weight on conserving the Hollaway Wall, as evidenced by the optioneering process set out within the submitted Design and Access Statement prepared by Allies and Morrison. Through encapsulating the Hollaway Wall within the publicly accessible Manchester Room it reinstates the Hollaway Wall as an accessible piece of public art that can be experienced up close whilst also protecting it from graffiti and erosion. The letter outlined that they considered the overall impact of the Proposed Development to be at the high end of less than substantial, aligned to SLHA's assessment submitted with the applications. The Applicants considers that the Proposed Development has substantial public benefits, as set out within Section 8 of the Planning and Tall Building Statement, which outweigh the heritage harm.

Twentieth Century Society

A meeting was held with the Twentieth Century Society ('C20') on 6 February 2025 whereby the design team and Client presented the emerging Proposed Development for Plot C. C20 queried the engagement date with Historic England and if a comprehensive optioneering exercise had been undertaken to underpin the Proposed Development. C20 also queried the impacts on Hollaway Wall, including if the interventions were reversable and if walking on the Hollaway Wall would damage it. C20 also queried a concrete specialist was being utilised and highlighted the C20 Director is a concrete specialist and would be happy to feed into the Proposed Development. On 11 March 2025 C20 issued their formal response letter to the pre-application enquiry. The letter sets out C20's strong opposition to the demolition of the NDHAs and the 'folding down' of parts of the Hollaway Wall suggesting that it should be understood as a complete piece and not broken apart. However, C20 highlighted that they do not oppose the encapsulation of the Hollaway Wall within the building as a principle.

The rationale for the interventions to the Hollaway Wall and the demolition of the NDHAs is discussed as part of our response to the public consultation comments below.

Manchester Modernist Society

The client and design team met with the Manchester Modernists ('The Modernists') on 6 February 2025. The team presented the Proposed Development and invited open discussion. The Modernists queried how the embodied carbon on the existing buildings are being considered. It was explained that a detailed study has been undertaken, including a 'do nothing', deep retrofit and new build scenario. The Modernists highlighted they appreciate the circularity ambitions at Sister but in their view the demolition reduced the sustainability credentials of the Proposed Development. The Modernists also highlighted that, in their view, the Hollaway Wall was originally proposed to be an acoustic barrier but also as a piece of public art. They went on to query why more of the buildings could not be

retained, particularly the Barnes Wallis and Wright Robinson Building and the Butterfly Stairs. They also queried the need for the interventions to the Hollaway Wall.

The rationale for the interventions to the Hollaway Wall and the demolition of the NDHAs is discussed as part of our response to the public consultation comments below.

1.6 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

Authors:

- Sarah Stirling [BA(Hons), MA, IHBC] – Senior Heritage Consultant
- Kirsten McKnight [BA(Hons), MA, MSc, IHBC] – Associate Director

2. HERITAGE CONTEXT

2.1 Introduction

This section of the Heritage Statement outlines the heritage context relative to the Site and the Proposed Development.

Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. The choice of the boundaries of the area of analysis (the ‘study area’) has been made following consideration of the impact redevelopment of this site would have on significant short- and long-range views. For the purpose of this report, the area of analysis is limited to c.500m radius around the site. The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area are considered where relevant.

2.2 Designated Heritage Assets

Listed Buildings

Statutory listing means that a building or structure is identified as being of special architectural or historic interest at a national level and is therefore protected through the planning system. The grading of listed buildings reflects the different levels of associated architectural and historic interest. Historic England defines that Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest, warranting every effort to preserve them.

Within the Site boundary there are two listed buildings. These are identified as numbers 1 and 2 in the list of scoped in listed buildings below. The Grade II listed Renold Building is partially within the Site boundary on the west. The following heritage statement report will assess both indirect (setting) and direct (fabric) impacts upon these designated heritage assets. Within the 500m radius (beyond the Plot C Site boundary), there are approximately 60 Listed Buildings, these are listed in full at **Table 8, Appendix I**. Following consideration of the Zone of Visual Influence Study (refer to **Figure 101, pg.79** of this report), the Listed Buildings identified below have been scoped in for further detailed assessment.

1. Sculptural Wall (Holloway Wall) (Grade II)
2. Manchester South Junction and Altrincham Railway Viaduct (Grade II)
3. Renold Building (Grade II)
4. Institute of Science and Technology (University of Manchester) (Grade II)
5. Train Shed and Undercroft at Manchester Piccadilly Station (Grade II)
6. Former Goods Offices to Manchester Piccadilly Station (Grade II)
7. Police and Fire Station (Grade II*)
8. Star and Garter Public House (Grade II)
9. Ardwick Drill Hall (Grade II)

Conservation Areas

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

The north aspect of the Plot C boundary (viaduct) runs parallel to the Whitworth Street Conservation Area boundary. The Plot C site falls partly within the designated boundary.

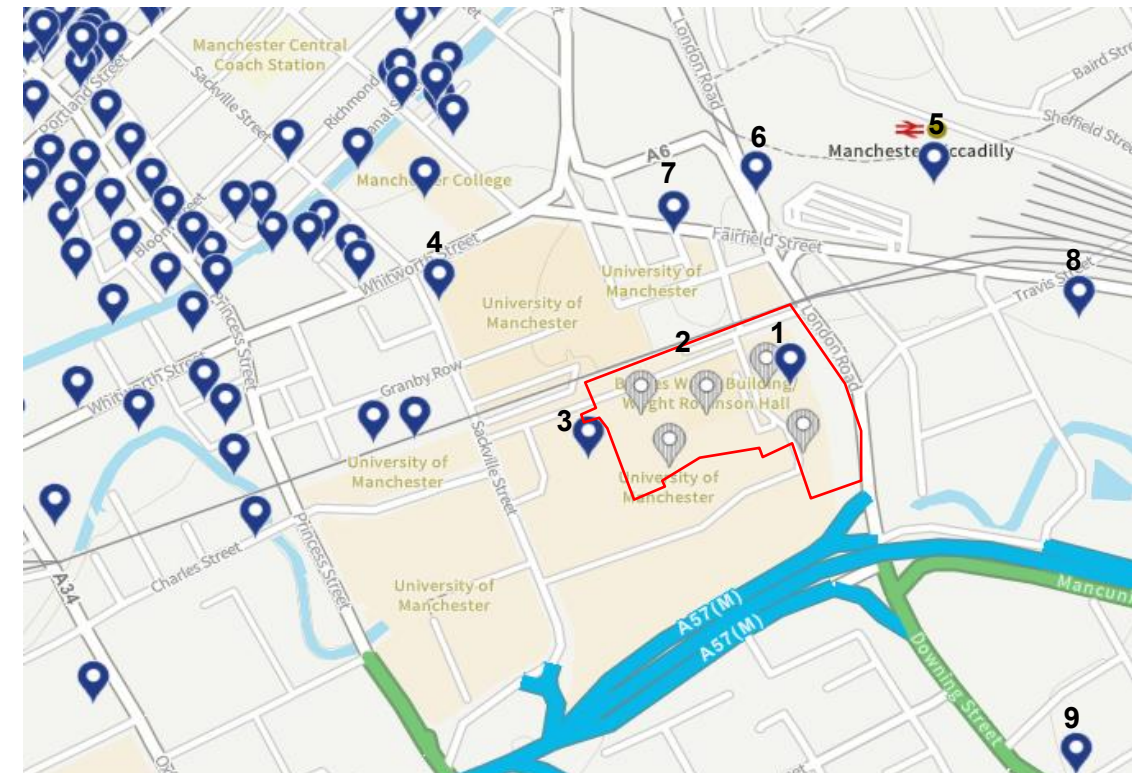


Figure 2: Location of listed buildings (blue markers) within defined study area (outlined in red). Indicative Site boundary in red. Source: Historic England, National Heritage List for England.

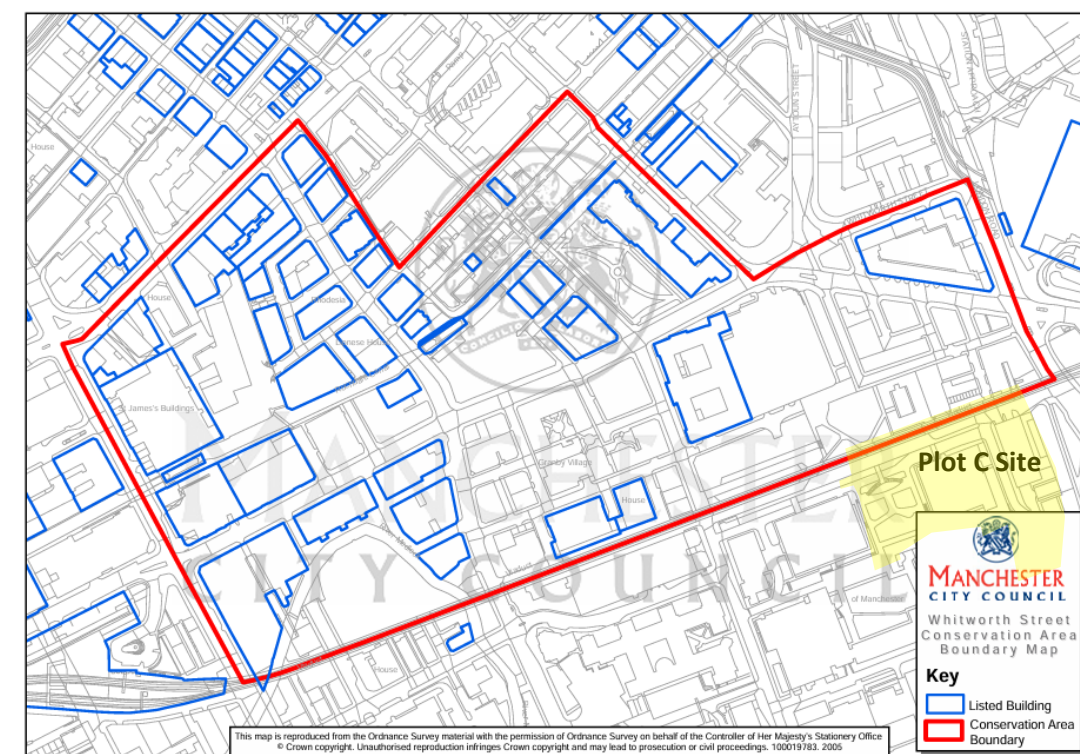


Figure 3: Whitworth Street Conservation Area Map, approximate extent of Plot C shaded yellow. Source: MCC Website.

Local planning authorities may identify buildings, monuments, sites, places, areas or landscapes identifies as ‘non-designated heritage assets’ (‘NDHAs’). These sites are understood as having a degree of significance which merits consideration in planning decisions, but which are not formally designated heritage assets (i.e. listed). In some areas, local authorities identify non-designated heritage assets as ‘locally listed’.

At the time of writing, Manchester City Council do not retain a local list. In the absence of this, the identification of 'non-designated heritage assets' within and around the site have been identified utilising the Greater Manchester Historic Environment Record (GM:HER) and other relevant sources, such as Historic England's NHLE.

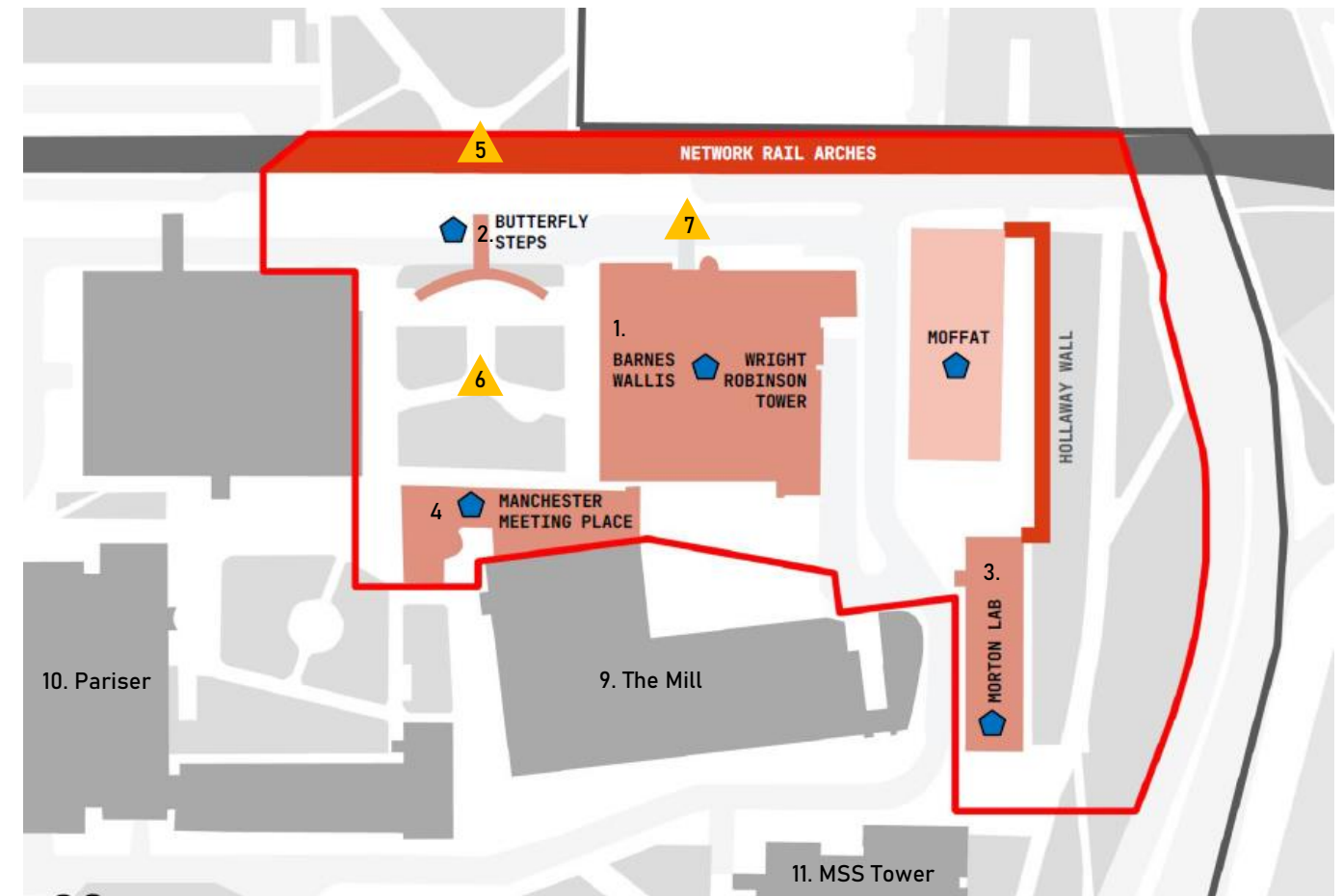
1. Barnes Wallis and Wright Robinson
2. Butterfly Stairs
3. Morton Laboratory
4. Manchester Meeting Place (Staff House)

- Archimedes statue
- Havelock mill structure
- Generations of Possibilities (Magnet)
- UMIST Cube

9. The Mill
10. Pariser
11. MSS Tower

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, **a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset**".*

The location of these non-designated heritage assets relative to the Site is illustrated at **4**.



Source: Allies & Morrison, adapted by SLHA.

3. POLICY CONTEXT

3.1 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.

As the Site contains and is within the setting of a number of listed buildings, **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 planning permission.

As the Plot C boundary falls within the Whitworth Street 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 Proposed Development on the setting of relevant conservation areas and any associated effect on their character and appearance will be a consideration of the forthcoming Heritage Statement.

3.2 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"*. Four subsequent tests apply to mitigate such harm. These tests are as follows:

- *"the nature of the heritage asset presents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use"*.

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"*.

The 'designated heritage asset' status of the identified listed buildings and conservation areas within the setting of any site requires that any potential 'harm' must be weighed and balanced against the potential advantages of the particular development proposal. It is thus necessary to establish whether the effects of the proposals outweigh any perceived harm, in the context of the statutory duties set out above.

Local planning authorities may also identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting their consideration in planning decisions, but which are not formally designated heritage assets. As stated within **paragraph 216** of the NPPF, *"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*. For the purposes of this assessment, the LPA have identified a series of non-designated heritage assets which are addressed in this report.

3.3 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.

Of particular relevance, is the guidance contained within **Paragraph 013 (ref: 18a-013-20190723)** in relation to setting, which stipulates:

"The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the Proposed Development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation".

Paragraph: 039 is also of relevance to the Plot C proposals, as it provides greater clarification on the definition and planning status of NDHAs:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets”.

3.4 Local Planning Policy – Manchester City Council

3.4.1 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.

Policy EN2 is also of relevance, as it stresses that *“suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non- conservation areas and sites which can easily be served by public transport nodes”*.

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.

3.4.2 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 the 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.

3.4.3 Places For Everyone (Pfe) (2024)

Places for Everyone (Pfe). 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.

Policy JP-P 2 addresses ‘Heritage’, states: *Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:*

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic Places for Everyone transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

3.5 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.

In terms of assessing the impacts of development proposals, this Heritage Statement takes account of the advice in GPA3 which states that *"setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them."*

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).

4. HISTORICAL DEVELOPMENT

4.1 Introduction

In order to understand the relative significance of the Site and its surrounding context, it is first necessary to understand its historical development. This section of the Heritage Statement analyses and interprets historic maps and other primary and secondary literary material to provide a sound evidence base. **Table 1** below utilises historic maps of the area around Plot C (approximate extent outlined in red).

4.2 Map regression

Table 1: Map regression

<p>Figure 5 – 1836 Pigot OS Map. (Source: University of Manchester archives).</p> <p>This early 19th century map illustrates the River Medlock winding through the centre of the map, with Sackville Street (then known as Zara Street) intersecting a large meander. Most of the area covering the Site had already been largely developed with linear blocks of warehousing and dwellings, with some open fields and plots still evident at the cross section of Granby Row and Zara Street.</p> <p>London Road is shown to have been laid out to the east, with a bridge crossing over the River Medlock. Temple street runs parallel to the west, cutting through the centre of the area which would come to be the UMIST Campus, many years later. The early 19th century map indicates Granby Row and Water Street had also been laid out, running east to west from London Road. On the site itself there is more formulaic development towards the south, but the area bordering the river is more informally developed indicating industrial activity, with more space between the built form, indicating open yards.</p>



Figure 6 – 1857 OS Map. (Source: University of Manchester archives).

By the 1850s, the townscape fabric was radically altered with the construction of London Road Station (now Piccadilly Station) to the east of the site. A substantial new viaduct was also constructed, running east to west. The Manchester South Junction & Altrincham Railway viaduct was constructed in 1846-9 by David Bellhouse junior for the Manchester South Junction & Altrincham Railway (MSJ&AR) Company. The aim was to create an extension of their lines, known as the South Junction line, that would be carried along the southern boundary of the city centre on a viaduct and then join the Liverpool and Manchester Railway at Ordsall Lane in Salford, providing access to the lucrative port and city of Liverpool. A branch line, leaving the South Junction line at Castlefield, would also follow the Bridgewater Canal to Altrincham.

The path of the Manchester & Altrincham Railway Viaduct is indicated on the map by the black line.



Figure 7 – 1900 OS Map. (Source: University of Manchester archives)

The 1900 Ordnance Survey map illustrates some notable differences from the previous 1851 map. The first is that Altrincham Street has been laid out, running parallel to the mid-19th century viaduct. The second is the construction of the new 'Technical School' (hereafter referred to as the 'Sackville Building' to the north of Altrincham Street. The building is shaded red on the map, denoting its importance within the townscape. Further south school buildings can be seen to envelop the Sackville Technical School, note the existence of the Cannon School Board to the north.

The River Medlock still meanders through this area of city, crossing under the railway viaduct just to the east of Sackville Street.



Figure 8 - 1915-1916 OS Map published 1922 (1:25000) (Source: National Library for Scotland)

The 1: 25,000 map from 1915-1916 is the most detailed of the earlier maps, showing the subject site during the WWI period. Starting from the northernmost part of the site, the footprint of the first part of the Sackville building is visible on Sackville Street and Granby Row, the whole of the city block up to Coburg Street in the west is occupied by the 'School of Technology'. South of Granby Row and north of the railway stand some large footprint buildings that are unmarked, but their large footprints imply that these are likely to be warehouses or factories. Further east in this area are some buildings of finer urban grain, including the notable pattern of some residential buildings.

The River Medlock still snakes through this part of the city, protruding the north of the railway as previously. To the south of the Altrincham Street, contained within the meander of the river is a large footprint block marked 'C.B.', likely to mean 'Coal Bin'. Between here and Jackson Street to the south the Iron Works is still marked and some smaller buildings, possibly residential terraces. Also visible to the south of the Iron Works are the words 'Sun Sch.', likely to mean 'Sunday School' which would have served the local residential population.

Slightly east of this is a large Cotton Mill, which survives (in an altered and reduced form) to this day. South of Jackson Street there are predominantly fine-grain residential terraces visible, with the 'East India Finishing Works' building visible further west. Northeast of the River Medlock meander is the Manchester Nut and Bolt Works and between here and Downing Street to the east are more fine grain residential houses. Downing Street itself has the solid line in its centre, indicating that it was a tramway. In terms of the wider context, the pattern of development is a mix between the larger footprint, more informal development of industrial sites and the more formulaic city blocks of residential streets. The industrial activity follows the line of the River Medlock to the east and west, with industries including a Cloth Finishing Works, Coach Works, Waterproof Garment Works, 'Box Works' (cardboard factory) and Soap Works. The residential buildings becoming more formalised further south and there are some sporadic pocket of residential buildings further north east towards London Road Station (today, Piccadilly Station).



Figure 9 - 1932-1935 OS Map published 1935 (1:25000) (Source: National Library for Scotland)

The 1932-1935 Map shows the same degree of detail as the 1915 – 1916 map. There have been few changes in the intervening years with the majority of buildings and built for retaining their functions and footprint, which was somewhat unusual for the inter-war years.

The main changes are the demolition of some of the buildings between Granby Row and the Railway Viaduct, the addition of new buildings on the plot of land to the east of the Coal Bin (here marked as C.R., possibly 'Coal Retort'), and the addition of some buildings named 'Temple Buildings' on the opposite side of the River Medlock from Manchester Nut & Bolt Works.

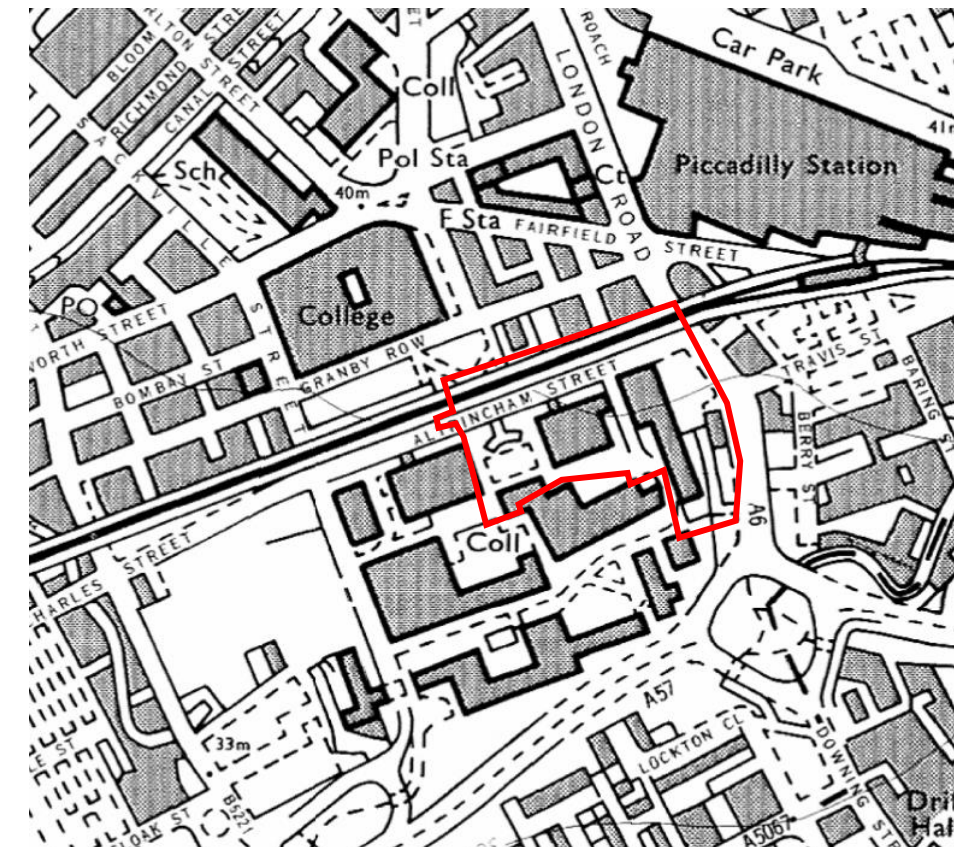


Figure 10 – 1972 OS Map. (Source: ProMap).

By the late-20th century, historic mapping illustrates significant change across the site, with the onset of the UMIST modernist campus. The construction of the campus buildings resulted in the substantial demolition of existing structures to the southern aspect of Altrincham Street, and the culvert of the River Medlock. The Jackson Street Cotton Mill evident on earlier mapping was retained and heavily altered (H. Fairhurst) to provide space for the University's Chemical Engineering department. The first 'new' building to be constructed on the campus was Manchester Meeting Place (Staff House, c.1959), which was located directly north of the mill, providing a level of screening. This was shortly followed by the construction of the Renold Building and Barnes Wallis / Wright Robinson in the early 1960s, designed by Cruickshank & Seward, and arranged around a landscaped green, with a flight of Butterfly stairs to the north permitting access from Altrincham Street. The only modernist building to the north of the viaduct was Chandos Hall (since demolished). Additional buildings to the south were constructed during the 1960s-1970s, refer to **Figure 12** below for detail of all buildings across the UMIST site.

The Hollaway Wall was constructed c.1968 to the design of Anthony Hollaway, forming a concrete barrier and addressing the level change between London Road and the campus. The wall enclosed the Moffat Building, which is formed of a 1950s former confectionary warehouse latterly adapted to accommodate the University Estates department, and subsequently the Department of Optometry.

The new campus was enclosed by the A57 ring road and raised Mancunian Way, which forged significant alteration in the townscape fabric, charatcer and experience around the Site, and London Road.

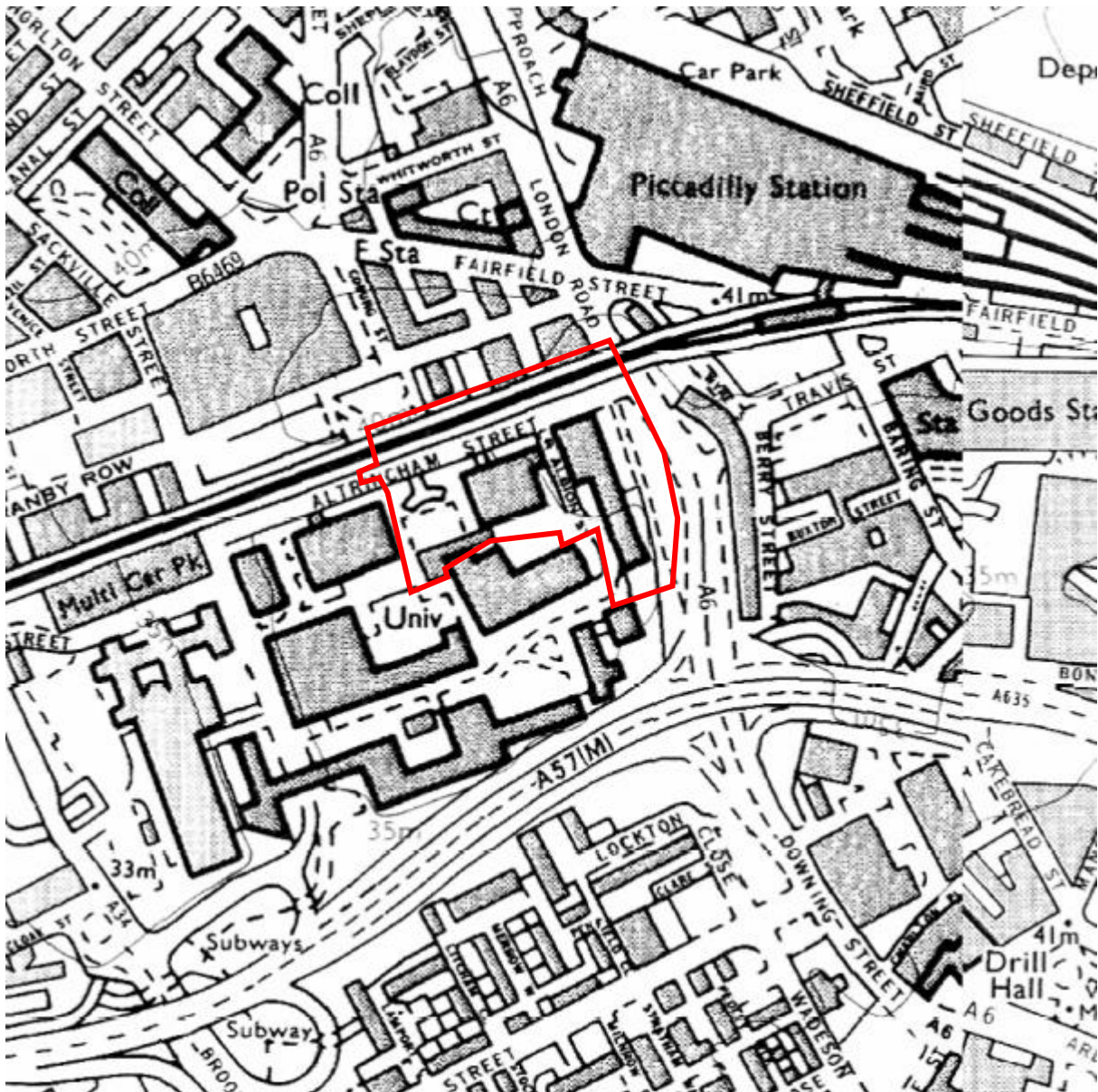


Figure 11 – 1993-1994 OS Map. (Source: ProMap).

Historic mapping for the mid-1990s illustrates little change to the UMIST site, with the exception of some further development with the multi-storey car park evident to the west and the George Begg Building to the south of this.

The Staff House, situated just south of the bowling green is shown to have been extended to the east, now linked to the Barnes Wallis building.

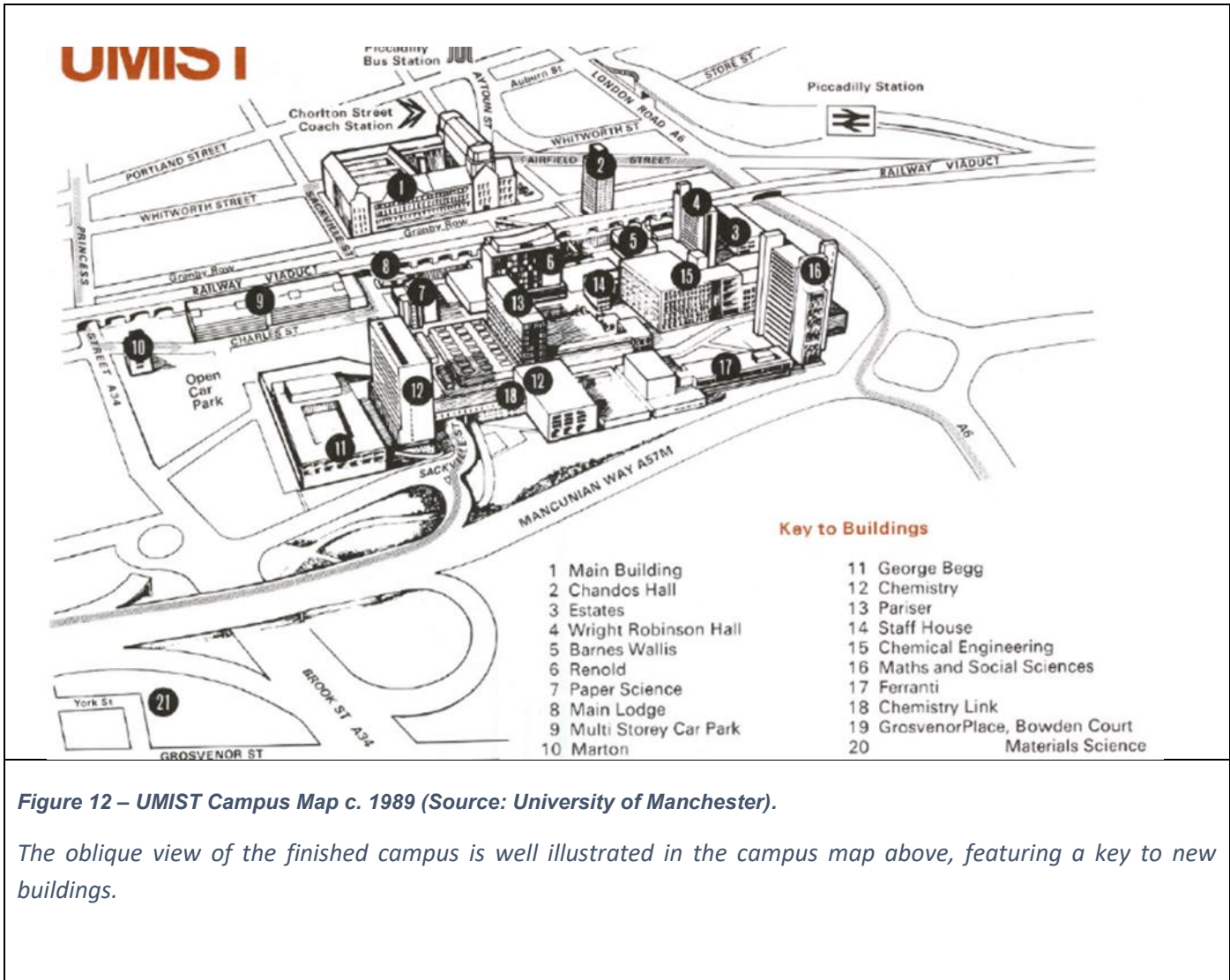


Figure 12 – UMIST Campus Map c. 1989 (Source: University of Manchester).

The oblique view of the finished campus is well illustrated in the campus map above, featuring a key to new buildings.



Figure 13 – Aerial view, adapted from Google Maps (Source: Google Maps, accessed January 2025).

The present day Plot C site continues to retain the built form and spatial layout of the 1960s-1970s, comprising the Barnes Wallis / Wright Robinson Tower, the Morton Laboratory, Staff House, Butterfly Stair, Hollaway Wall (Grade II) and Morton Lab – all of which is bound to the north by the Grade II listed viaduct. The wider setting of the Plot C site continues to be read against the UMIST modernist campus.

4.3 Early Development of the UMIST Site

4.2.1 19th Century Institutions

Manchester has the largest urban higher-education precinct in Europe and includes the University Manchester, the Institute of Science and Technology (UMIST), Manchester Metropolitan University and the Royal Northern College of Music. They all grew from 19th century institutions, and the historic Technical College is the oldest part of what is now the University of Manchester.

In 1824m Manchester Mechanic's Institution was founded and was first houses in a building, now demolished in Cooper Street, adjoining the Town Hall. In 1857 the Institution moved to the former High School of Commerce Building.



Figure 14: The completed new Technical School as seen in 1902 (Source: Manchester Archives)

From 1892 the Technical School was funded by the Manchester Corporation, partly from national taxes, and it came to be known as the Manchester Municipal Technical School. Modelled on German technical high schools, construction of a vast new purposely designed building designed by architects, Spalding & Cross, now called the Sackville Street Building, commenced in 1895 and was opened in 1902. After World War I (1914-18) the Technical School was renamed the Manchester Municipal College of Technology.¹

The increasingly high standards of education and the beginnings of research at the technical college raised questions about its relationship with the newly independent Victoria University of Manchester and the competition with the University's department of engineering. An agreement was reached in 1905 for the

amalgamation of the College of Technology with Faculty of Technology of the Victoria University so degrees for this faculty could be awarded by Victoria University.

Yet, most courses remained professional and technical (rather than academic) and teaching primarily took place in the evenings to accommodate students who had day jobs.² The amalgamation of the Technology departments coincided with the College's move into Sackville Street Building in 1902.³

By 1919, the College had again outgrown its premises and the plans to extend the Sackville Street premises were commenced. The design for a large new extension was completed in 1927 by architects, Bradshaw, Gass & Hope, however, due to delays caused by the Second World War during the 1930s, the extension only became completed in the late-1950s.

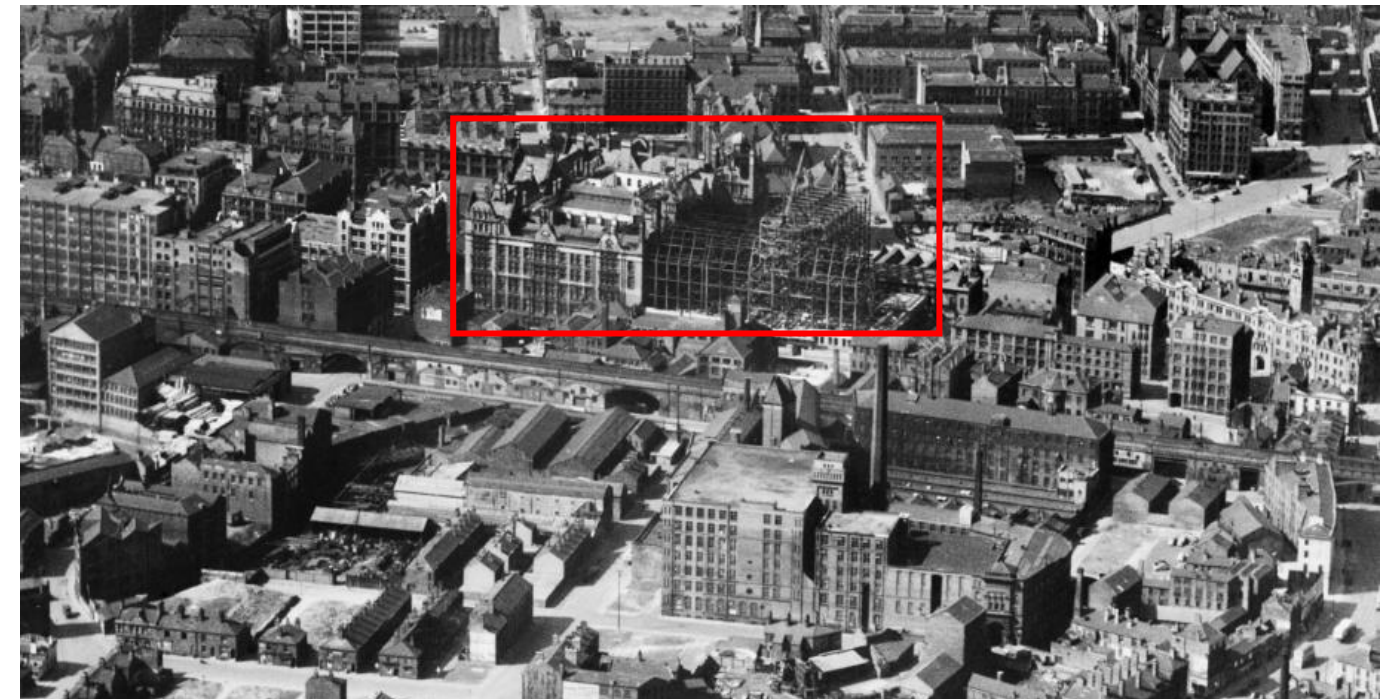


Figure 15: Aerial photograph looking north towards the Sackville Street Building in 1949, showing the new extension to the right (east) of the Sackville Building still under construction (Source: Britain From Above).

In 1956 the College of Technology became an independent university college, splitting the non-degree work to other municipal colleges, (later, Manchester Polytechnic and then Manchester Metropolitan University). In 1966, during a period of rapid expansion, the College of Technology was renamed the University of Manchester Institute of Science and Technology (UMIST) but remained largely independent of the Victoria University. Changes to legislation meant that in 1994 UMIST became a completely autonomous university with its own degree-awarding powers. It ultimately merged fully with the Victoria University in 2004 to become The University of Manchester.⁴

Since then, the buildings within the UMIST campus have become increasingly underutilised as the university concentrated its campus down to the south on the Oxford Road corridor. In 2007, the merged university undertook a massive expansion and a £350 million capital investment programme in new buildings. Some, such as the Alan Turing Building. The estates plan, published in 2007, indicated an intention to sell a number of former UMIST teaching buildings, including the Moffat Building, the Maths and Social Sciences Tower, the Morton Building and

1 History of University of Manchester Institute of Science and Technology, via: <https://www.manchester.ac.uk/discover/history-heritage/history/umist/>

2 History of University of Manchester Institute of Science and Technology, via: <https://www.manchester.ac.uk/discover/history-heritage/history/umist/>

3 'Opening of the new Mechanical Engineering Laboratories' report by Manchester Municipal College of Technology, 7th December 1950

4 History of University of Manchester Institute of Science and Technology, via: <https://www.manchester.ac.uk/discover/history-heritage/history/umist/>

the Fairbairn Building, as well as formerly UMIST-owned halls of residence including Hardy Farm, Chandos Hall, Wright-Robinson Hall and Weston Hall. The original UMIST Main Building was not included in this list.

In 2021 UoM completed its new MECD campus on Upper Brook St and the faculties currently within North Campus will decant there over the next 2-3 years.

4.2.2 20th Century Campus Architecture

Regular government spending on university building projects via the University Grants Committee began in the 1940s and the introduction of maintenance grants led to a huge increase in student numbers, which more than doubled between 1961 and 1977. The first wholly new university of the post-war period was Keele, in Staffordshire (1950); although unpretentious architecturally, the choice of a country house campus and an emphasis on joint courses was influential.

The student population of British universities in the mid-20th century increased dramatically. In 1946-47 there were 68,000 full time students and by 1971-72 there were 243,000. The number of universities in that time period grew from 17 to 46.

The increase in student numbers required urgent expansion of university real estate, with whole new campuses created for new universities and historic universities expanded and updated to meet growing student numbers and new university requirements. Historic universities like Durham University could not accommodate growing student numbers within the town, and so student residential buildings were required.

Newer universities, including the seven ‘plateglass’ universities (a coin termed by Michael Beloff in his eponymous book of 1968) comprised of Sussex, Kent, Warwick, Lancaster, York, Essex and East Anglia) and former polytechnics, such as University of Westminster (formerly the Royal Polytechnic Institution and Polytechnic of Central London) and Brunel University (a new university founded in 1966, which grew out of Acton Technical College and Brunel College) did not follow the traditional collegiate style of the historic universities, where students would live and sometimes even learn within their respective colleges.

This movement was greatly influenced by a new way of thinking amongst educators, that took stock of university education in post-war Britain, with an aim to democratizing education and breaking-down the elitism embodied in Oxbridge and other long-established universities.

The most notable report is known as the ‘Nisblett Report’ (1957), which purported the virtues of halls of residence, stating that, to a student, “a room of his own is far more than a convenience to a student: it is an instrument of education” and that halls of residence could “extend the university day” and help foster a “living and learning” environment through intermingling with peers into the evening.

Further to the sociological thinking behind the movement towards combined student halls of residences, the newer universities also required much larger student blocks and larger teaching spaces and lecture halls. The combined influence greatly shaped a new era of university architecture.

In many cases these newer universities were sited on campuses outside of town and city centres, but in Manchester, particularly with the College of Science and Technology, this was not the case, and it is felt that there were inherent values in placing new university campuses in city-centre locations. First there was a social advantage, as a lot of people could accept them as part of their daily lives, but more pertinently they played a key strategic role in the development and evolution of cities, as Myles Wright said, in his 1974 article on the design of universities:

“It is also true that universities can undertake some redevelopment over a period of time that is far too long for private developers, and this makes a valuable long-term contribution to the parent cities.”

Later university buildings experimented with teaching spines where different disciplines could be taught in adjacent accommodation, and lecture theatres could be shared. Seven new universities followed: Sussex, York, East Anglia, Essex, Kent, Warwick and Lancaster, and there was expansion both in ‘Oxbridge’ and in ‘red brick’ universities. The result was a major programme of public building.

4.2.3 International Modernism

The preferred building style for many new mid-20th century university campuses was the International Modernist Style. Modernism also had functional advantages, large buildings which could accommodate a high number of rooms or large spaces could be accommodated within steel skeleton and reinforced concrete structure. The new materials could be fabricated quickly to accommodate the speedy growth. The greater challenge for these universities were often the acquisition of sites that could accommodate such growth, as was true of the University of Manchester Institute of Science and Technology in the post-war years.

Many of these campuses were highly concerned with the placement of buildings and the interaction of pedestrian spaces between them. This involved separating traffic so that the main campus could be pedestrian-only with interesting entrances and curated spaces which include enclosed walkways with projections and recesses that have moments of intimacy with the forms of the buildings, juxtaposed with large open areas with longer views towards the large-scale buildings.

Many buildings of the Modernist style had an overt horizontality, with linear-style buildings becoming prevalent, following the influences of Le Corbusier and Frank Lloyd Wright. Another evolution of this style, particularly prevalent in the UK and found in some of the most successful Modernist examples, was the decision to design-in a combination of combining vertical and horizontal elements. Horizontal elements invariably took the form of podium buildings, either seemingly separate forms (although usually connected to their partner through walkways), or sitting directly below the building as a kind of horizontal base (as with the Renold Building).

The vertical elements either take the form of tower building, or smaller projecting elements which often also served a functional purpose, such as vertical articulations of stairwells and vents. Such examples include the Golden Lane Estate by Chamberlin, Powell + Bon and smaller projecting elements can be seen at Denys Lasdun’s National Theatre.

4.2.4 1945 City of Manchester Plan

The 1945 City of Manchester Plan was prepared for the Manchester City Council by their Surveyor and Engineer’s Department, directly covered a population of 700,000 and connected with 2 million in the surrounding conurbation. Its vision was of planned communities to replace an unplanned city of high density with houses jumbled alongside factories and industrial sites.

Specifically, the 1945 plan covered three reconstruction priorities: first, quality social housing with hard infrastructural provision, including networked energy, water, waste and transport; second, transport.

As part of this, the City of Manchester Plan envisaged expanding the educational centre from the site of the University of Manchester on Oxford Road and integrating it into a new road system in a scheme drawn up in collaboration with Sir Hubert Worthington. This masterplan was focused on the main educational campus (then

the ‘Victoria University’), but the interconnectivity with Manchester Municipal College of Technology was fundamental, as this site was already undergoing expansion in the Sackville Street location in its own right.

The redevelopment of Manchester in the 1950s – 1970s epitomised the prosperity and optimism of the UK ‘Fordist’ city and belief in a future of progress, efficiency and the ‘white heat of technology’ (Harwood, 2002; Hubbard and Lilley 2004; Gold 2007). In the post-war years, a number of cities across the UK took the initiative to redevelop bombed areas and saw it as an opportunity to resolve solutions such as traffic congestion and changing commercial demands.

The 1945 Plan sought to respond to this on a city-wide scale, dividing Manchester into ‘quarters’. The original plan was beaux-arts rather than Corbusian, with little room for high-rise development. Whilst the 1945 plan was never fully realised, select quarters (such as the education quarter along Oxford Road) did have their roots with the 1945 plan, albeit the beaux-arts character gave way to the new wave of modernist structures, principally mid-to-high rise and designed in concrete.



Figure 16: 1945 City of Manchester Plan.

4.4 Development of the UMIST Campus

In 1938-39 the College had 255 undergraduates, 15 Ph.D students and 35 M.Sc.Tech students. In 1952-1953 there were 540, 60 and 89 respectively. This meant that the extension of the Sackville building only offered the College an expansion of 30% and lagged behind the College’s actual growth rate. The forecast in 1957 was that the number of students and staff would have doubled by 1962.

The aim for the new campus was to “develop an institution which will be the centre of advanced technological study and research in the north of England” and the longstanding ambition of the College is said to be “to give the highest specialised instruction and to provide the equipment for the more advanced training and research in the various branches of science, especially in its application to industry.”⁵

Dr. Bertram Vivian Bowden, Principal of the College of Technology oversaw the development of the new campus. Following the appointment of Worthington to undertake the original UMIST masterplan, Bowden awarded the contracts of all other buildings to either H.S. Fairhurst & Sons or Cruickshank & Seward. Bowden had his own personal vision for the campus, to “bring pride and pleasure both to the occupants and to the passers by”.⁶

A tentative masterplan was drawn up by Sir Hubert Worthington in 1955 for the Planning Sub-committee from Manchester College of Science and Technology proposed site for development scheme (Figure 17). This was followed by a subsequent masterplan iterations (Figure 18 and Figure 20), with the final version being published in 1960, also by Worthington, covering the whole university both the ‘College’ and the Manchester University Main

Campus. In the detail of the 1960 drawing by Worthington the three zones of the College campus are visible (Figure 20). Zone ‘A’ comprises of the main square and the area that now covers Barnes Wallis/Wright Robinson building, Renold Building, Manchester Meeting Place, Pariser Building, James Lighthill Building, Morton Library, The Mill and MSS Tower. Area B sat to the West and included the area that now covers Faraday Building, Charles Street Car Park, George Begg Building, John Garside building, the Manchester Conference Centre and the former Chandos Hall (demolished in recent years). Area ‘C’ was to the north of the railway viaduct and included what is now the Sackville Building and Vimto Park.

The central intentions of the Worthing masterplan involved “...separating individual blocks by lawns and trees, providing uninterrupted views of the buildings and vegetation, and excluding vehicles from the centre of the campus.”⁷

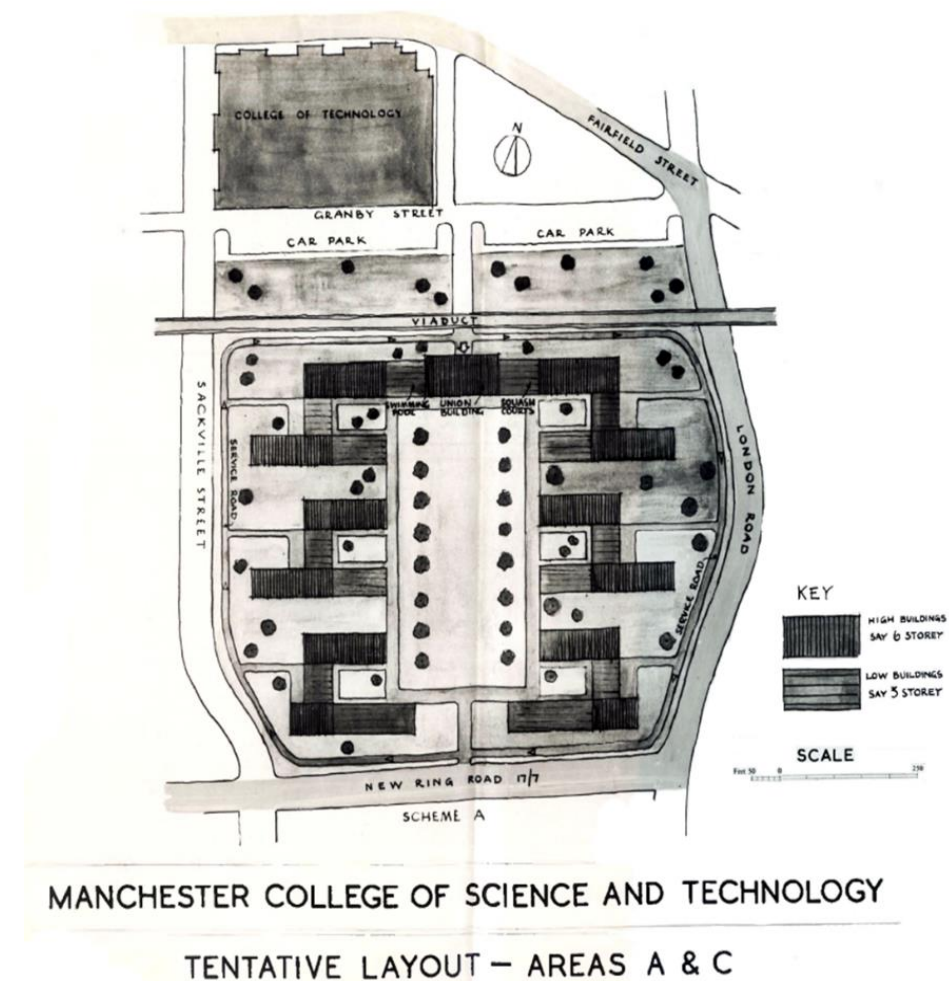


Figure 17: Tentative Plan by Sir Hubert Worthington for the Planning Sub-committee from Manchester College of Science and Technology proposed site for development scheme (1955). Source: Manchester University Archives.

⁵ ‘Proposals for the Development of the Manchester College of Technology from 1953 to 1962’

⁶ ‘UMIST, the Evolution of an Institution: Personnel And Politics’, by Richard Brook in ‘The Modernist’, No.5, 2012

⁷ ‘College campus nears completion’, by ‘our own Reporter’ The Guardian, 19th July, 1962

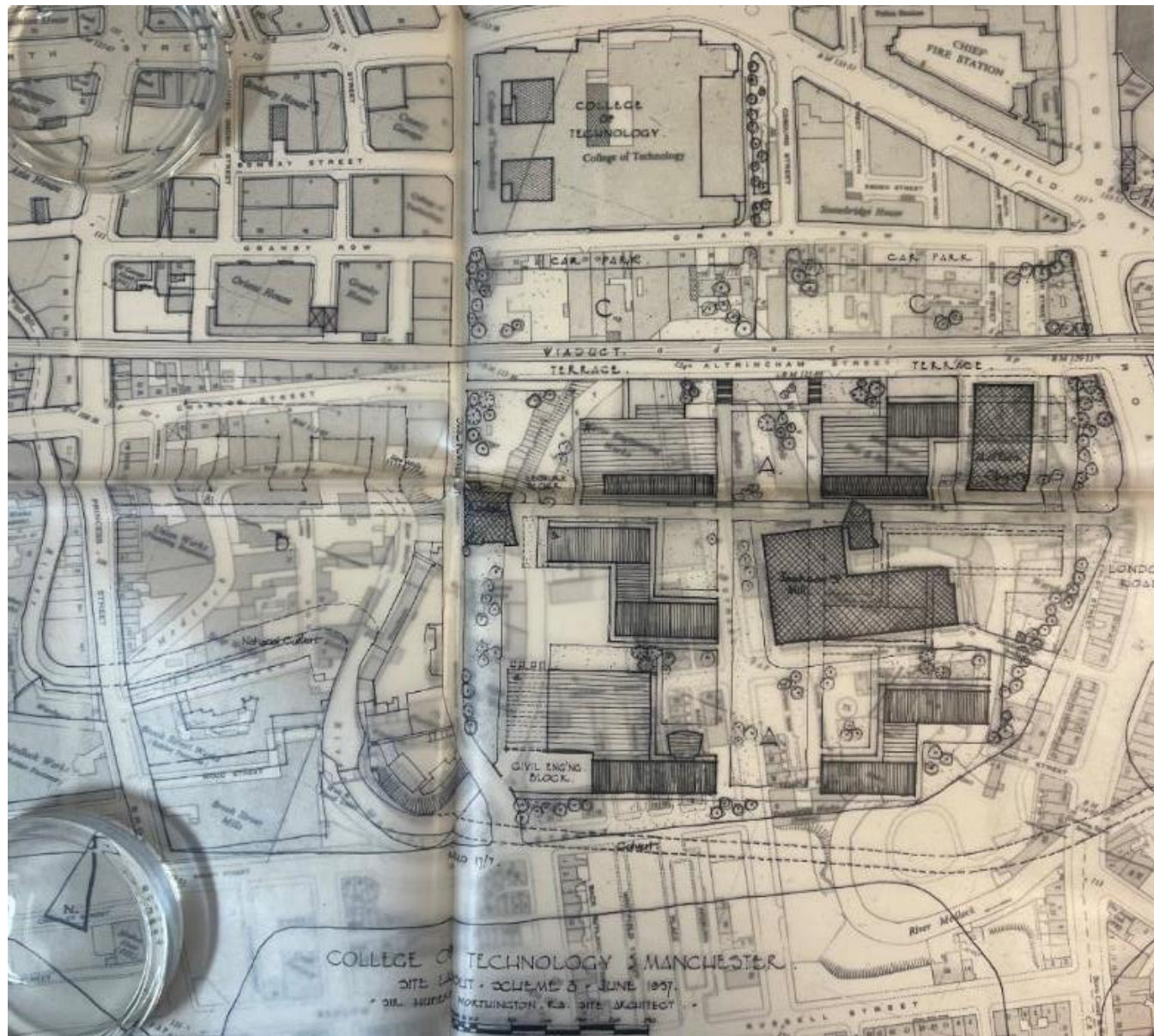


Figure 18: College of Technology Masterplan drawing by Sir Hubert Worthington 3rd June 1957.

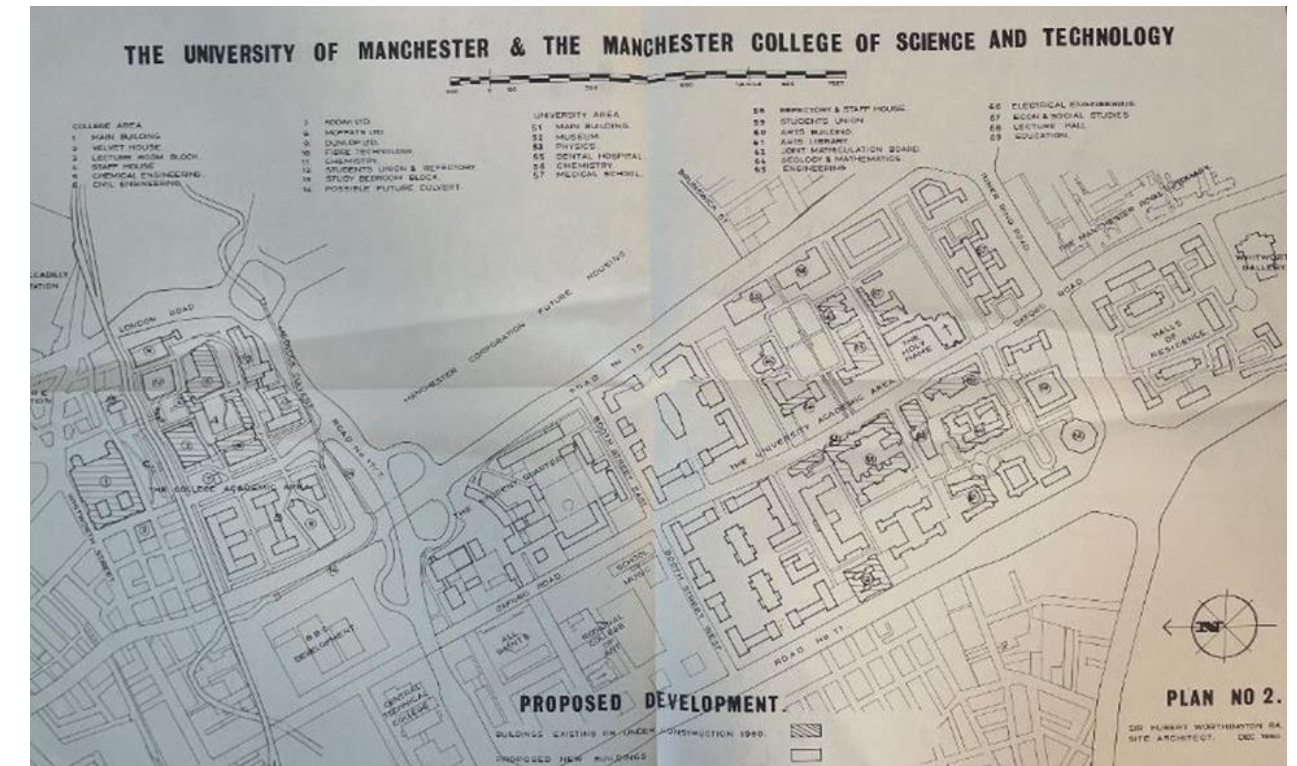


Figure 20: Proposed Development at the College of Technology drawing by Sir Hubert Worthington 3rd June 1960 and detail, below. Source: Manchester University Archives.

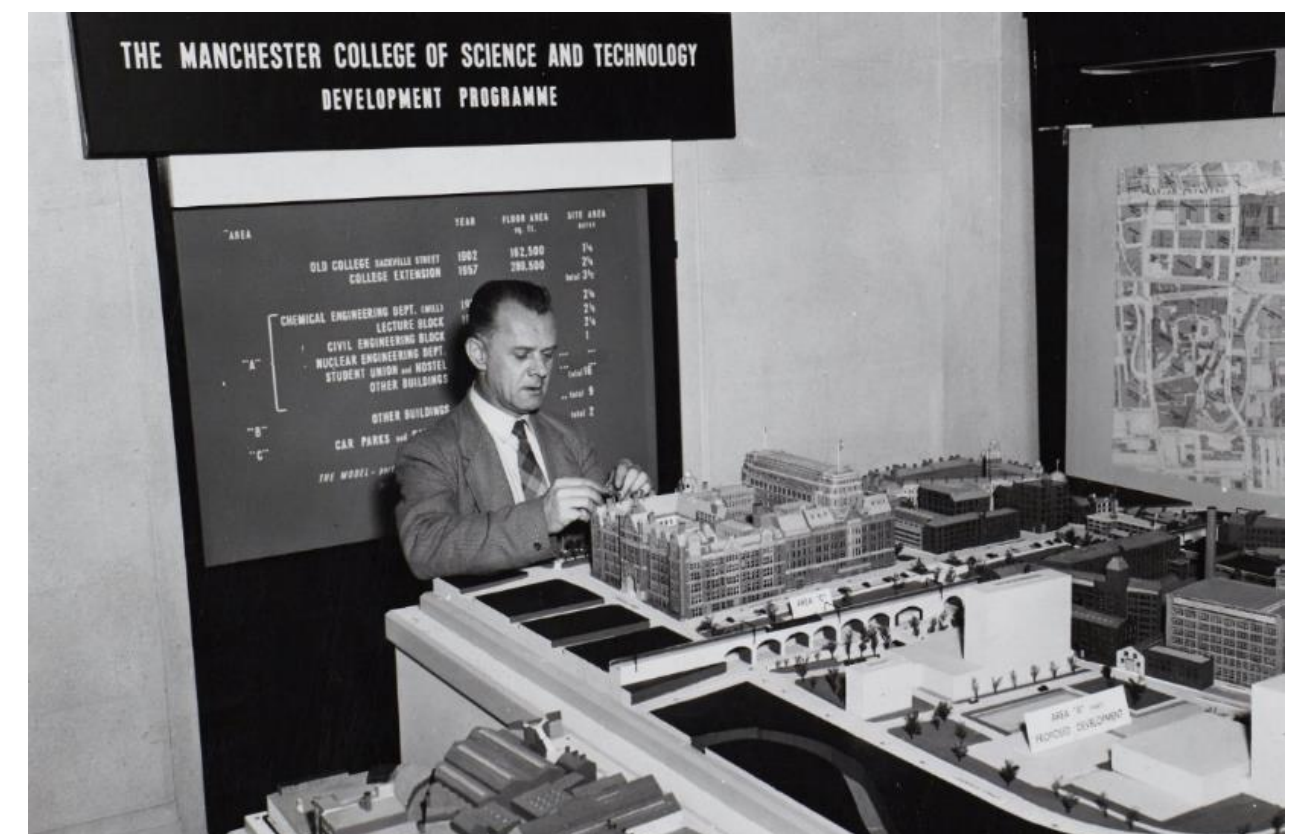


Figure 19: Tom G Warburton senior technician in the department of building at UMIST making adjustments to the model of the proposed campus c1958 (Source Manchester Archives)

4.5 Architects of the new campus

4.5.1 Sir Hubert Worthington

Sir Hubert Worthington (1886 – 1963) was a prominent architect who worked across the UK. Originally from Cheshire, Worthington became Professor of Architecture at the Royal College of Art, resigning in 1928 to return to the family firm of Thomas Worthington & Son.

His major post-war rebuilding commission was the Inns of Court, London, including initial designs for the Inner Temple Hall and Library, reconstruction of Mitre Court and some restoration in King's Bench Walk. Work in Manchester was always of more personal interest to Worthington, as was his work on repairing the damage caused to Manchester Cathedral following the Manchester Blitz of 1940.

Worthington regarded HW Cruickshank, the founder of practice Cruickshank and Seward, very highly and was instrumental in involving him in the Architectural College in Manchester. Worthington was engaged in the master planning exercised for the University of Manchester at the very end of his career and effectively passed the mantle to Cruickshank's practice.

4.5.2 Cruickshank and Seward

Founded originally as Cruickshank and Seward in 1919 in Manchester by two Scottish architects, who had met at the Royal Engineers during the First World War, Herbert William Cruickshank (who sometimes signed his name 'Cruikshank', 1886 - 1935) and HT Seward. The practice made their name designing institutional buildings around the country in the inter-war years. Notable examples include Stockport Technical College, Lancashire (1919), Prestwich Hospital (1922) and Swindon Municipal Buildings (c.1920).⁸ Following Cruickshank's death in 1935, Seward continued to practice under the Cruickshank and Seward name.

Cruickshank and Seward continued to work into 21st century and were still active up to 2010, although the fortunes of the practice began to falter at this stage, and according to Companies House the practice was finally dissolved in 2014.

4.5.3 William Arthur Gibbon

The practice's heyday was undoubtedly the mid-20th century, with UMIST campus their greatest achievement. The man responsible for the design of the campus and numerous buildings within it was William Arthur Gibbon.

Dr. Bertram Vivian Bowden, Principal of the College of Technology oversaw the development of the new campus, particularly favoured W.A. Gibbon. Bowden was said to have remarked: *"I have seen several of Aalto's buildings both in America and in Scandinavia, and I do not believe that any of them are any better, if as good, as the Renold Building which Mr. Gibbon designed for us."*⁹

Despite Gibbon's great success at UMIST, little is known about his work prior to or following the campus.

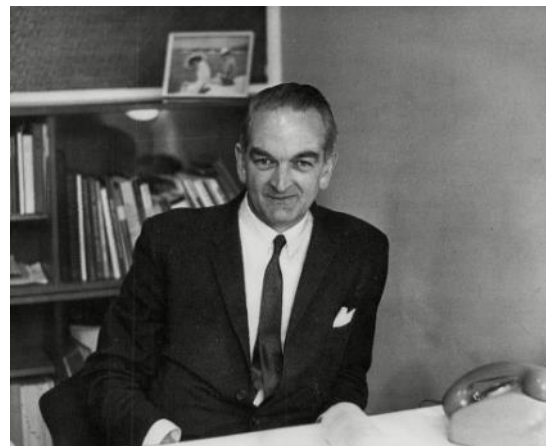


Figure 33: William Arthur Gibbon c.1965 (Source: The University of Manchester)

4.5.4 H. S. Fairhurst & Son

The Fairhursts could be described as a dynasty of Mancunian architects. Harry Smith Fairhurst (1868 – 1945) was a prominent architect in Edwardian Manchester founding the H.S. Fairhurst practice. His son, Philip Garland Fairhurst (1900–1987) took on the Fairhurst practice later followed by Harry Marshall Fairhurst (1925 – 2011). Along with Cruickshank and Seward, H.S. Fairhurst (under Harry Marshall) designed the most important and architecturally notable buildings on the UMIST campus, often in close collaboration with Gibbon. H.S. Fairhurst's work includes the Faraday building, 1967 (housing Chemistry Department); The Schuster Laboratory, 1968 (housing Department of Physics and Astronomy) and the Sculptural Wall, 1968 (Grade II), with Antony Holloway.

Harry Marshall Fairhurst left the practice in 1981 to work on conservation for English Heritage and was awarded the OBE and was President of the Manchester Literary and Philosophical Society (1979–81).

There have been two subsequent Fairhursts to take work as architects in the family practice; Ian and Mark, the latter of the two still runs the practice which is now located in London.

4.6 UMIST Design Ethos

The university published its official design guidance in 1957, entitled "Some Canons of Good Design". It is a textbook example of Modernist design with function clearly legible, visibility of structural framework and an emphasis on paired-back linear simplicity in the overall forms. It is truly Corbusian in its values of economy and purpose.

There is a notable emphasis on placement of buildings which is legible in the campus of buildings which is evidently the result of a conscious design intent. The pure fact that there is this manifesto, co-authored as a kind of consensus by the key architects involved, demonstrates how the cohesion between the buildings was planned from the outset, and serves to reinforce their position as important contributors to the evolution of British architecture in 20th Century.

"1. Our buildings must be designed primarily with their purposes in view. This means that, to a considerable extent, they must be designed from the inside outwards. Nevertheless the accommodations required from a functional point of view must be assembled into buildings of pleasing experience.

2. "Pleasing appearance" involves -

- a) masses that, in proportion, shapes and placing, are artistic ally satisfying*
 - b) masses which suggest their structural framework*
 - c) an architectural treatment of elevations that sub serves and emphasises the main conception of mass line and structure*
 - d) simplicity i.e. "getting there" economically and without fuss*
- The artistic value of these does not deteriorate with age, hence*
- e) materials and finishes for. Exterior should be such as to express and embellish the above conceptions and must not lose their effect in the respects with age and Manchester climate and atmosphere.*

⁸ Scottish Architects.co.uk via http://www.scottisharchitects.org.uk/building_full.php?id=232472 [accessed 14th April 2022]

⁹ Letter from B.V. Bowden Principal of the Manchester College of Science and Technology to W. Mansfield Cooper. 17th January 1963. (Source: Manchester University Archives).

3. The use of modern materials, construction techniques is desirable in so far as these facilitate the achievement of the foregoing desiderata. Their use must be seen to be necessary to purpose of the building and to economy in achieving such purpose. They must have a raisin d'être other than a mere exercise in technological ingenuity."

The initial masterplan was further developed in c.1960 by W.A. Gibbon of Cruickshank and Seward. Area 'A' was the first to be developed. The footprints of the buildings in Area A are already visible in 1960 masterplan drawing (Figure 20) and the hatched shading on buildings 3 (Renold Building), 5 (Pariser Building) and 6 (The Mill), show that these are already under construction in 1960. There was a lot of pre-occupation of where to place car parking, with ultimate decisions made for car parking areas to be available in Areas A and C, *"there is nothing more visually disruptive of a setting than a random scattering of cars along kerbsides."* The 1964 Manchester Education precinct planning report said of the College of Technology campus.

The design of Area B was defined by the academic requirements, which in 1964, were as yet unconfirmed as well as thought as to how the College of technology were to expand after the completion of Area B. As individual schemes were realised, they evolved the generic block plans of the Worthington masterplan. The continuous appointment of the key architects' and their continuous consultation with one another resulted in an effective development of a cohesive campus of buildings.

*"The Manchester Education Precinct represents one of the great challenge of urban developing in a major city at this time...the opportunities that still exist are perhaps unequalled in any city in Europe; there is a possibility of not only creating a fine group of building and inter-related spaces worth of a great educational centre, but also of achieving a relationship between 'town and gown' which could be unique in its scope and influence."*¹⁰

It is noted that in Section 2 of the report, in 'Basic Planning Principles' one of the core objectives for the site, along with accommodation for cars whilst prevent major thorough-flow of traffic included *"A reasonable amount of open space...this is a city which tends to lack major open spaces within its closely build up central area..."* (point 2) and *"The planning proposals should be so evolved that the maximum flexibility in the use of buildings and sites is possible. This is vitally important at the present time when future academic organisation cannot be foreseen for more than a limited number of years."* (point 3).¹¹

By the time of the Interim Report's publication, the design of Area A had already progressed significantly, and the area was the site of major building activity. Despite a masterplan having been prepared for the College, the below quote from the interim report shows how the design of the area was subject to ongoing changes during the phased construction with the primary aim of improving the public realm and connections between the buildings:

*"The proposal to extend Staff House is to be welcomed as an opportunity to increase the scale of the north façade by adding another floor and making it longer. This will greatly improve the quality of the space between this building, the Students Union and the Renold Building. For these reasons it has been recommended that the plan of the north façade should be maintained, the extension planned without a setback and the bridge connection linking Staff House and the Students Union kept well to the west corner of the union building. In this way, the South wall of the Students Union can be preserved intact, an important consideration when the space between it and the Mill is cleared of the present clutter of huts and most important of all in the long-term reconstruction of the Mill site."*¹²

By 1970, the majority of the buildings envisioned within the campus masterplan had been completed, to the design of W.A. Gibbon and H. Fairhurst. The architects worked cohesively to deliver Worthington and Bowden's vision for the 'new-age' campus, which was designed to be an emblem of modern, educational architecture. The campus

was successful in providing an enclosed and protective environment for students and staff alike, with the Corbusian essence of simplicity and minimalism at its heart.

4.7 Development of the Site (Plot C)

The UMIST Campus as completed comprised the following buildings and structures, the numbered items highlighted in bold are located within Plot C and discussed further in the following sections.

Each of these buildings have recently been vacated by the University of Manchester, with new uses envisioned under the emerging masterplan. The Renold Building has recently ben reactivated as an 'innovation hub' (N.B although the east side of the Renold Building's terrace is within the site boundary, it is not subject to any proposed alterations and is not included within the detailed discussion of the buildings within the Plot C boundary below).

1. Sackville Street Building (1895-1912, extended between 1927 - 1957). Currently vacant.
2. The Mill (19th century cotton mill, adapted 1956). Chemical Engineering building.
3. **Moffat Building (1950s structure, converted 1960s)**. Confectionery warehouse, converted into the 'estates department' and later occupied by the School of Optometry. Subsequent uses have been temporary office and site office uses. Currently vacant.
4. **Staff House (Manchester Meeting Place, 1959-1961 extended 1968) – currently vacant.**
5. **Barnes Wallis / Wright Robinson tower (1963-1964)**. Originally Student Residential, currently vacant.
6. Renold (1962). Originally a purpose-built lecture theatre facility. Now home to the 'innovation hub'. Building was listed at Grade II on 31.07.2025.
7. Chandos Hall (1962-1964). Originally halls of residence. Demolished c.2019.
8. **Butterfly Stair (1963)**. Concrete stair.
9. Paper Science Building (1963). Physics and Chemistry department, later known as the James Lighthill Building. Currently vacant.
10. Pariser Building (1963). The Department of Mechanical, Aerospace and Civil Engineering. Currently vacant.
11. **Morton Laboratory (1966)**. Originally the Chemical Engineering Pilot Plant. Currently vacant.
12. MSS Tower (1966-1969). Department of Mathematics, (inc. lecture block).
13. Faraday Building (1967). School of Chemistry. Currently vacant.
14. **Hollaway Wall (1968)**. Sculptural wall, concrete.
15. Ferranti Building (1969-1970). Postgraduate study and research facility, featuring high-voltage lab. Currently vacant.
16. Gate House (1970). Provides security and access to the service road.
17. Multi-storey car park (1971). Same use.

¹⁰ 'Manchester Education Precinct - Interim Report of Planning Consultants' produced by Hugh Wilson & Lewis Womersley Chartered Architects and Town Planners (22 Cumberland Street – Manchester, September 1964).

¹¹ 'Manchester Education Precinct - Interim Report of Planning Consultants' produced by Hugh Wilson & Lewis Womersley Chartered Architects and Town Planners (22 Cumberland Street – Manchester, September 1964).

¹² 'Official Opening of the Chemical Engineering Building' The Manchester College of Science and Technology, 19th May 1958

18. George Begg Building (1974). Mechanical Engineering.



Figure 21: 1952 Aerial Image of Plot C Site. In the mid-20th century image, the character of the area to the west of London Road comprises a series of narrow shops and warehousing, with the line of the River Mersey evident and meandering through the Plot C site. The Sackville Building, including the extension, is evident to the top left of the image, although, Vimto Gardens is yet to have been laid out. The line of the viaduct (shaded green) forms a distinctive aspect within the townscape and defines the north aspect of the Plot C site.

The Jackson Street Mills are also discernible (shaded blue), forming a boundary to the south of the Plot C boundary.

The double pitched building (shaded yellow) is identifiable as the original confectionery workshop, with a large gap site to the south. The building was heavily altered, extended and adapted by Fairhurst & Son to accommodate the Moffat building (see **Figure 22**).



Figure 22: 1969 Aerial Image of Plot C Site. The 1969 aerial view of the Plot C Site demonstrates the dramatic change in townscape and built character. The definable buildings and structures which have been retained are the Viaduct and Jacksons Mill (albeit the latter had been substantially altered to accommodate the new Chemical Engineering department). The River Medlock is shown to have been culverted, which necessitated a significant exercise in addressing the levels across the site and its relationship with London Road. The red line on the aerial view is indicative of the line of the sculptural Hollaway Wall, which was erected to the west of London Road, providing a retaining wall to the UMIST site. The Moffat Building is shown to have been extended and altered to serve as the University's Estates Department.

4.7.1 Moffat Building (1950, converted 1967)

Newspaper archives report that a local confectionery company called “Moffat” acquired the current site in the early 1950s and built a purpose-built warehouse for distribution of their goods (**Figure 24**).

Minutes from the UMIST’s Planning and Development Committee, held in the University archives, document that during the early 1960s the University faced continual issues with the City Council in terms of acquiring land to the east side of the campus, along London Road. It was noted that proposals to widen the street had been stalled, which therefore meant that land could not be compulsory purchased and cleared of the derelict buildings that still lined it (see **Figure 21**).

Having the east side of their new purpose-built campus lined with derelict buildings was frustrating for the University. As the situation remained unresolved, proposals for this side of the campus were changed and significant compromises were made. As a result, the University acquired the 1950s warehouse and converted it into the estates department offices; this resulted in the need for a retaining wall to the east of the building to address the changes in level from the site to the road. The Committee minutes note that adaptation of the building, including reference to the addition of another storey to the building (not clear if this was in full or in part), was not very successful and resulted in substantial problems with failing brickwork. The minutes from the Committee suggest that the painting of the building white, and indeed erection of a wall to ‘screen’ the building (i.e. the Hollaway Wall) were done to mitigate the poor architectural quality of the building. From the late-1960s, the building housed the security and portering services for the campus.

In the early 2000s, the building was subsequently named the ‘Moffat Building’ and housed the Optometry & Neuroscience Department. The building was altered considerably during this time, possibly including new brick skins to the elevations, substantial internal alterations to the plan form, and a new entrance. The building is described in Pevsner as being ‘unremarkable.’¹³

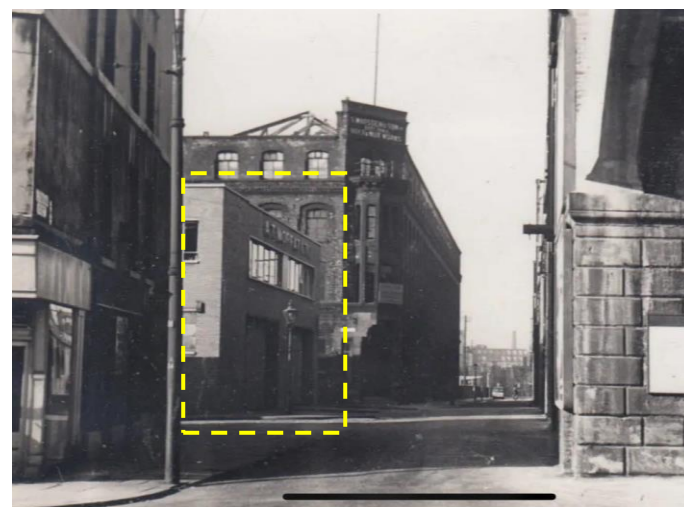


Figure 24: Looking along Altrincham Street from London Road, the original Moffat building (outlined in yellow) dating to c.1950s, built as a warehouse for a confectionary company, date of photo, 1951 (Source: Manchester archives).



Figure 23: Aerial view of Moffatts, pictured early 1960s prior to the extension and rendering. Source: Cruickshank & Seward Archive.



Figure 25: Moffat Building, pictured c.1970 (then known as the estates department). North elevation, junction with Hollaway Wall. Source: Manchester image archive.



Figure 26: Moffat Building (then known as the estates department), pictured c.1970 from Altrincham Street. West elevation. Note the building is painted white and the elevation is etched with the ‘estates department’. Source: Manchester image archive.

¹³ Hartwell, C., 2002. Pevsner Architectural Guides: Manchester. P.125.

4.7.2 Staff House (Manchester Meeting Place, 1960 extended 1968)

The Staff House is the earliest, purpose-built building to have been constructed as part of the 1960s, post-war campus development and is located to the southern end of the former bowling green lawn between the Barnes Wallis Building and the Renold Building. The building was originally designed to contain eating and recreation spaces for teaching staff.

The initial building, extending eleven bays from the western end, was designed in 1959 by Thomas Worthington & Sons and built between c1959-1961 (**Figure 27 and Figure 28**). A matching, shorter extension was added to the building's eastern end along with an additional third floor level in 1965, also designed by the same architects.

The Staff House is noted within the Manchester Pevsner Architectural Guide as being *“an uncompromising frame of big squares, four storeys with a loggia on two sides with Perretesque piers. On the s side, abutting the mill is a friendly semi-circular stair-tower in brick”*.

Original design and construction: 1959-1960

The initial Staff House building was designed by Thomas Worthington & Sons in July 1959 and appears to have been under construction during that same year, being subsequently completed in 1960. The distinct three-storeyed, “L” shaped building helped to conceal the blind north elevation of the Former Jackson Steet Mill, which had already been refurbished and altered in 1957 to form the new Chemical Engineering Department by H. Fairhursts and Sons, and which was connected into the new Staff House building via a staircase to the south elevation (largely obscured from view).

The upper floor levels of the new three-storey building were designed with a symmetrical grid pattern of reinforced concrete frame with metal-framed windows across the entirety of the north and west façades, which were originally painted white.

The new building was designed to provide a large, covered undercroft, supported by pilotis along the north and west elevations of the ground floor level, designed to be open to the surrounding courtyards and green spaces, which created a modern take of a cloistered walkway through the campus, and allowed for glimpsed views of the landscaped spaces and buildings; principally including the Renold Building and Pariser Building.

At ground floor level there were few rooms apart from the main entrance hall and semi-circular staircase to the western end, and store/staff rooms, with a secondary, service staircase and a small WC to the eastern end.

At first floor level was a large dining room, and dressing rooms, male toilets adjacent to the semi-circular staircase. At second floor level was a large common room, with committee room and female toilets adjacent to the semi-circular staircase.

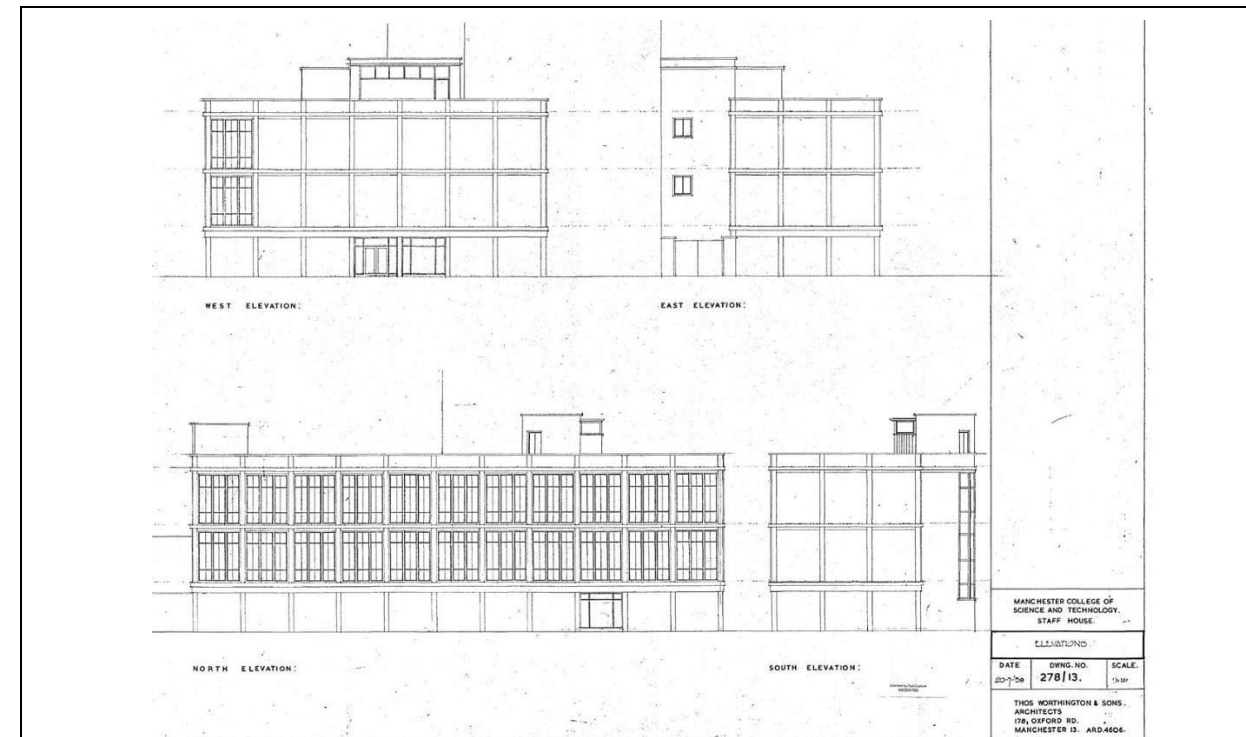


Figure 27: Original elevations for the initial Staff House scheme, 20th July 1959 (Source: Manchester Archives)

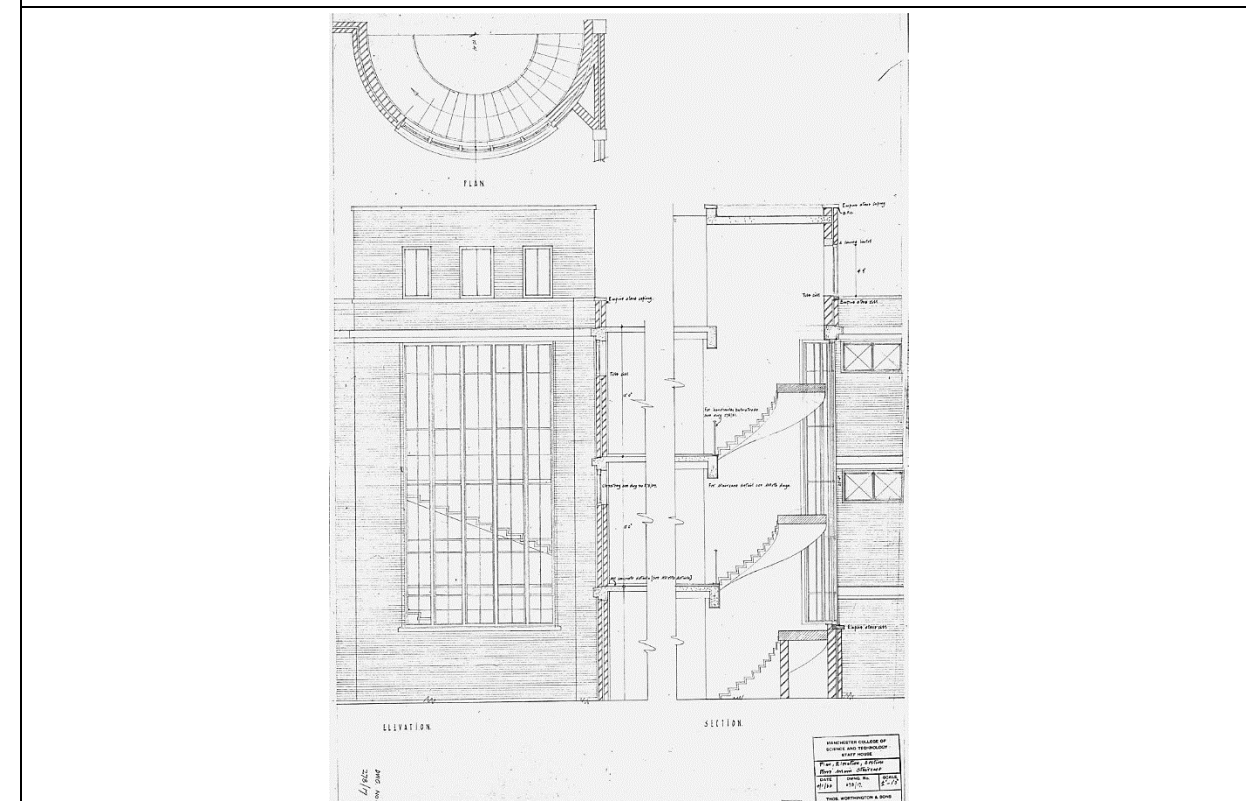


Figure 28: Original design for the main staircase, 4th Jan 1960 (Source: Manchester Archives)



Figure 29: The Staff House under construction in 1959 (foreground). The recently converted Jackson Mill building by H. Fairhurst & Sons can be seen behind. Source: Manchester Image Archive.



Figure 30: The Staff House as seen completed in 1962. Built of concrete and brick, comprising three-storeys with pilotis used at ground floor level, creating an open walkway/colonnade. The building can be seen to purposely wrap around the corner of the recently converted mill building in an effort to conceal it. Source: MMU archive.



Figure 31: Looking at the west elevation of the Staff House in c.1962, showing the semi-circular stair core, metal-framed windows and open colonnade arrangement. The image illustrates the original, very wide space underneath the covered walkway, which has since been infilled in part by later additions. The mill building can be seen to the far right whilst the Renold Building can be seen to the left. Source: MMU Archive, screenshot from archival video.



Figure 32: The west elevation of the Staff House. Pictured c.1962, south elevation – secondary view. Illustrating additional context with Renold Building. The original windows to the staff house are shown to be horizontal pivot. Source: MMU Archive, screenshot from archival video.

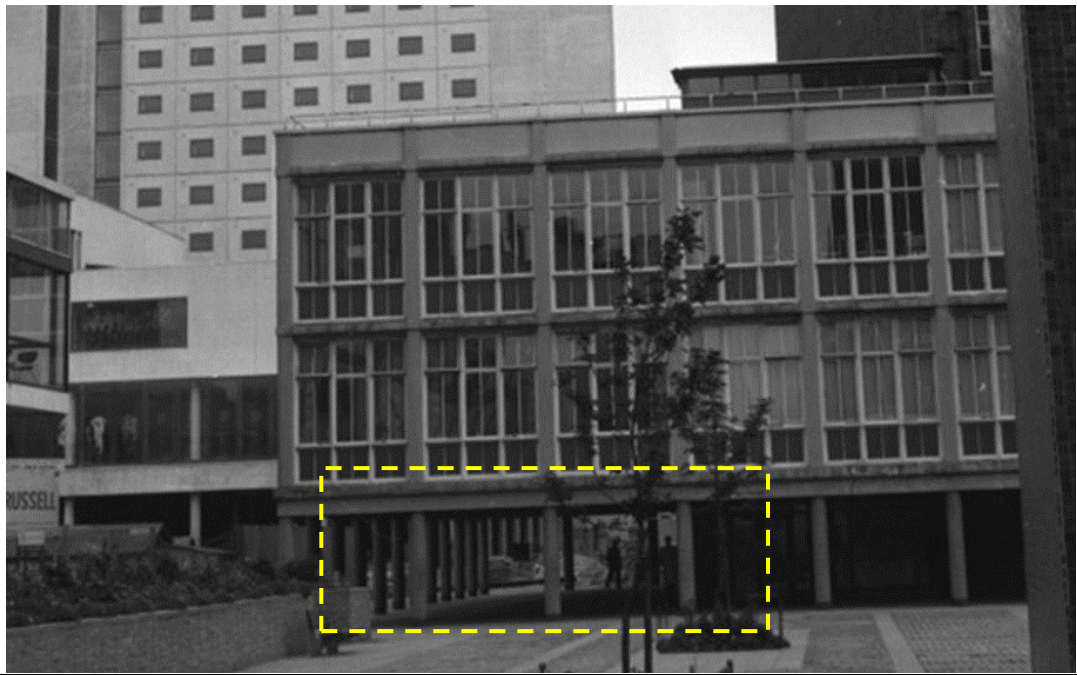


Figure 33: The same view as seen in c.1965, showing the now completed Barnes Wallis Building to the distant left. This image gives a good view through the original colonnade (outlined) Source: MMU Archive, screenshot from archival video.



Figure 34: The Staff House as seen looking south through base of the butterfly stair, which frames the view. The Renold can be seen to the right side of the view. The is glimpsed to the left of the view. Source: <https://www.digitalexhibitions.manchester.ac.uk/s/umist/page/staff-house>



Figure 35: c1960/1 Looking down into the main, semi-circular, cantilevered staircase from the third-floor level, which at this time lead only onto the flat roof. Reinforced concrete and buff terrazzo stairs with brass handrail and semi-circular detailing to the ground floor terrazzo, and full height, metal-framed windows. Source: MMU Archive.



Figure 36: The semi-circular staircase, pictured in c1960/1 from the first-floor landing. Source: MMU Archive.

1965 – extension

In 1965 a matching, three-storey extension to the east of the completed Staff House along with a new third floor level across the entirety of the building was designed by the original architects.

The interim report of planning consultants (published 1964) indicates plans to extend the Staff House were set in motion as early as 1964, stating that these works would “greatly improve the quality of the space between this building, the Students Union and the Renold Building. For these reasons it has been recommended that the plan of the north façade be maintained, the extension planned without a setback and the bridge connection linking the Staff House and the Students Union Building kept well to the west corner of the Union building”.



Figure 37: The Staff House, as seen looking east across the original masterplan model. Source: MMU Archive, screenshot from archival video.

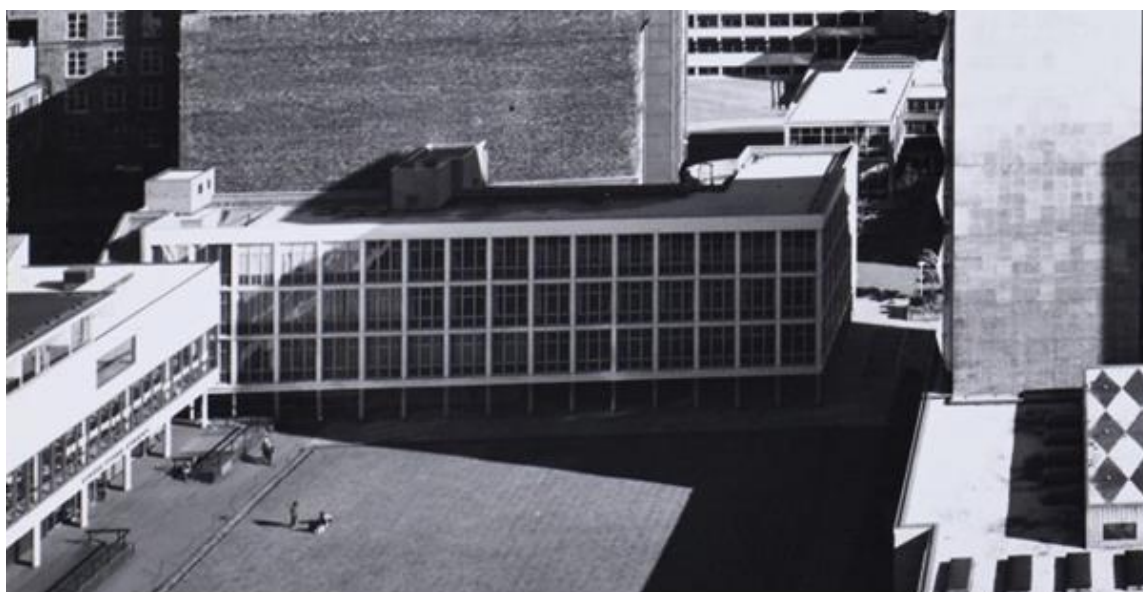


Figure 38: The Staff House looking south from an upper floor level of the Sackville Street Building in c1970. The building can now be seen to have been extended to the east, connecting it to the Barnes Wallis (left of image) and an additional storey has been added to form a third-floor level. Source: MMU Archive.

The new extension included a continuation of the covered undercroft with new entrance/entrance hall and cloakroom/WCs to the eastern end, with large adjacent billiard room.

At first floor level the extension included a large snack room with a creation of a new kitchen to the earlier part of the floor, whilst the second-floor level formed a new lounge and link corridor into the adjacent Barnes Wallace Building. The new third floor level comprised a large games room and meeting room, with committee room, union office, student office and utility room to the south-west corner. To the north-east corner of the floor was a self-contained, two-bedroomed warden’s flat, which included an external terrace.

Following the submission of the initial extension scheme, further amendments were undertaken in December 1965, comprising an improved design for the south elevation of the new extension.

A letter addressed to the City Architect at Manchester City Council from the architects, Thomas Worthington & Sons, dated 6th December 1965, gives details for the reason for the amendments to the south elevation: “We understand from the College that there is a chance that this [the former Jackson Street Mill/ then used as the Chemical Engineering Building] may be demolished in the 1970s, and with this in mind we have now modified the south elevation which would become more exposed when the Chemical Engineering Building is demolished.”

In 1967 the scheme was further amended by the addition of two storerooms to the ground floor and an additional four bedrooms to the third floor.

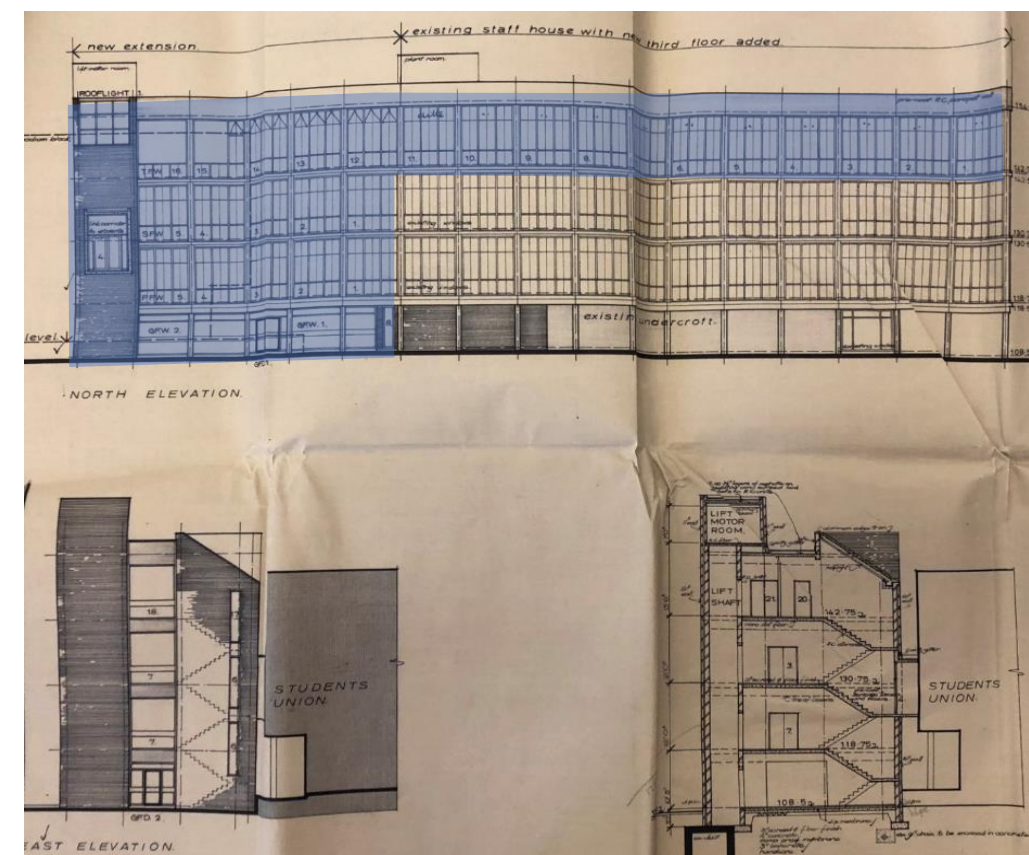


Figure 39: Original plans for the Staff House extension, September 1965 (Source: Manchester Archives).

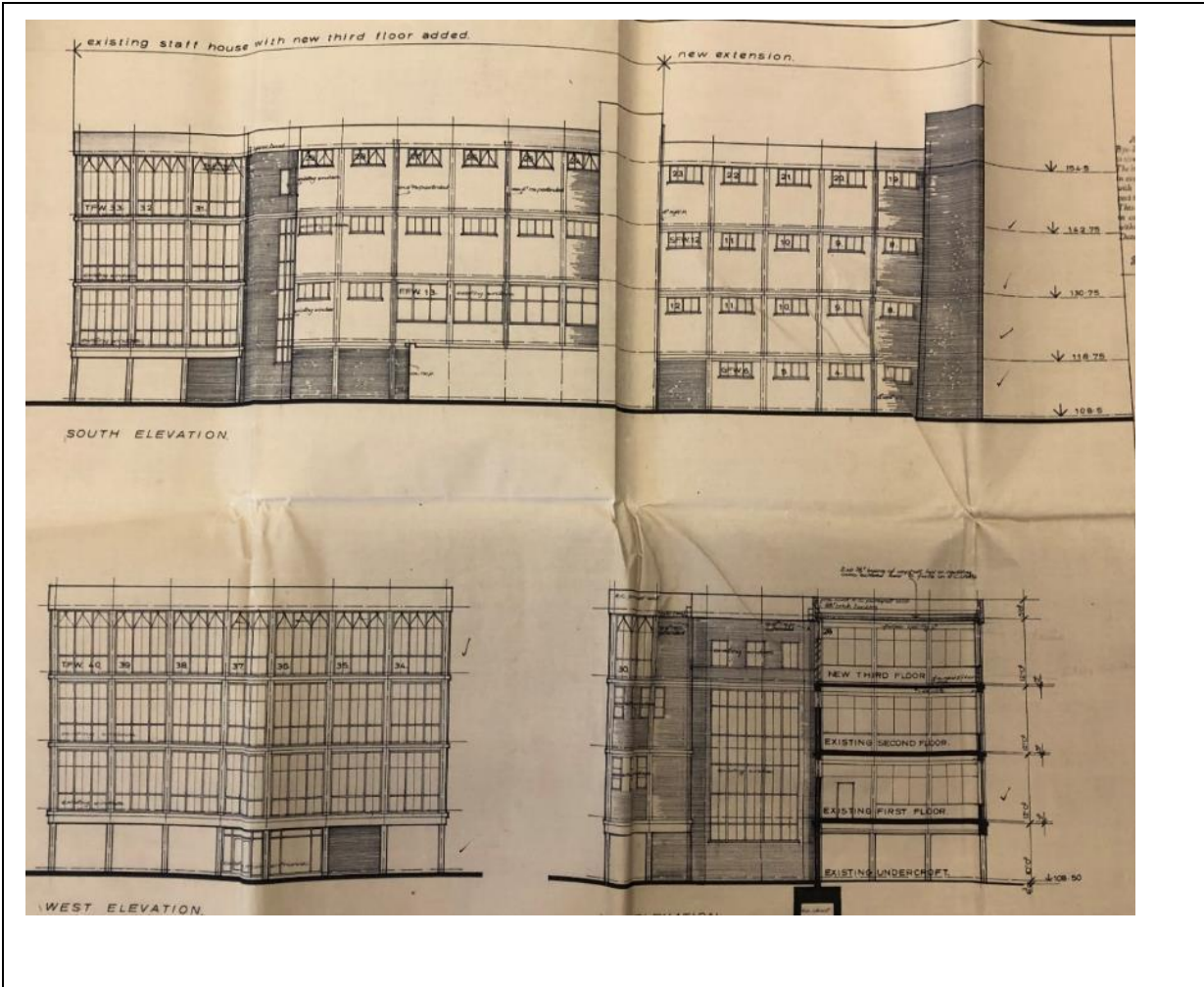


Figure 40: Original plans for the Staff House extension, September 1965 (Source: Manchester Archives)

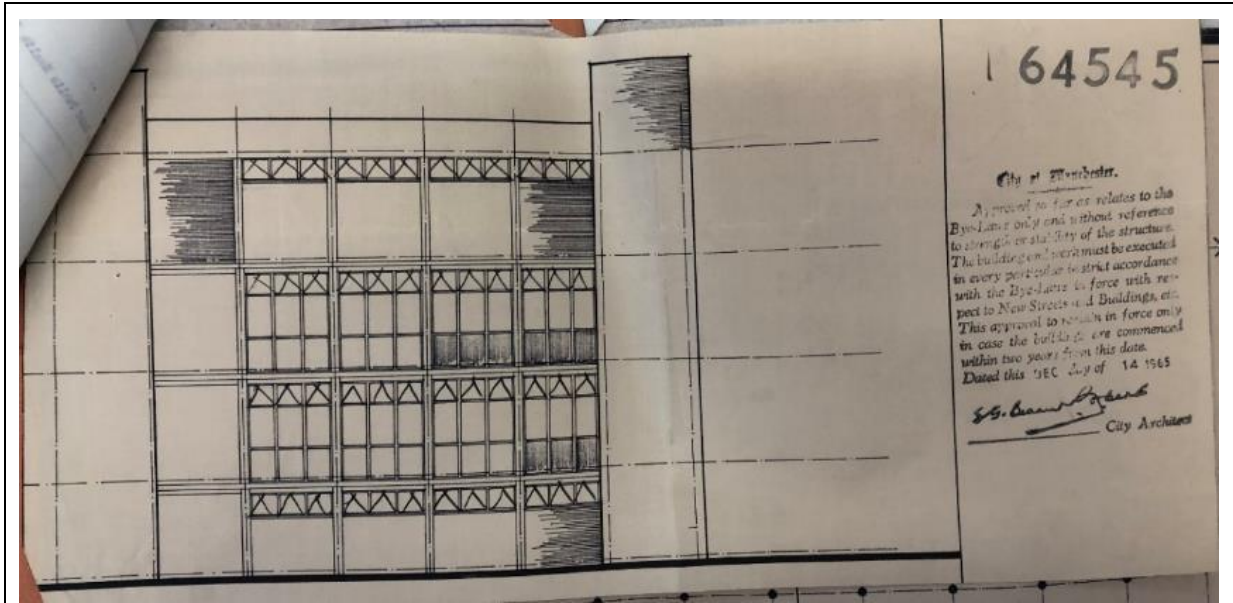


Figure 41: Original amended elevational plan for the south elevation of the Staff House extension, December 1965 (Source: Manchester Archives)

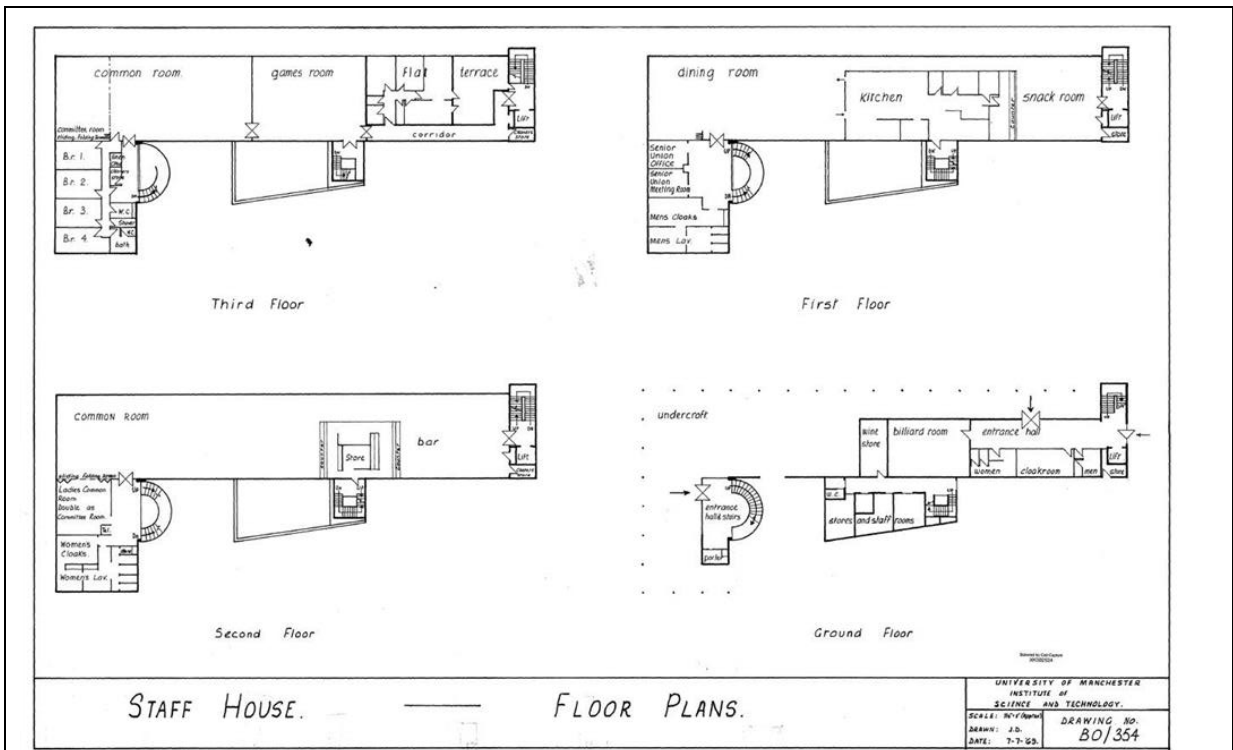


Figure 42: Staff House floor plans dated 7th July 1969 (Source: Manchester Archives)

4.7.3 Barnes Wallis / Wright Robinson tower (1963-1964).

Originally designed as the ‘Student’s Union Building’ in 1963, the building was another purpose-built design by Gibbon, opening in 1966. During the holiday season the whole complex was used for conferences and residential courses. It retains its student union and conference function to this day, and students continued to occupy the study bedrooms within the tower until it was closed in recent years.

Despite the building now having two separate names (the tower named Wright Robinson and the lower horizontal ‘podium’ building, named Barnes Wallis), it is in fact a single building, conceived all as one, and constructed as one and with a combined function, to provide a student hub with accommodation, recreation and dining all within the same building. This is demonstrated in 1969 review:

“...The study-bedrooms, mostly single, are contained in the tower, while the lounges, dining rooms and other communal spaces are housed in the podium”.

The building was only subsequently given separate names; the podium named after British scientist and Engineer Sir Barnes Neville Wallis (1887 – 1979), best known for inventing the bouncing bomb used by the Royal Air Force during World War II; and the tower named after Wright Robinson (1876 – 1961) a British trade unionist and politician, and long-serving member of Manchester City Council.

The buildings’ intended purpose was to accommodate distinct uses: the Student Union, which was to contain debating halls, games rooms and offices, a hall of residence, and dining facilities for students. Within the three-storey podium, at ground floor level, was a shop, and large student bar lounge and men’s bar, at first floor level a large self-service cafeteria and formal dining room with waitress service, kitchens to serve approximately 2,000 lunches daily, and coffee bar, whilst at third floor level was a large meeting hall. The tower to the east accommodated a hall of residence for 160 students, which is now known as the Wright Robinson building.

The basement level was designed to contain a large billiards room and table tennis room, along with a further cafeteria along with showers/baths and toilets.

From the outset the contract for the scheme had an overall cost limit imposed by the University Grants Committee. In this respect the hall of residence tower had to be designed in accordance with the formula laid out, resulting in the repetitive and simple design and planform of the study bedrooms and the tower’s simple, pre-cast concrete panels.

In the Student Union and refectory areas there was freedom in both design and construction, resulting in those parts of the building being of a higher standard to those in the tower.

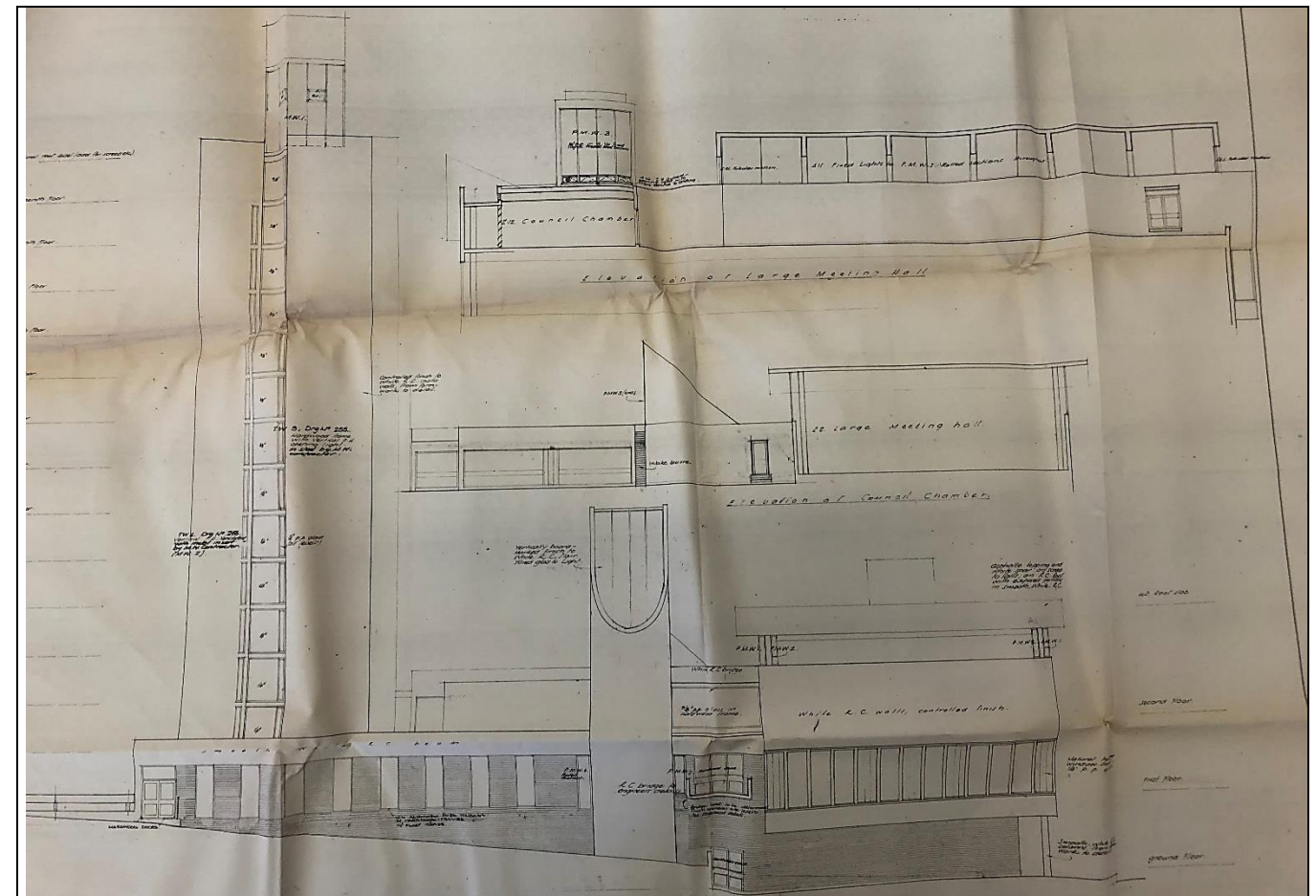


Figure 43: June 1963 north elevation plan (Source: Manchester Archives).

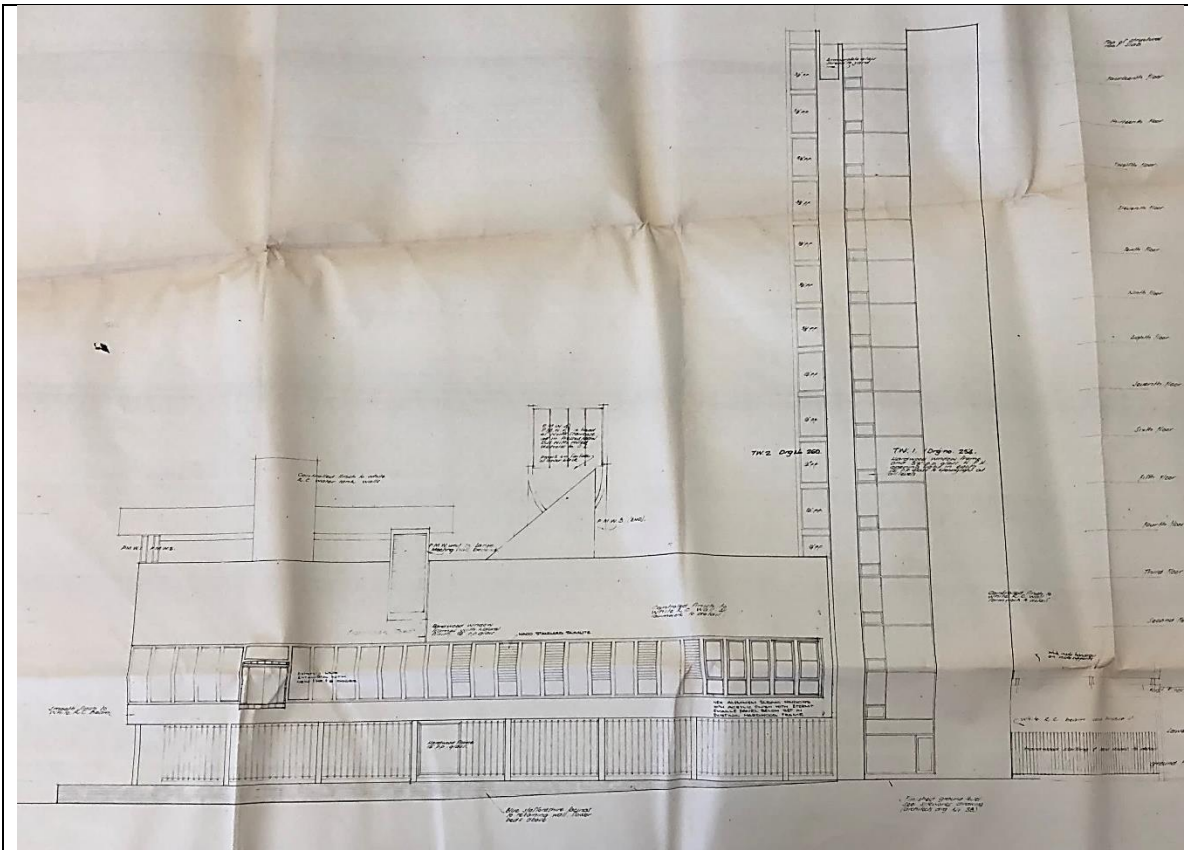


Figure 44: June 1963 south elevation plan (Source: Manchester Archives).

The Architect and Building News, described the scheme on the 27th July 1966 as follows:

“The scale and form of the development were influenced by the Renold Building (Built 1962), which faces the union across the lawn, and Chandos Hall, a hall of residence, built in 1963, which lies nearby to the north. The three buildings – by the same architects – and their surrounding open spaces form a new environment area and it is possible to sense a district and unified character beginning to emerge in the campus”

“Entrance is via the first floor, the dining rooms and kitchens being placed at this level where they are easily reached from the ground floor or first floor entrance halls. The largest dining room occupies the whole of the west side at this level to take advantage of the open view over the lawn and to obtain maximum natural daylighting. Similarly, the large meeting hall and ground floor rooms of the union also face west...”

All floors in the union are linked by wide staircases originating in the two entrance halls...The structural framework and floors are in-situ reinforced concrete, expressed externally in white concrete. Boarding is used on all exposed surfaces except the storey-height panels to the tower which have plain surfaces – this type of structure was chosen for its economy.

Windows are of varnished utile, the windows at ground floor level have deep mullions to increase the privacy of the rooms by cutting out oblique views through the glass”

The club within the podium was known as ‘Harry’s Bar’ in 1970s (after Vice-Chancellor Harold Hankins) and became a well-renowned venue, attracting stars from the music industry such as Jimi Hendrix, Fleetwood Mac and The Who.

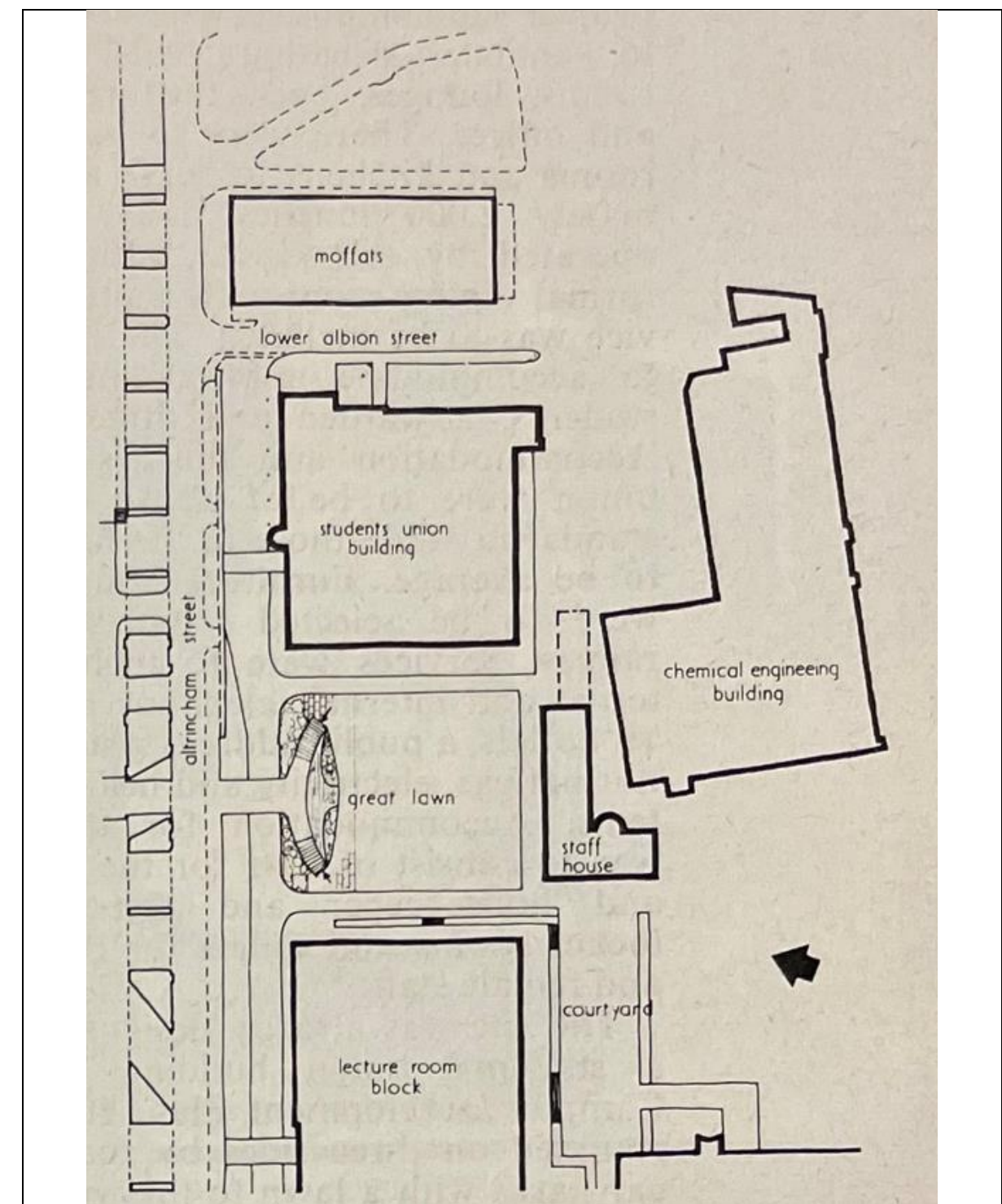


Figure 45: Plan of the buildings set around the ‘Great Lawn’ from ‘The Architects and Builders News’, July 1966 (source: Cruickshank & Seward Archives)

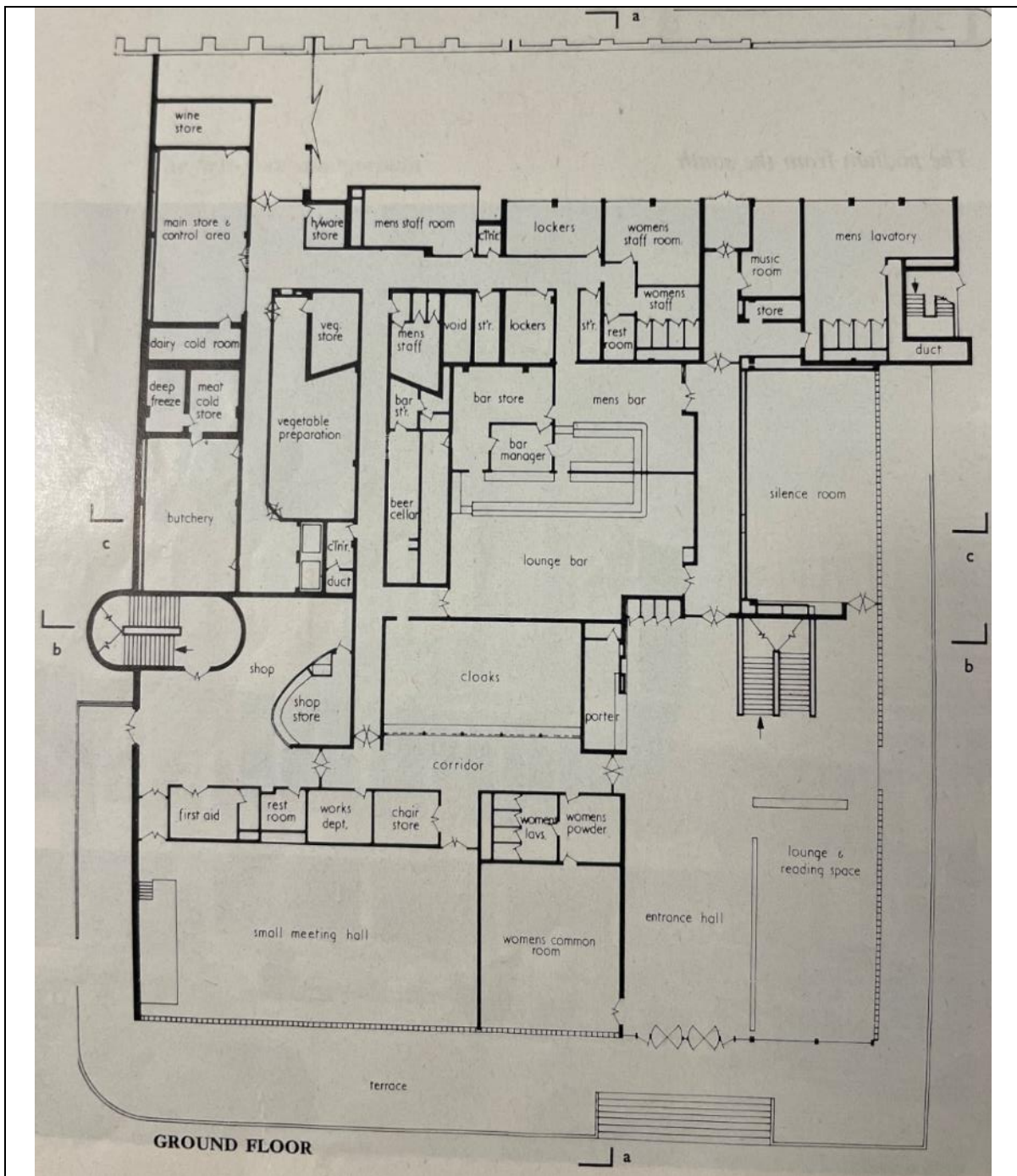


Figure 46: Ground Floor plan of the Student's Union Building from 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives).

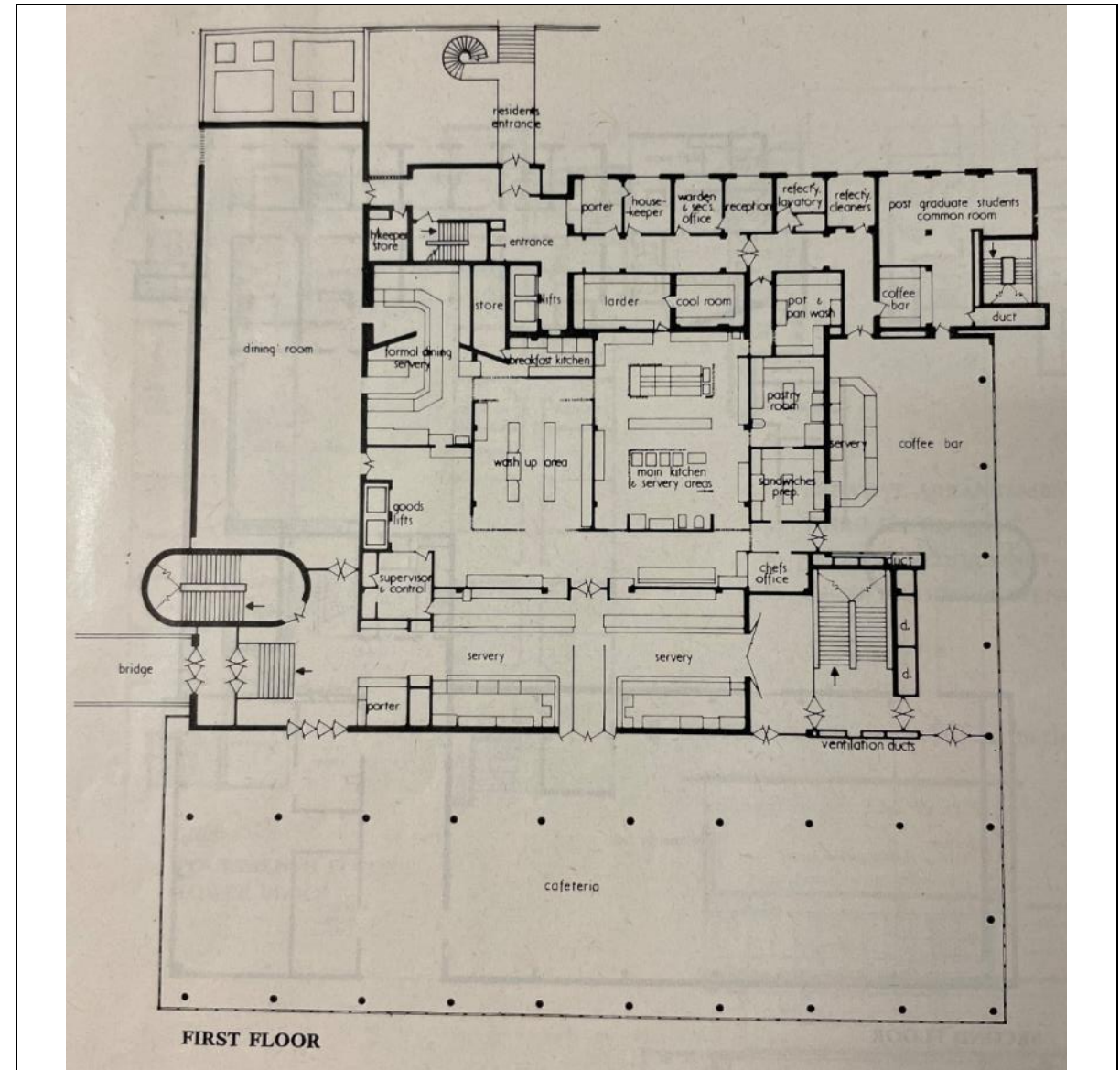


Figure 47: First Floor plan of the Student's Union Building from 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives).

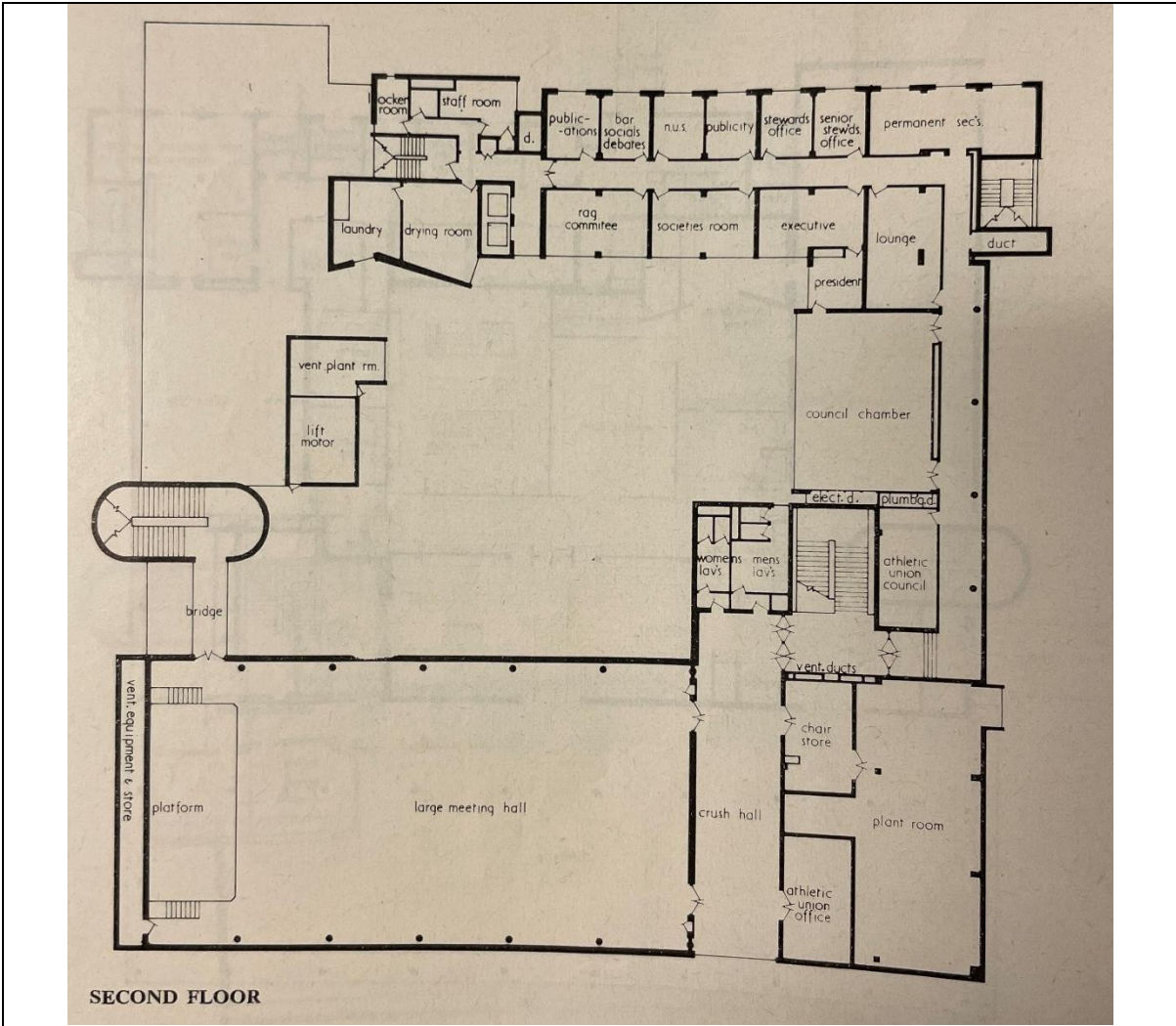


Figure 48: Second floor level plan of the Student's Union Building from 'The Architects and Builders News', July 1966, showing the large meeting hall (bottom) and administrative staff offices, and union offices to the base of the residential tower (top. The large flat roof area to the centre allows for interesting views of the roof structures from the council chamber to the right. (source: Cruickshank & Seward Archives).

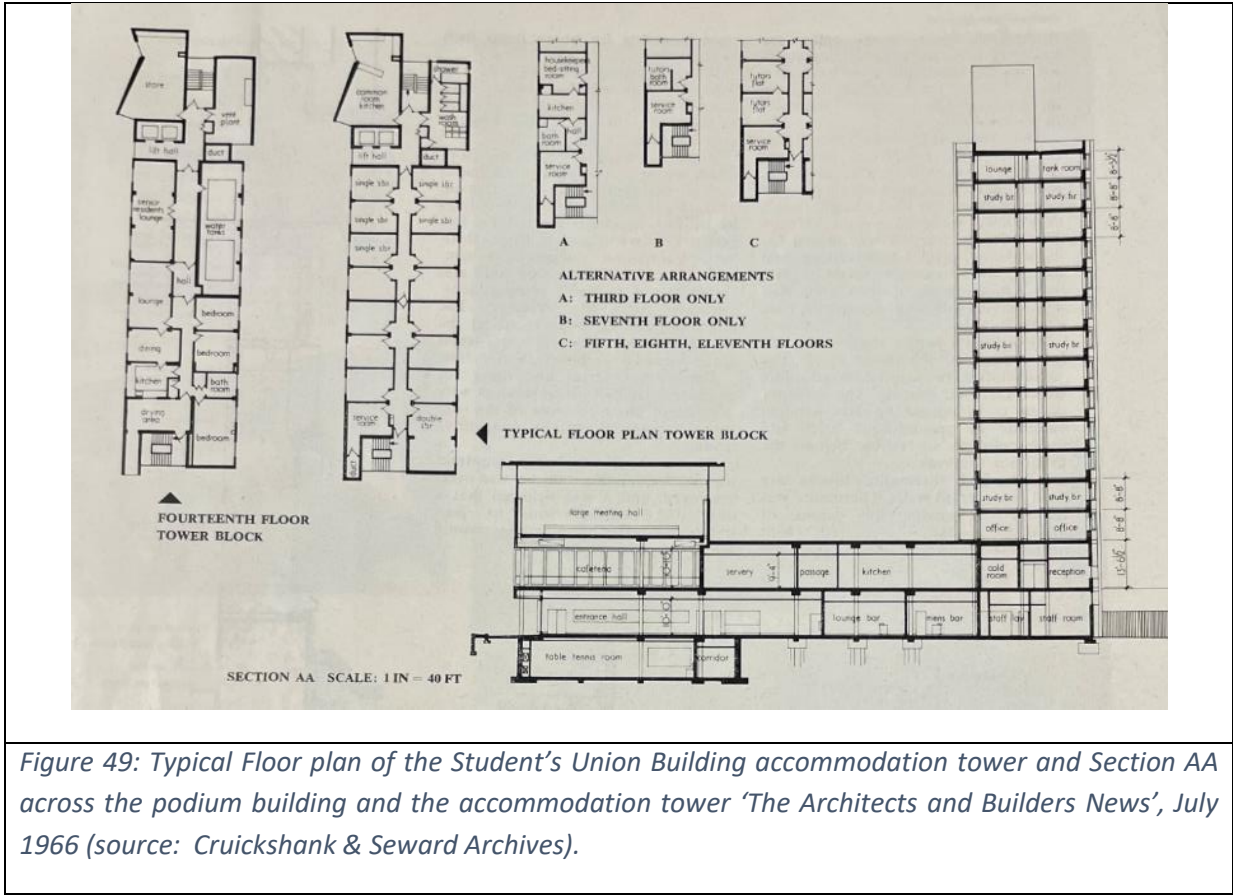


Figure 49: Typical Floor plan of the Student's Union Building accommodation tower and Section AA across the podium building and the accommodation tower 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives).

Design aesthetic

The design of the building, with a vertical tower element and lower, horizontal podium in front of it, is also highly typical of Modernist buildings generally, as explored in the previous chapter.

A 1969 review of the building described how its “powerful silhouette has added a great deal to a rather nondescript area of the City”¹⁴ and an article in the Guardian in 1962 explained how the “radically different” tower element, was necessitated by the steep cost of land, with its internal design represented a departure from the more typical or traditional student accommodation and was ¹⁵

Each floor of the 16-storey block contained 13 student study bedrooms with a small kitchen-common room on each floor to serve as a social centre for 13 students on that floor. This was intended to bring people together in a natural way and in an atmosphere that, in the words of W.A. Gibbon of Cruickshank & Seward, who designed the building “encouraged discussion and debate”. Gibbon’s explanation of the philosophy behind the design of the building is in perfect alignment with that of the Nisblett report of 1957 (discussed in the History and Development Chapter):

“the purpose of the planning has been to make it possible within a large community for students to find friendship and to gain the educational and social benefit that can come from belonging to a small group of persons of varied background and outlook.”¹⁶

¹⁴ Sharpe, Dennis ed., 'City Building Series: Manchester' (Studio Vista), 1969
¹⁵ 'College campus nears completion', by 'our own Reporter' The Guardian, 19th July, 1962

¹⁶ 'Manchester College of Science and Technology' by W.A Gibbon, The Guardian, 9th April 1963

It is also notable that this building was conceived at the same moment that other radically experimental concept for living accommodation was emerging out of modernist design ideals. Widely recognised as the ‘Streets in the Sky’ notion, pioneered by Alison and Peter Smithson for their (unbuilt) designs for the Golden Lane Estate in 1952, this movement spurred a new, socially driven, way of thinking about living accommodation in the UK.

Chiefly excised in social housing projects, the conception was of a similar, democratic and collective ideal to that of the new student accommodation principles, combining individual living spaces within a larger, collective space. The Student Union building (as it was originally known), therefore offered a new kind of pedagogical experience, a break away from the collegiate style, which was small, confined groups studying in seminar style with close contact to tutors. This was a large-scale university experience with large student numbers with students being able to live, socialise and have cultural experiences collectively.

The below photograph (Figure 50) demonstrates the interplay between the spaces created by the staircase (on the far left of the image), the podium part of the Student’s Union Building (Barnes Wallis) to the centre, and the staff house which intersects on the right of the image. These encircle and enclose the ‘Great Lawn’ which, by mid-1970s, was still in use as a bowling green, creating a central town square or piazza type environment, ideally used as a meeting place and location for leisure activities.

This open green space also provided characterful and peaceful views from the overlooking floor-to-ceiling first floor cafeteria windows.

The interiors of the Student’s Union Building are open-plan flexible spaces. The top floor, which today houses a computer hub, takes cues from historic cathedral design, with clerestory windows permitting light to permeate through to the innermost parts of the large open space and resulting in a serene environment at floor-level.

The aesthetic inclusion of an oversized, floor-to-ceiling picture window located at the end of the meeting hall’s anti room, was an afterthought. Looking at the original plans, this window is not included, so it is assumed that as the building was being constructed, the views looking west across the future lawned area and the then completed saw-tooth east elevation of the Renold Building, must have given inspiration to the architects to harness this interesting and characterful view.

The Student Union and the refectory are housed at ground and first floors respectively, within the podium element of the building. The tower has a repeated floor plan, the common rooms and kitchen separated from the study bedrooms by the vertical circulation core, the expressive flourish at the head is intended to draw light into the space, whilst creating one of several “eye-catchers” designed into the design.

The large meeting room at first floor originally had dramatic bespoke chandeliers by artist Michael Yeomans which were 10ft diameter tensegrity structures formed from steel tubing and piano wire. The manipulation of the natural datum here, to achieve an external courtyard space and separate service access, is particularly evident and successful.

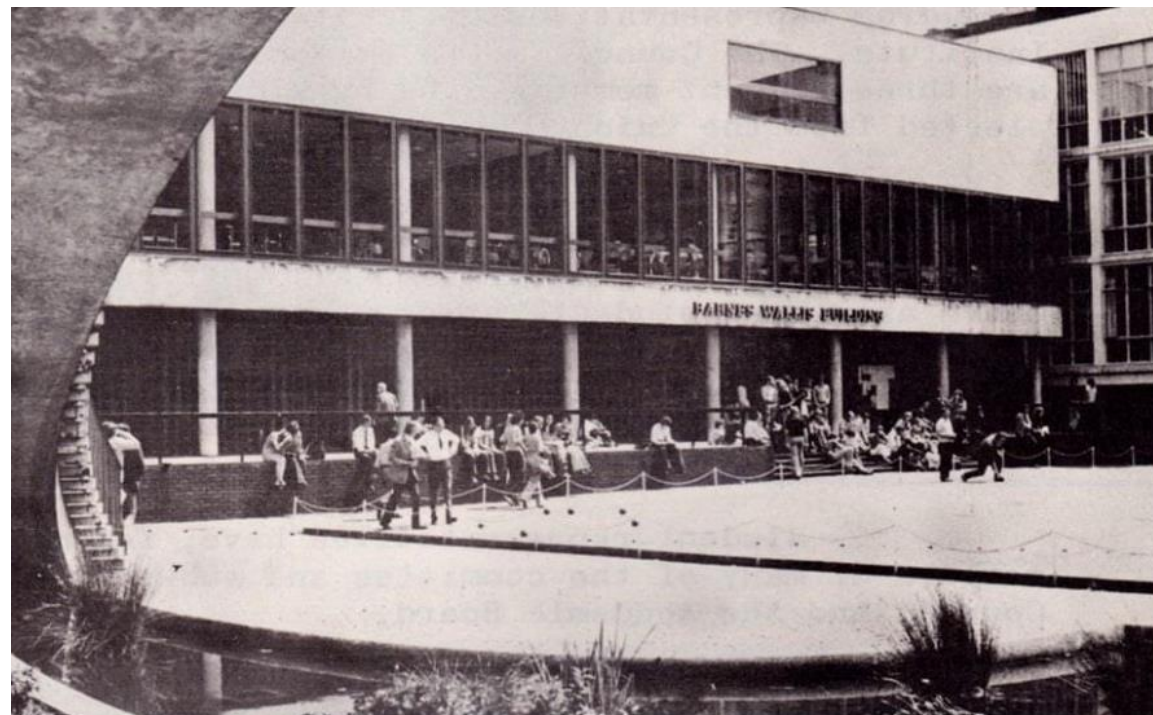


Figure 50: Student Magazine, 1975 for UMIST showing the original bowling green in use, the lettering on the front of the building in view says ‘Barnes Wallis Building’ showing the building had been officially given this name by the mid-1970s (source University of Manchester Archives).



Figure 51: The flat roof area located between the main meeting hall and the full-height council chamber windows (left), to the rear can be seen the large, glazed window that marks the top of the main staircase (source: Cruickshank & Seward Archives).



Figure 52: Looking towards the north elevation from Altrincham Street, showing the first-floor bridged entrance (centre) and windows of the former cafeteria (right). The curved concrete structure forms an internal staircase (source: Cruickshank & Seward Archives)



Figure 53: The west elevation as seen from beneath the butterfly stairs in c1966 (source: Cruickshank & Seward Archives)



Figure 54: The west elevation as seen in c1966 (source: Cruickshank & Seward Archives).



Figure 55: The west elevation as seen the western side of the bowling green in c1966 (source: Cruickshank & Seward Archives)



Figure 56: View from the second-floor roof level of the secondary stair tower and the glazed link with the large meeting hall 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives)



Figure 57: Looking down towards the south (left) and east (right) aspects of the building in c1966, illustrating the interesting architectural shapes used on the flat roof area to the centre of the composition (source: Cruickshank & Seward Archives)



Figure 58: The west elevation as seen in c1966 (source: Cruickshank & Seward Archives)

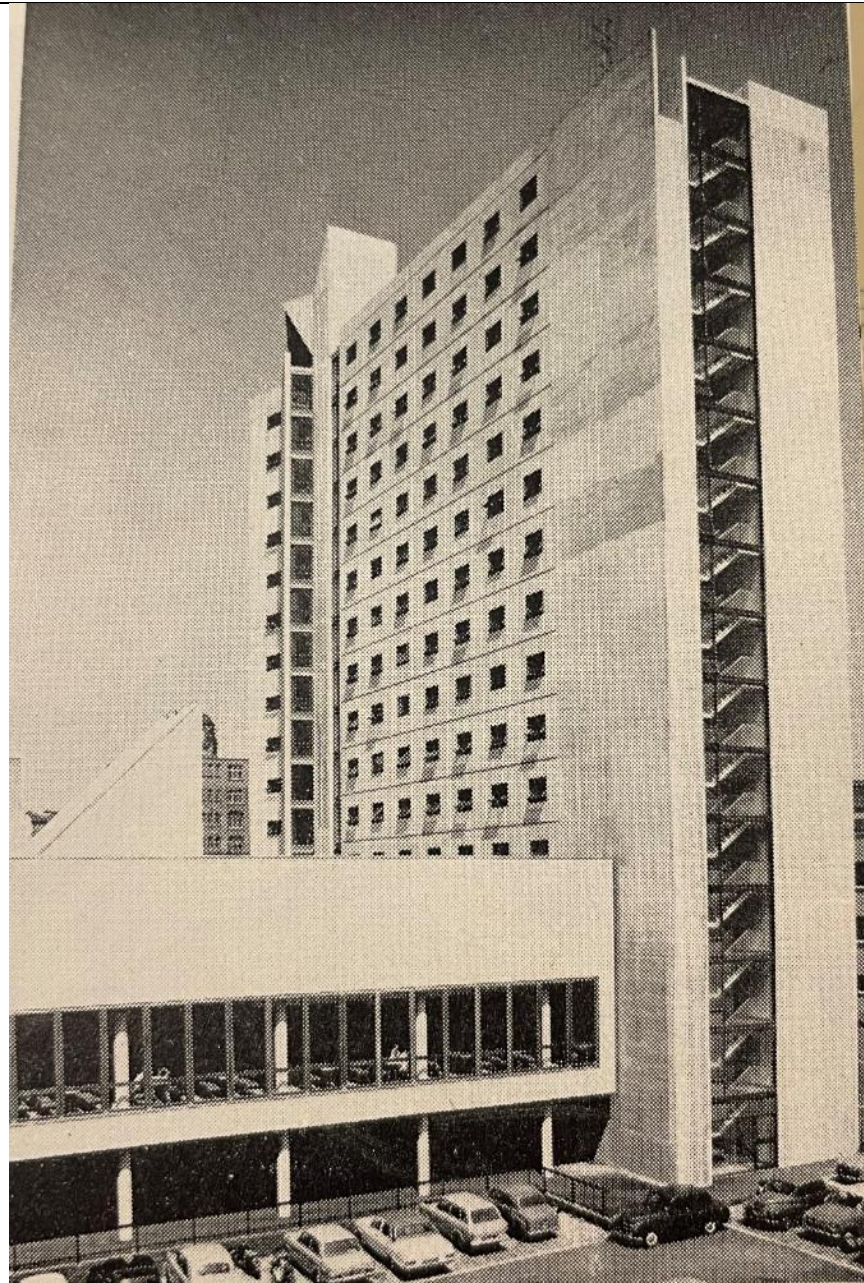


Figure 59: The junction of the podium and accommodation tower of the Student's Union Building. The splayed windows light the common room kitchen on each floor of the tower from 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives)



Figure 60: A view of the ground floor corner of the west elevation in 1972, showing the original deep window reveals and timber fins. (Source Flickr user kh1234567890)



Figure 61: A view looking through the ground floor entrance hall towards the original revolving doors in 1972 UMIST (Source Flickr user kh1234567890)



Figure 62: Ensegrity lighting by Anthony Yeomans. Photo by Sam Lambert. The large meeting hall at second floor level, caption reads: "...The lighting chandeliers of 10ft diameter spaceframes constructed of steel tubing and piano wire, by Michael Yeomans. The large hall which seats 500 has walls lined with acoustic hardwood panelling". Left – caption reads: "a typical study bedroom in the tower". From the 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives)



Figure 63: The small meeting hall at ground floor level of the Student's Union Building from 'The Architects and Builders News', July 1966 (source: Cruickshank & Seward Archives)



Figure 64: The first-floor dining room of the Student's Union Building looking south in c1966 (source: Cruickshank & Seward Archives)



Figure 65: The northern end of the first-floor dining room looking north-west in c1966 (source: Cruickshank & Seward Archives)

4.7.4 Butterfly Stair

The concrete, butterfly stairs is located to the south of Altrincham Street. The stair leads from Altrincham Street onto the landscaped square which forms a key nodal point within the UMIST campus. Archive records indicate the staircase was designed in 1961 to the design of Thomas Worthington & Sons.

The staircase was positioned at a central point, fronting onto the lawn which sat between the Renold Building (west), the Staff House (south) and the Barnes Wallis (east).



Figure 66: Looking over at the newly completed staircase, cobbled paving and reflective pool from the Barnes Wallace terrace in the early-1960s.

The 1955 report ‘*Manchester College of Science and Technology - Proposed Site for Development Scheme*’ stated the intended concept for the campus was to have varying multi-levels, open lawns and unobstructed and partial glimpsed views within and through the campus site, each being key considerations of Vivian Bowden and Hubert Worthington’s design concept for the new campus.

The perception of expansive views was aided by the multi-level nature of the arrangement across the site. The differing level changes between the original college (Sackville Street Building) and the new campus site to the south therefore required a principal staircase leading into the new development.

A central staircase leading from the elevated upper level of Altrincham Street, down onto the lower level of the new campus and its central bowling green lawn were thus integrated into the early masterplan concept. This is evidenced by early plans and models for the campus (**Figure 67, Figure 68 and Figure 69**), which convey various options for the form and appearance of the central stair.

One of the earlier options (1957) shows two simple stairs, running parallel with avenues proposed to run north to south. This option was superseded by a 'T' shaped stair in 1958, which, was a pre-cursor to the final option; the butterfly stair, which emerges by 1960.

The 'butterfly' design emerges in plans and models by 1960, presumably as a considered architectural response to the emerging masterplan and evolving architecturally-led design of the Site, allowing for easy access to the landscaped grounds at lower-level, and encouraging unobstructed and direct views to either the Renold Building (to the west) or the Barnes Wallis Building (to the east), depending on which flight the student decided to use.

The series of early masterplan draft plans illustrate the continuous cycle of optioneering and discussion which took place in the late 1950s. The arrangement of the buildings such as Moffat and its relationship to London Road and the arrangement of residential / lecture blocks differs across the options. Nonetheless, the masterplan recognised the need for open public spaces and breathability between buildings, with the main staircase having an important function of permitting access into the UMIST site from the raised level of Altrincham Street, whilst respecting the public spaces around the new buildings.

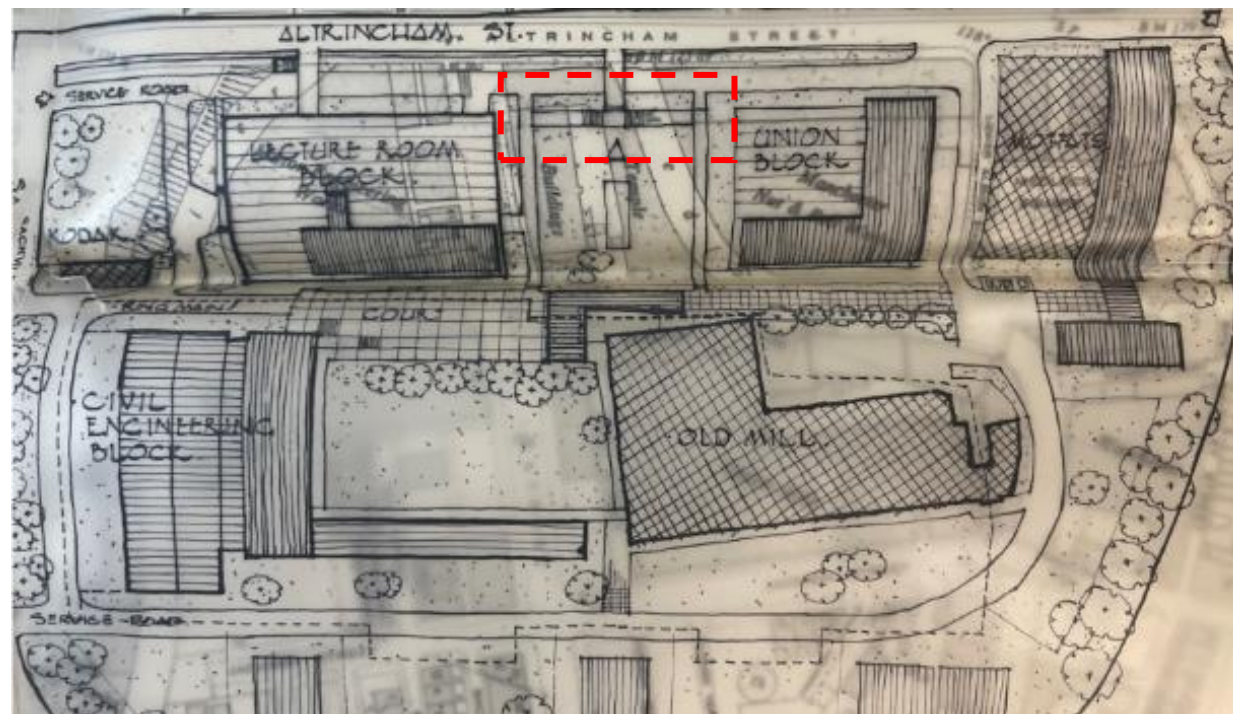


Figure 68: 1958, proposed site layout plan – scheme 4. Single 'T' shaped stair (not implemented). Source: MMU archives.

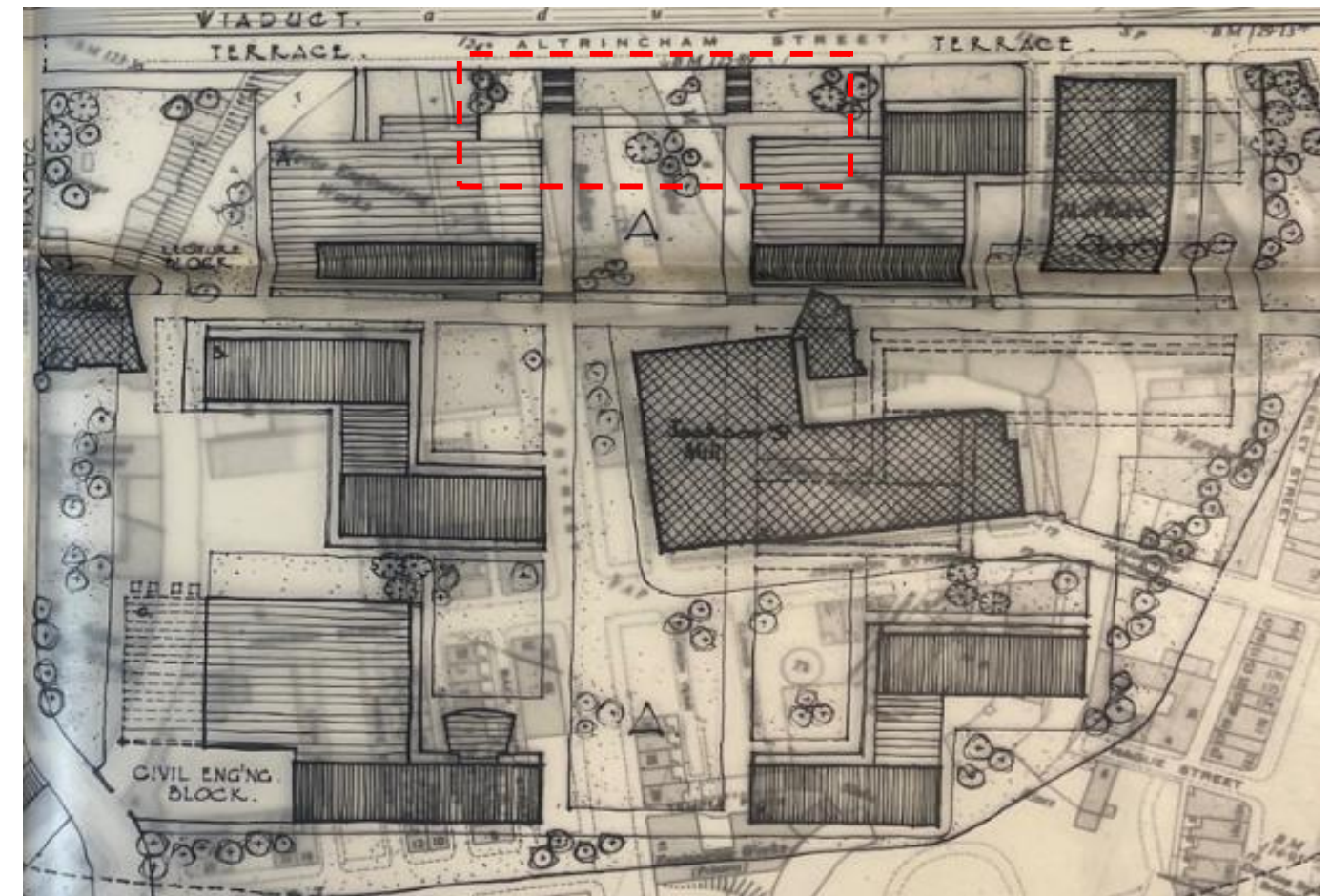


Figure 67: 1957, proposed site layout plan – scheme 3. Two stair version, leading onto two parallel throughfares (not implemented). Source: MMU archives.

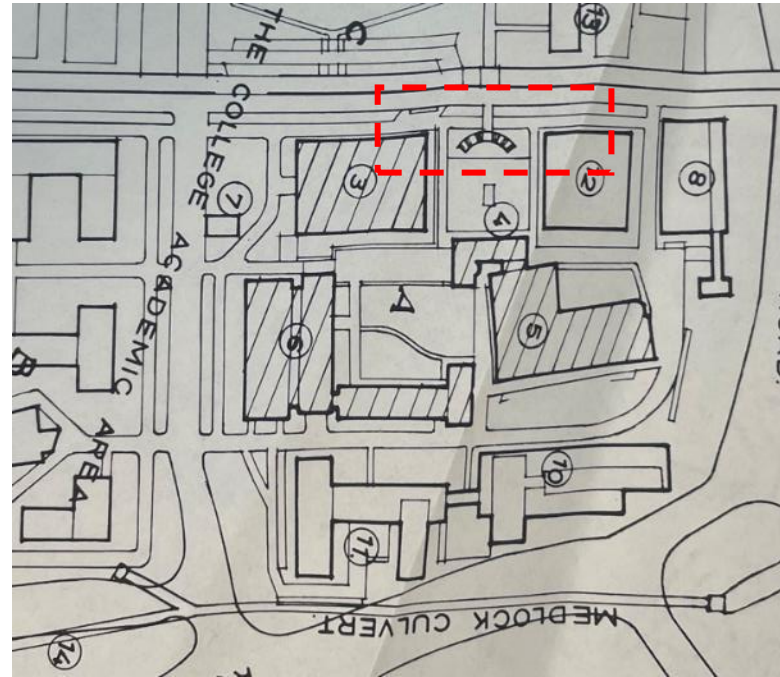


Figure 69: 1960, plan of UMIST site. Hubert Worthington. Featuring butterfly stair. Source: MMU archives.

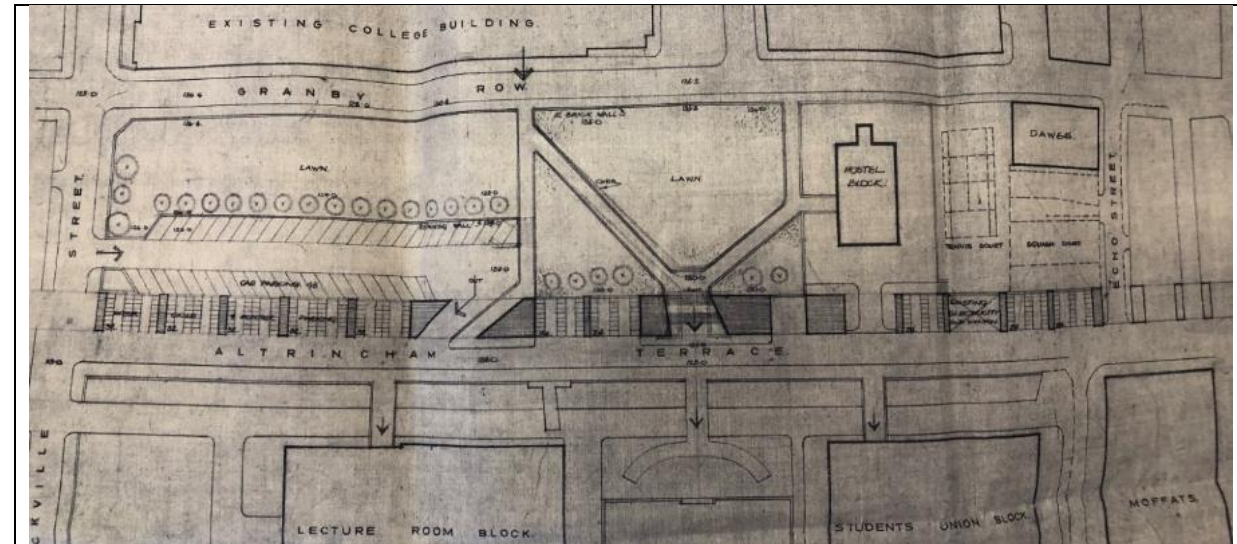


Figure 71: Plan of the staircase and approach pathways into the Site from the Sackville Building by Hubert Worthington, 27th April 1961. Source: Manchester Archives.

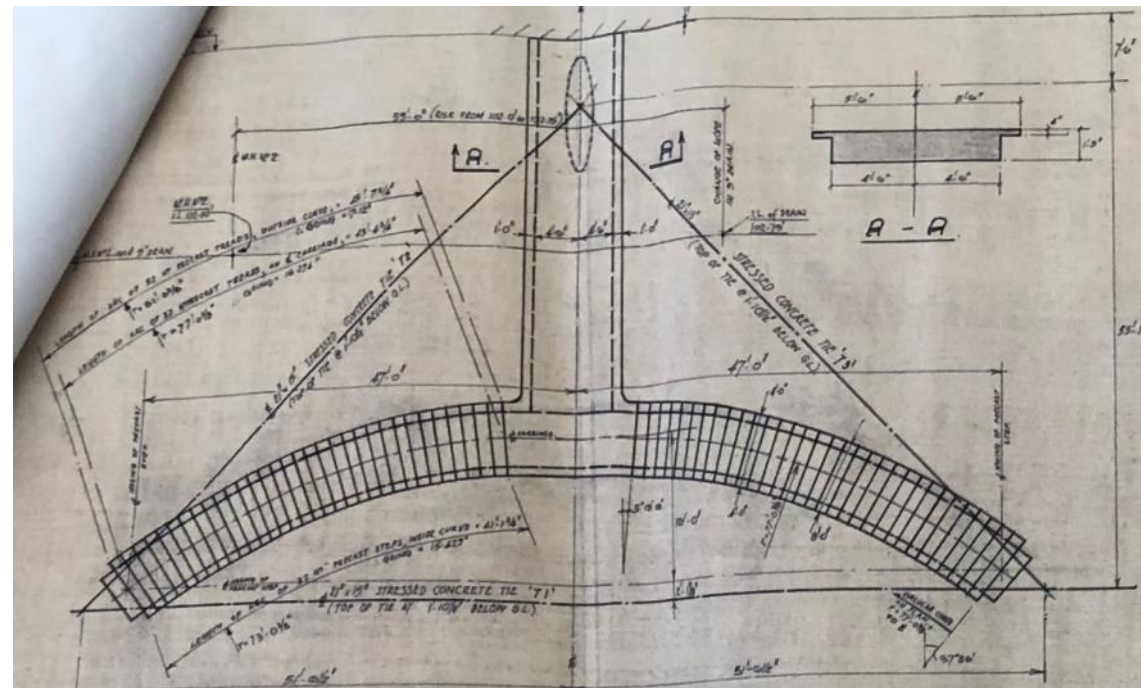
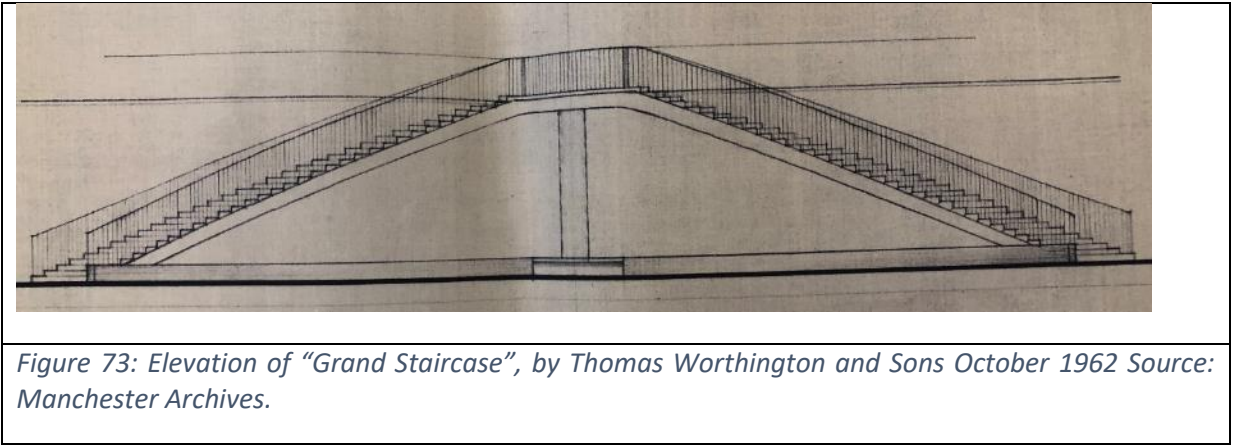
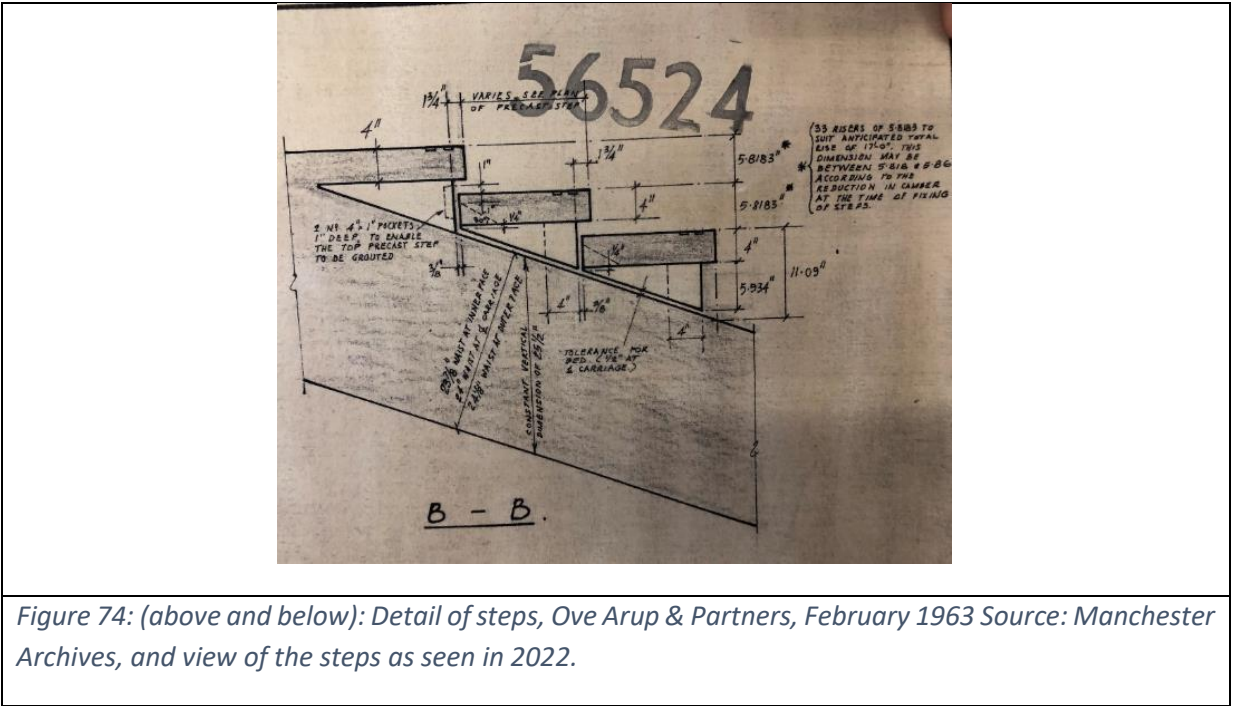


Figure 70: Layout of the staircase by Thomas Worthington and Sons August 1962 Source: Manchester Archives.



An article in the Manchester Guardian in August 1963 describes the staircase as being 100ft wide and built of concrete with cobbles and an ornamental pond feature at the base. The article goes on to describe the dynamic experience the staircase would deliver, stating:

“it will sweep down from a courtyard flanked by the old buildings, under the arch of the viaduct, through which the river Medlock used to run and on to a terrace.

The stairs will then cross a services road and divide into two unsupported spans; each 10 feet wide to carry pedestrians to the first lawns of the quadrangle of the new campus...the Renold lecture block and the staff house already overlook the other two sides and the foundations for the £750,000 student’s union are being dug to the other side”.

The green space to the centre of the quadrangle was originally a bowling green, comprising a flat, uninterrupted expanse of lawn that gave rise to an adjacent former college bar being named the ‘Bowling Green Tavern’ (later renamed the ‘Enigma Café’).

Aerial images from the mid-to-late 20th century illustrate the bowling green space prior to the relandscaping scheme which was implemented c.1990s, which saw the level bowling green being redeveloped with trees, hard landscaping/paths and raised planting. It was likely around this time the ornamental pond that featured beneath the butterfly stair was infilled and planted. The most recent adaptation of the garden was undertaken in 2011.



Figure 76: Concrete butterfly stair, pictured in 1965. The sweeping form of the stair and balustrade is represented well in the image. The ornamental reflective pool and cobbles described within the 1963 article above are also visible. The Barnes Wallis building is seen under construction to the right.

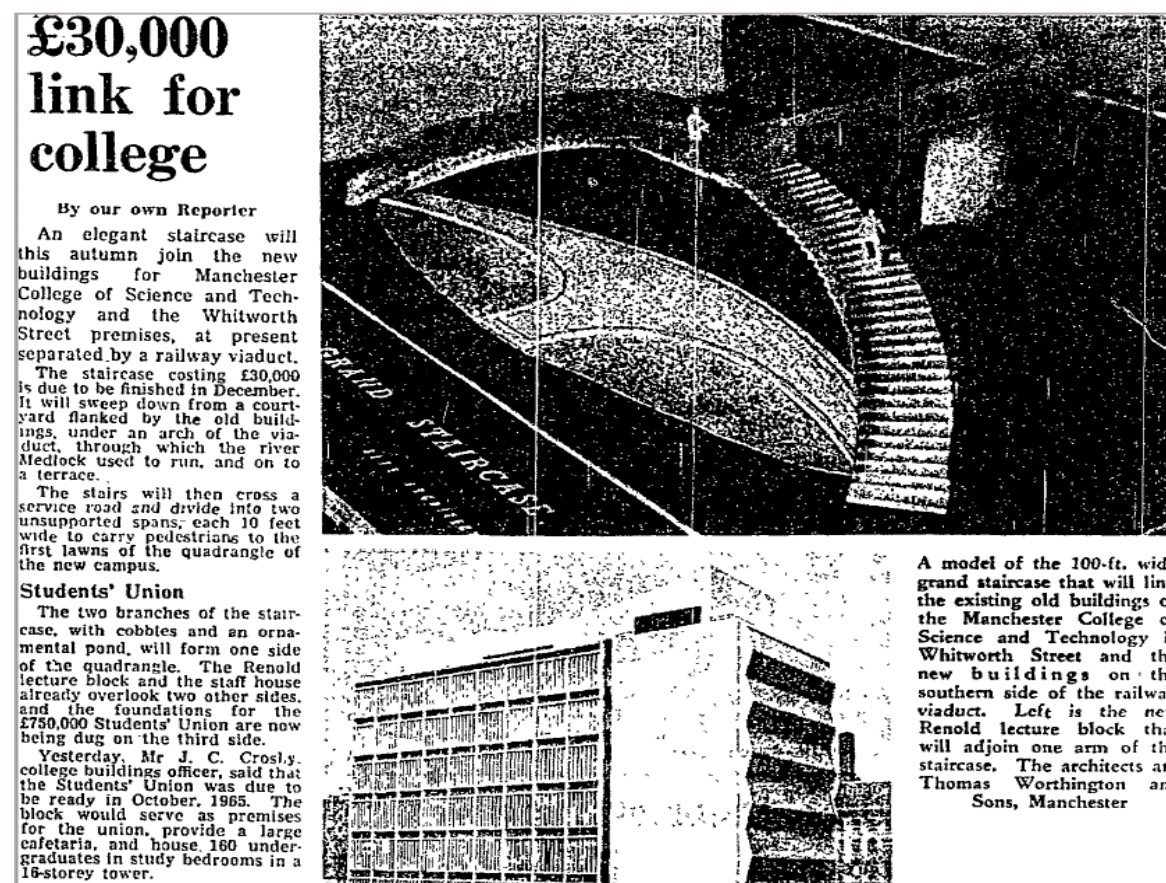


Figure 75: Manchester Guardian, August 1963. Source: British newspaper archive.



Figure 77: The butterfly stair pictured in 1965, viewed looking south-west towards the Renold Building from Altrincham Street.



Figure 78: Looking south-east from a railway viaduct arch on Altrincham Street towards the Barnes Wallis Building, showing the approach to the top of the butterfly stair in 1965.

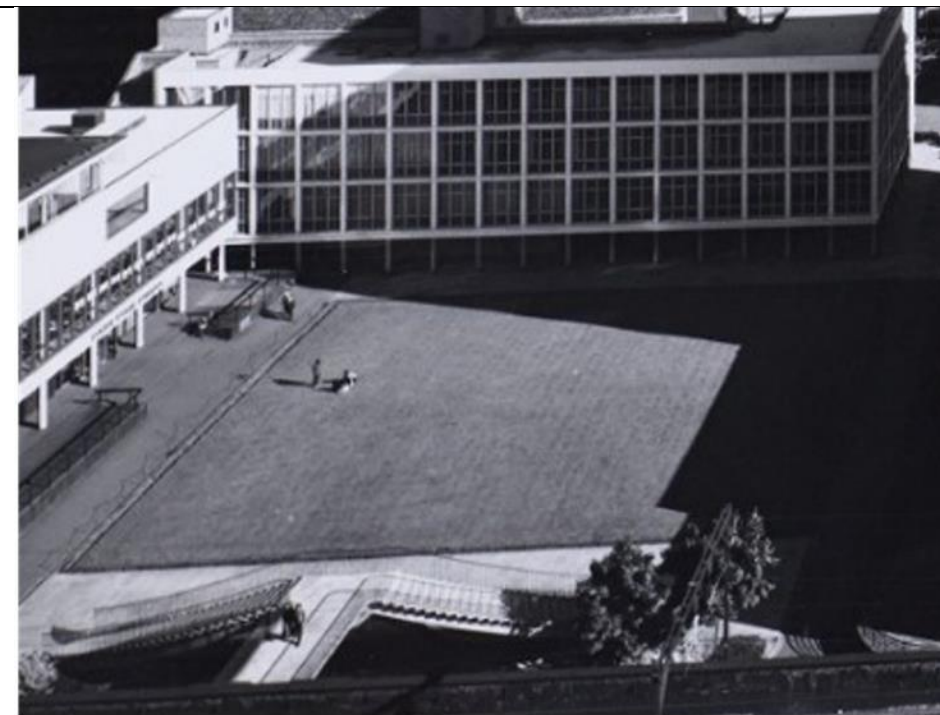


Figure 79: An aerial view looking south across the college quadrangle/bowling green in c1970), showing the butterfly stairs to the bottom of view. The Barnes Wallis Building encloses the green to the east (left) and the Staff House (now shown to be extended), encloses it to the south (centre).



Figure 80: A view looking east towards the Barnes Wallis Building from Altrincham Street in 1966, showing the clear level difference and how the staircase forms an artistic response to both the level difference but also the architecture of the newly completed surrounding college buildings, showing the original reflective pool beneath the stairs. (Source: The Architect and Building News, 27th July 1966)



Figure 81: 1970s postcard showing that the original pool beneath the stairs had been infilled by this date, with large stones placed on top.

4.7.5 Morton Laboratory (1966)

Originally constructed as the Chemical Engineering Pilot Plant in 1966, the building was designed by H.S. Fairhurst & Son. The building was renamed after Frank Morton, a professor of chemical engineering who studied at the Manchester Municipal College of Technology.

It was initially proposed as a purpose-built building for the Chemical Engineering department that fronted London Road and had its main entrance on to it. However, issues with compulsory purchase of land along London Road for proposed road widening were stalled and the College decided to revise plans for the east side of the campus and redesign the building at the lower ground level.

The purpose-built laboratory building is constructed with a steel frame and reinforced concrete. Blue engineering brick and smaller metal framed windows on the west and east elevations denote office and smaller lab spaces. The glazed north end of the building denotes the flexible open space to this part of the building where temporary grilles provide floor space depending on equipment/ rigs being used. The building is crowned by cooling plant above the roof.

Alterations to the building include the entrance/ lobby area to the south elevation and changes to the fenestration on the east and west sides of this, which are late 20th Century in date. Internally, the central staircase has a lift through the stairwell space and additional partition walls have been added to some of the office/ lab spaces as part of successive internal refurbishments/ changes in the use of spaces.

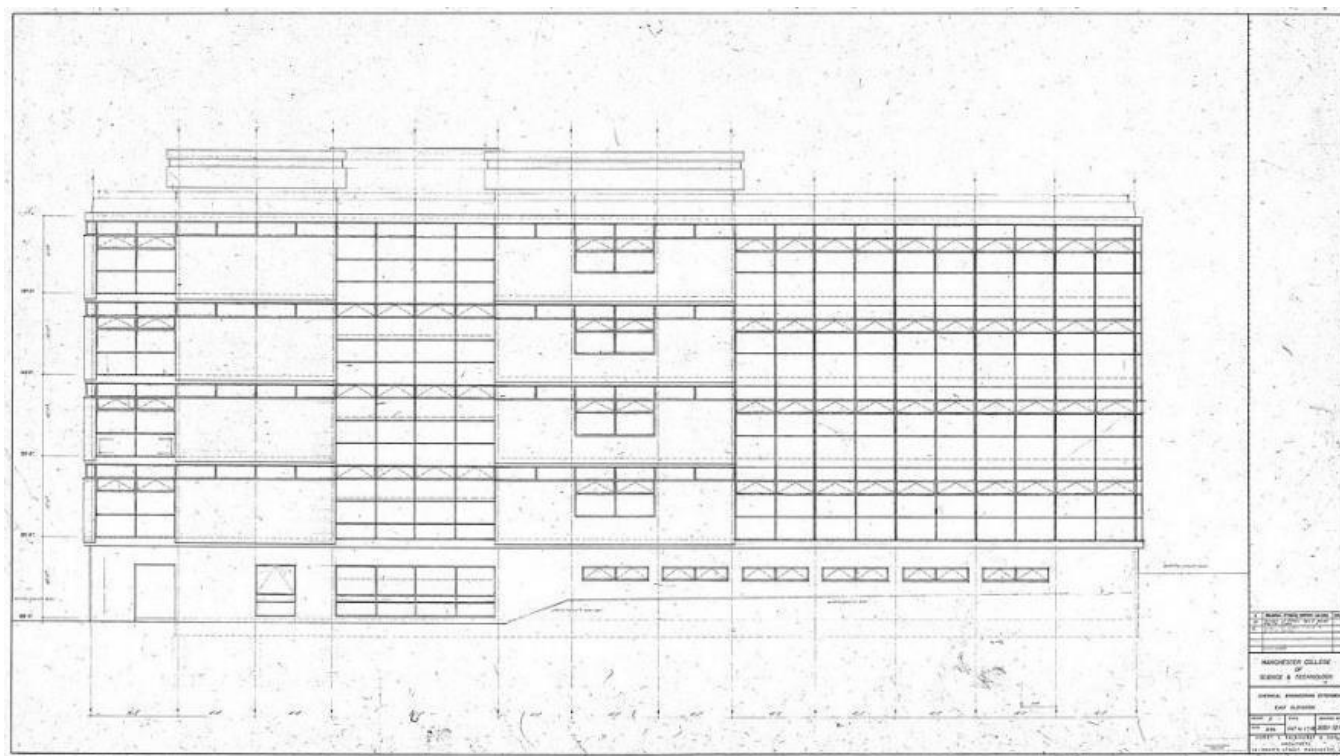


Figure 83: The original west elevation drawing of Morton Laboratory, 1960s. Source: Flickr user seva_nmb.



Figure 84: Morton Laboratory under construction c.1964, view looking north from London Road. Source: Manchester Image Archive.



Figure 82: 1973 aerial – remains of derelict building on London Road, showing the Morton Laboratory (outlined in purple) completed alongside the Hollaway Wall to the north-east. Source: Manchester Image Archive.

4.7.6 Hollaway Wall (1968)

The Hollaway Wall was established on the UMIST site in the late 1960s, forming one of the last components in what is comprised within 'Plot C'. The structure is not depicted on early mapping or model masterplans of the UMIST site and was a later addition to the masterplan to address the emerging issues at London Road. The wall was designed by artist Anthony Hollaway, who also worked with Fairhursts to design the concrete relief panels to the Chemistry Building (Faraday Building). Fairhurst was also partly responsible for the implementation of the Sculptural Hollaway Wall (1968) to the north-eastern aspect of the campus, just south of the railway viaduct.

The wall was designed to address the level change and acted as a barrier to the heavily trafficked London Road, thereby separating it from the campus. The design of the structure was intended to 'enhance weathering and texture' by the use of 'rough sawn formwork'. Hollaway himself speaks of this, *"the main endeavour was the decorative exploration in new ways of materials in common use and the inventive use of new materials emerging for purposes usually other than their expected application to the building industry"*¹⁷. The concrete wall was designed with a dual purpose as a piece of art and a functional buffer, defining the north-eastern boundary of the university campus.

As highlighted in the above section on the Moffat Building, the Committee minutes from UMIST's Planning sub-committee archive note that adaptation of the Moffat building was not very successful and resulted in substantial problems with failing brickwork. The minutes from the Committee suggest that the painting of the building white, and indeed erection of a wall to 'screen' the building (i.e. the Hollaway Wall) were done to mitigate the poor architectural quality of the building. Historic plans from Manchester archives further suggest the wall was established to provide a screen wall to Moffat and address the level change alongside the Chemical Engineering building and required service area. A covered lean-to was also proposed to site immediately behind the wall; this is visible in archival plans and in historic aerial imagery of the site. The exact function of the lean-to is not known, with the only note on the plans identifying it as a 'storage bay'. This structure has since been removed (date unknown).



Figure 85: 1973 aerial image, close range of Hollaway Wall, featuring a single-storey lean-to behind. The Moffat building is extended and painted white. Source: Manchester Image archive.

Whilst the listing description identifies the historic interest of the sculptural wall being derived in part from being an acoustic barrier, this function is not alluded to within the committee report or indeed any other identifiable source on the reasons for erecting the wall.

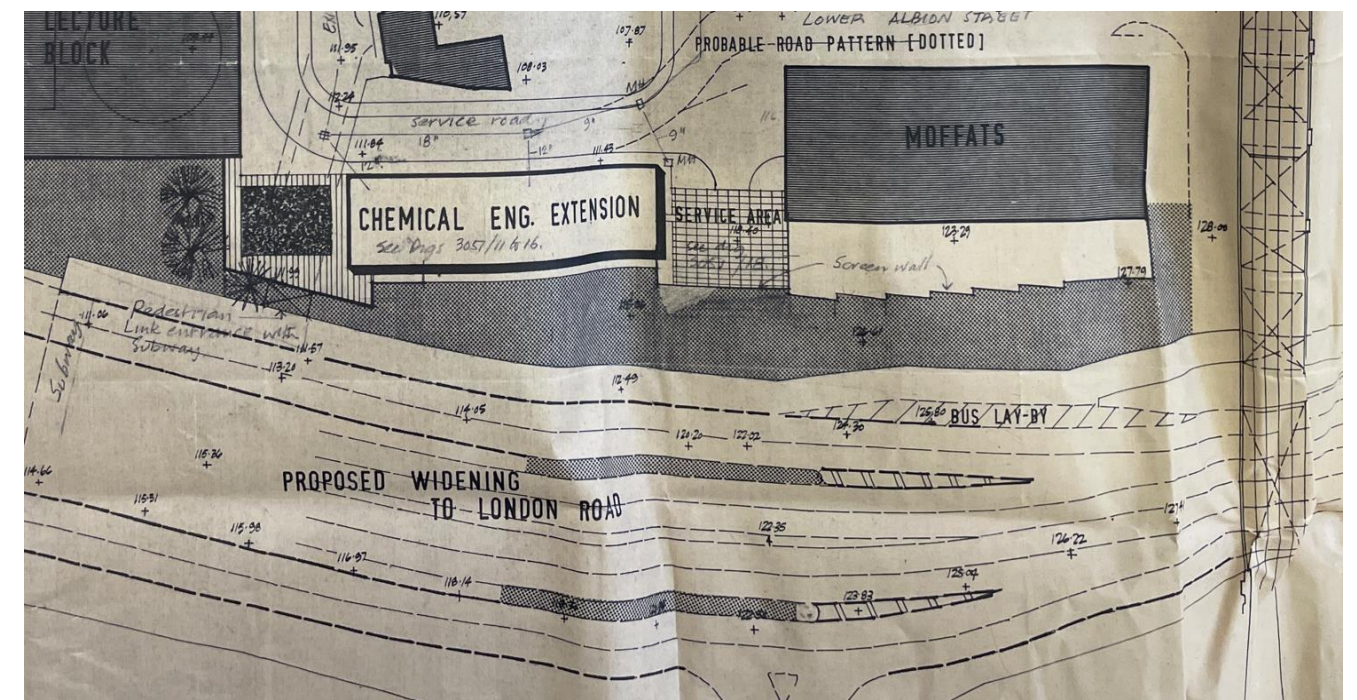


Figure 86: 1963 Chemical Engineering extension, preliminary development plan by H. Fairhurst & Son. Note, the expectation of the proposed widening of London Road and the identification of a 'screen wall' to the south of Moffats. Source: Manchester Archives, plan box no. 63687.

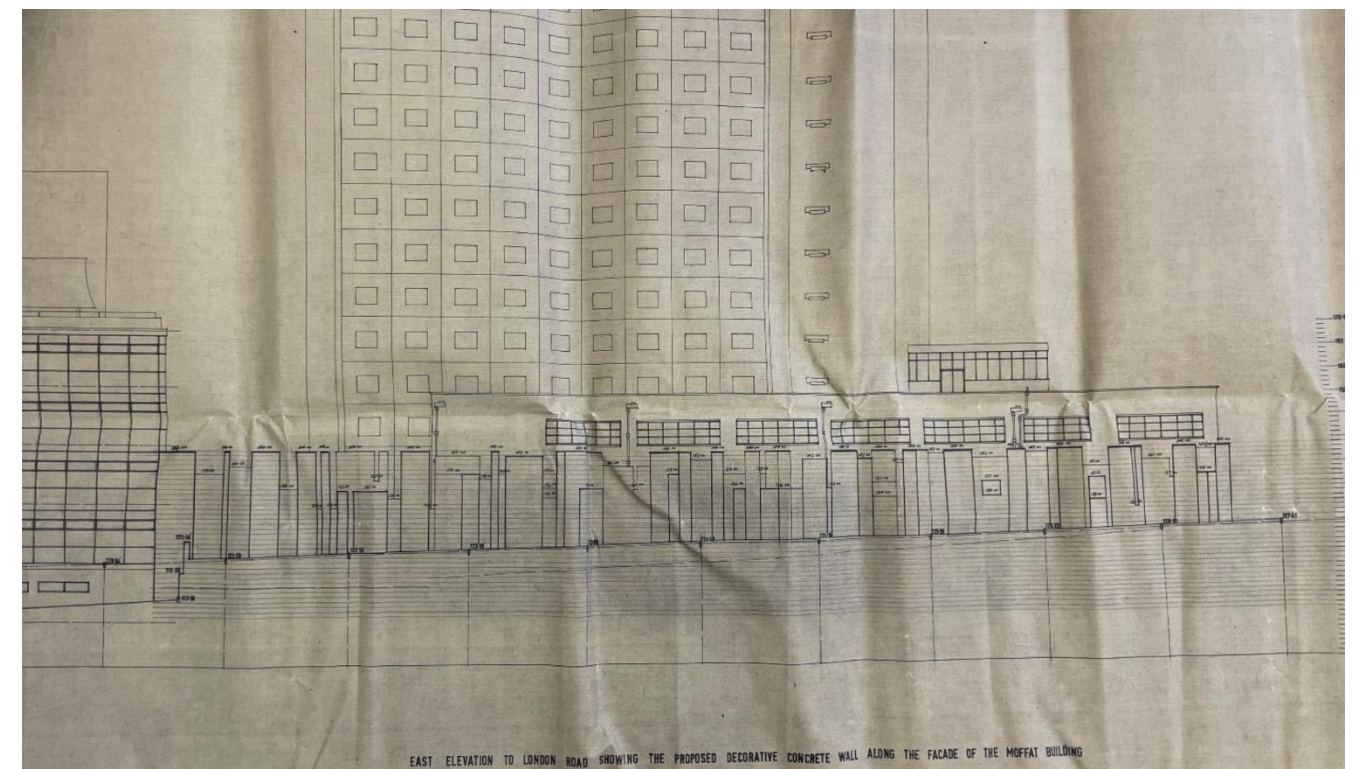


Figure 87: 1965 full section by H. Fairhurst & Son. East elevation to London Road showing the proposed decorative concrete wall along the façade of the Moffat building. Source: Manchester Archives, plan box no. 63687.

¹⁷ <https://c20society.org.uk/building-of-the-month/hollaway-wall-manchester>

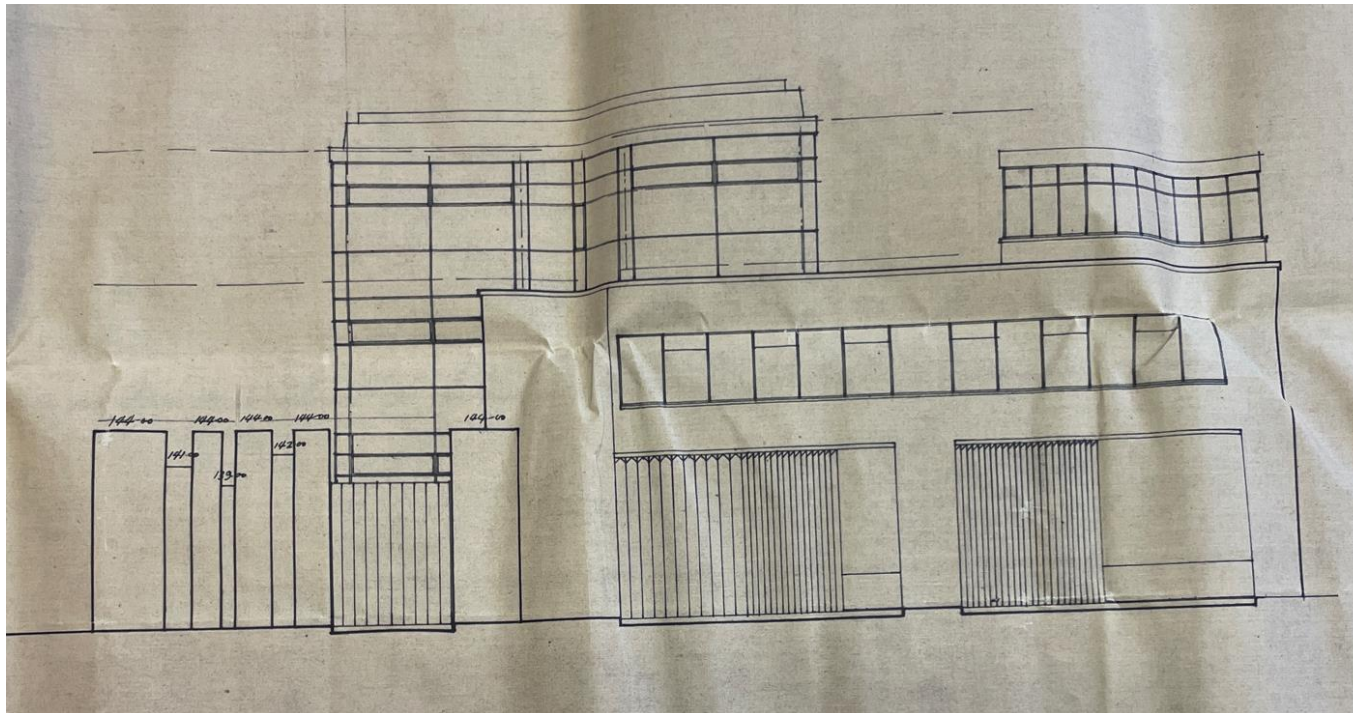


Figure 88: 1965 north elevation plan by H. Fairhurst & Son illustrating the interface between the Hollaway wall and Moffat building, with the Morton Laboratory behind. Note, the original timber panelled gated entrance into the area behind the wall. Source: Manchester Archives, plan box no. 63687.

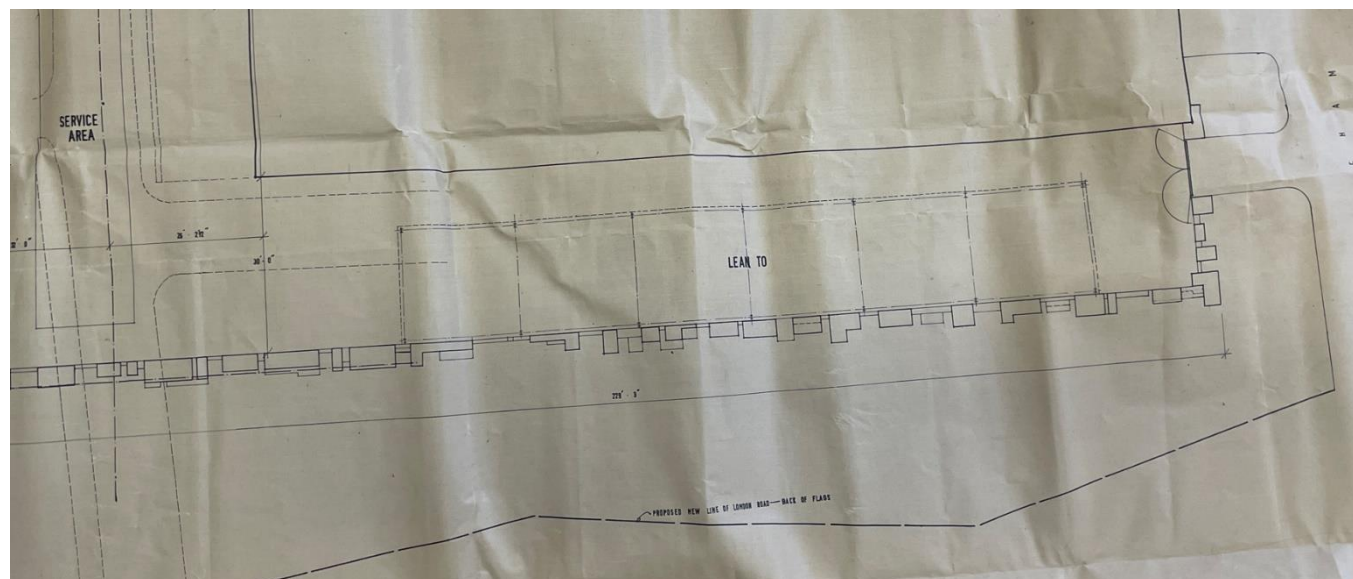


Figure 90: 1965 plan by H. Fairhurst & Son illustrating the lean-to structure affixed to the west of the Hollaway Wall. Identified as being used for storage. Source: Manchester Archives, plan box no. 63687.

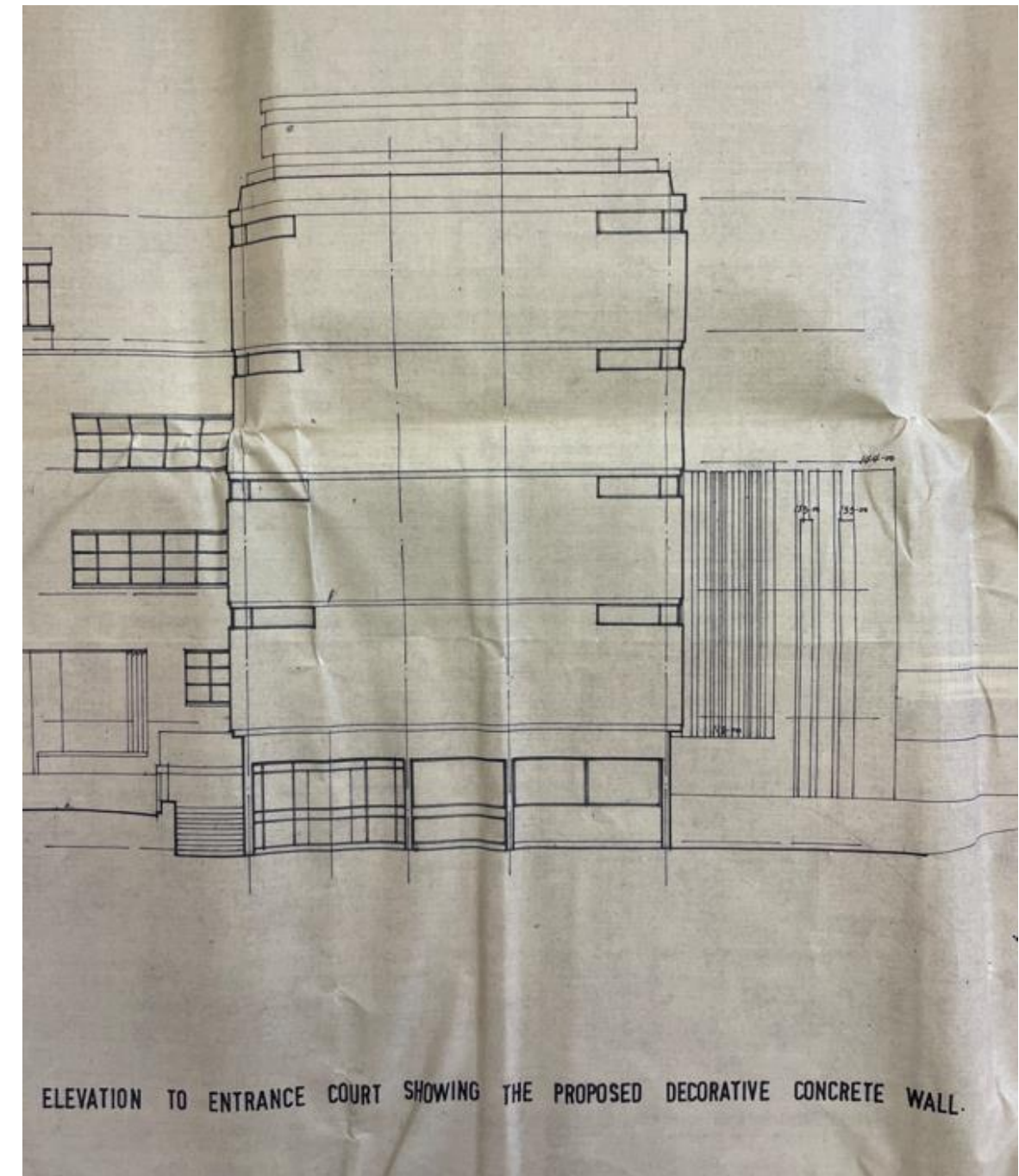


Figure 89: 1965 south elevation plan by H. Fairhurst & Son illustrating the interface between the Hollaway wall and the Morton Laboratory. Source: Manchester Archives, plan box no. 63687.

4.8 Summary of History and Development of Plot C

The Plot C site developed around the River Medlock in the 19th century, with the early character of the area largely developed with linear blocks of warehousing and dwellings, with some open fields and plots still evident at the cross section of Granby Row and Zara Street. The majority of these structures were demolished in the early 20th century to enable the aspirations for the UMIST site to come forwards. As part of these substantial works, the River Medlock was culverted.

The northern boundary of the Site came to be defined by the construction of the Manchester & Altrincham Railway Viaduct in the mid-19th century (c.1846-1849), this now provides a definitive boundary to the Whitworth Street Conservation Area, and a clear division of character between the original Sackville building / Vimto gardens to the north, and the modernist campus to the south.

The historical development section above has identified six buildings and structures which were developed in the mid-20th century as part of the wider UMIST campus development (listed below).

- Moffat Building (1950s structure, converted 1960s).
- Staff House (Manchester Meeting Place, 1959-1961 extended 1968)
- Barnes Wallis / Wright Robinson tower (1963-1964).
- Butterfly Stair (1963).
- Morton Laboratory (1966).
- Hollaway Wall (1968).

The Staff House was one of the first buildings to be developed, built to the design of Hubert Worthington and extended shortly after construction. This building was closely followed by the Barnes Wallis + Wright Robinson Building, which formed a landmark asset within the campus site, built to the design of Cruickshank and Seward, finished in their signature white concrete. The Barnes Wallis + Wright Robinson building was designed to be read alongside the Renold Building (largely outside of the Plot C boundary) to the west, and Chandos Hall (now demolished), to the north of the viaduct. The concept for a main staircase leading from Altrincham Street and onto the sunken campus is evident in the early stages of the campus masterplan (Hubert Worthington, 1950s), with the finalised design being the butterfly stair, which was erected in the early 1960s, enabling distinctive views of each building around the central bowling green.

The outlier within the Plot C site is the Moffat building, which comprises an earlier structure which was substantially redeveloped in order to accommodate the estates department.

Records of meeting minutes from the University Planning Committee reveal the issues with the Moffat building were challenging to rectify, with the brickwork continuing to fail, despite attempts to repair it (H. Fairhurst & Sons). Further issues derived from issues around the ground levels, a direct result of the River Medlock which was culverted prior to the campus development, paired with the unknown impact of the impending widening of London Road, as evidenced on early 1960s plans of the site. These issues were addressed by the construction of the Morton Laboratory (also known as the Chemical Engineering building) and the Hollaway Wall, which was collectively devised by H. Fairhurst and Antony Hollaway, to enclose the campus and address the long-running issues with the interface with London Road.

5. CHARACTERISATION APPRAISAL

5.1 Introduction

This section of the report describes the existing character of the Plot C site and its immediate setting, including a brief assessment of the wider ID Masterplan Site.

The aim of the characterisation appraisal is to identify the key aspects of the site which contribute to the area's historic and architectural interest, utilising the historic development section above to identify opportunities for change and enhancement, in conjunction with negative elements which would benefit from removal and/or enhancement. This section will assess the area's capacity for change by taking into account some or all of the factors regarding character and distinctiveness of the study area (e.g. spaces, public realm and the landscape, diversity/ uniformity in style, construction, materials, detailing, decoration and period of existing buildings and spaces, views into and from the site, green landscaping and current and historic uses in the area and the urban grain).

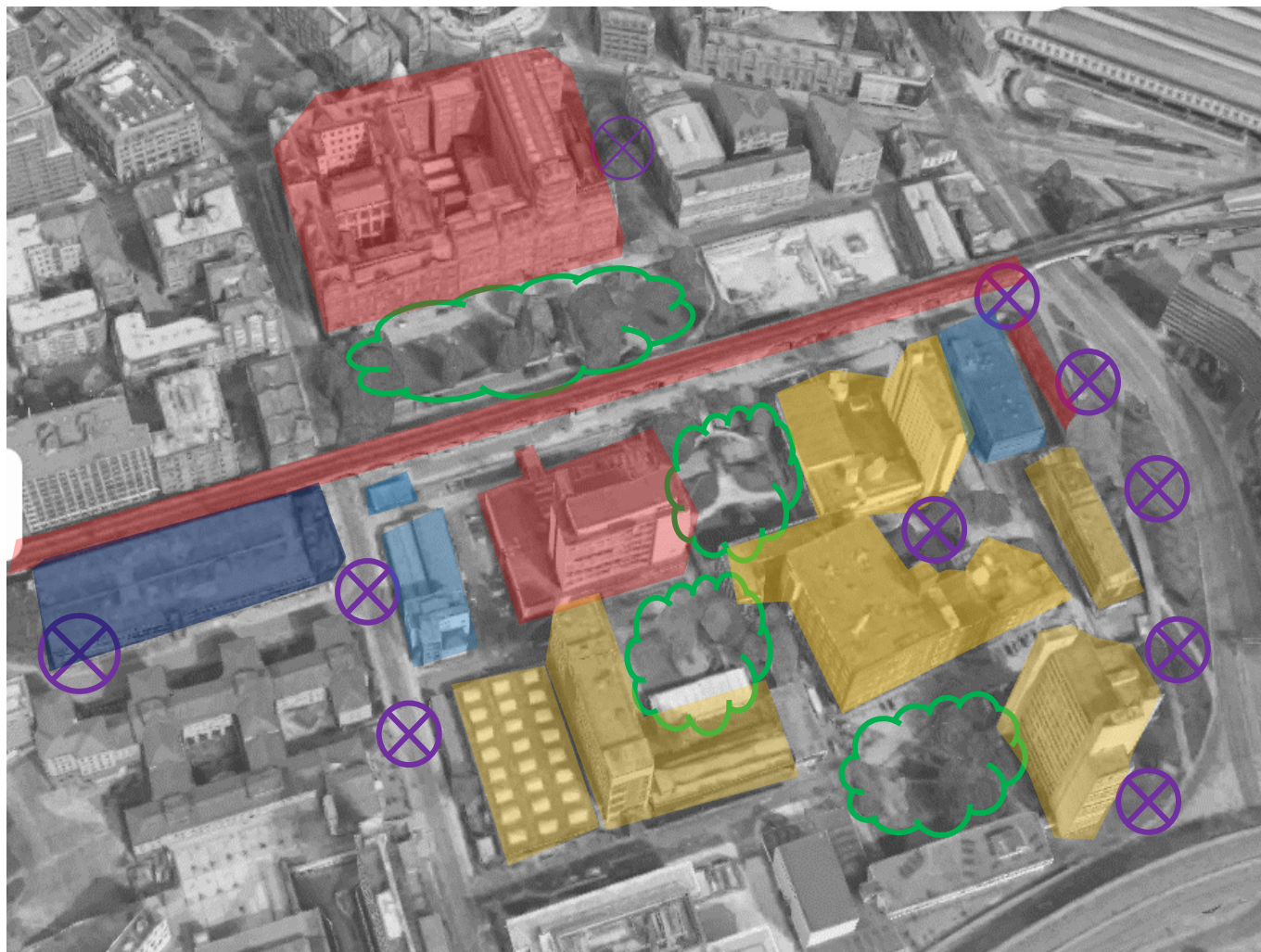


Figure 90: Character of former UMIST site (masterplan boundary in red).

Positive green spaces -  Negative spaces-  Listed Buildings – red
Non-Designated Heritage Assets yellow Neutral buildings – blue Negative buildings – dark blue

5.2 Plot C: general character and layout

Contribution of green space

The Plot C Site is focussed around a landscaped area which was originally a bowling green, this was re-landscaped in the 1990s, which saw the level bowling green planted with trees and the insertion of hard landscaping/paths and raised planting. It was likely around this time that the ornamental pond that featured beneath the butterfly stair was infilled and planted. The most recent adaptation of the former bowling green was undertaken in 2011.

Architectural and Historic qualities of buildings / use of materials

The butterfly stair is located to the north of the landscaped green and provides a focal point of sculptural interest with a dual purpose of addressing the level change from Altrincham Street. The butterfly stair permits key views onto the Barnes Wallis + Wright Robinson building, the Staff House and the Renold Building. As discussed in Section 6, each of these buildings (with exception of the Renold, which is Grade II listed) are considered to be of sufficient interest to warrant 'non-designated heritage asset' status, along with the Morton Lab, which is situated to the west of London Road. The Barnes Wallis and Renold buildings are of particular aesthetic value, with Cruickshank and Seward's use of white concrete dutifully applied, resulting in a defining character and a sense of group value.

The Moffatt building, located to the east of the Plot C site, presents a utilitarian architectural character and not of sufficient architectural quality or historic value to warrant NDHA status.

The prevailing material across the Plot C site is concrete and brick, with the former being of greater aesthetic influence. The Holloway wall is a concrete sculptural wall which bounds the Plot C site to the east and is listed at Grade II. The contrasting brick viaduct to the north is also listed at Grade II, together, these assets enhance the architectural interest of the site, but do present 'barriers' to the permeability around Plot C.

Form, setting and public realm

The form of the public realm around the Plot C site consists of the footways along Altrincham Street with the associated street furniture, street lighting and signage. Raised walkways and linkages allow for the former campus site to be understood and experienced as a successful emblem of post-war campus architecture. Variation in levels were designed to create visual interest, excitement and ease of bearings for students and teachers alike. These also allow for the ability to appreciate the aesthetic quality of the former campus buildings as a cohesive group.

Skyline views and vistas

There are two distinct skylines within the Plot C site: the historic roofscape to the north, that incorporates the Sackville Street building and ties it in to the historic urban form of the Whitworth Street Conservation Area, and the contrasting coherent cluster of the tall 1960s and 1970s buildings to the south side.

The cluster of the tall modernist buildings form an established landmark, especially when viewed from the elevated position of the Mancunian Way.

At street level, south of the MSJ&AR viaduct, views north and south along Sackville Street and London Road are fragmented and largely inactive. The intended 'openness' and 'breathability' around the central courtyard to Plot C is of significance, as it allows for the surrounding building to be understood and appreciated both in isolation, and as a cohesive group.

Negative factors and spaces

The public realm to the east of the Plot C site, around London Road, is an underutilised and largely inhospitable environment. This is partly due to the high degree of traffic but also exacerbated by the poor pedestrianised spaces

and streets. The Hollaway wall is enclosed behind high fencing, creating a sense of enclosure and separation from the public, thereby making a negative contribution to the ability to experience the asset in its designed setting.

An additional negative space is situated to the east and south of Barnes Wallis, this open space is angled away from Altrincham Street, illustrating the level change. The road network around Barnes Wallis is not a pedestrian friendly environment and is considered to detract from the experience of the surrounding buildings.

5.3 Wider masterplan: setting to Plot C

The wider ID Masterplan site, which forms the setting to the Plot C site, is physically and visually cut into two distinct parts by the Grade II listed MSJ&AR viaduct; to the north side is the elevated, the palatial Grade II listed Sackville Street building which forms a key element of the Whitworth Street streetscape as well as the backdrop to the former campus site to the south.

The south side of the masterplan site forms the coherent complex of buildings that were developed for the university in the 1960s-70s. Some of the ‘character-defining’ attributes of the southern aspect of the site (south of the viaduct) include: landmark buildings of pre-cast concrete set within open, landscaped spaces; clean lines and variation in levels; covered and colonnaded walkways; interrelationship of these buildings and structures can be understood through a balanced variety of glimpsed and wide-reaching views.

The interrelationship of buildings and spaces are understood and experienced as a collective group through connective views, enhanced by the variation of levels throughout the site. Raised link-bridges, viaduct arches and exposed, glazed stairwells throughout the former campus site enable this visual experience and sense of permeability. This is one of the most successful and defining characteristics of the post-war campus, which embodies the combined accomplishment of W.A. Gibbon, H. Fairhurst & Sons and Worthington’s architectural vision.

The distinctive segregation of pedestrian spaces and trafficked areas align with the core principles identified within the UMIST ethos, this approach is a distinctive characteristic of post-war universities across the country.

Whilst the historic street pattern of the area has been heavily eroded, Altrincham Street remains as an elevated walkway and a reminder of the historic topography of the area, as it sloped down to the former riverbanks of the River Medlock.

The south side of the site is not integrated into the urban form of the rest of the city; this is exacerbated by the lack of active frontages to Sackville Street and London Road. The lack of integration also creates the sense of inaccessibility and lack of permeability across the site. However, contrary to this, once inside the inward-looking site, spaces and buildings are linked by a series of green courtyard spaces.

The key areas of public realm within the wider setting of Plot C include the well-maintained gardens (Vimto Gardens) and secondary courtyards which contain a variety of pieces public art. Some of the key items of interest include: Vimto Monument (1992); Technology Arch, (1989); Archimedes (1990); the insulator family (1987) and the Mechanics Institute Sundial, Renold Building (1974) replica of the presented to UMIST by Lord Bowden the principal to mark the 150th anniversary of the Institute (refer to **Table 2**).

Table 2: Public Art		
		
		
<p>Description: the campus has a varied selection of pieces of art and other structures that provide coherence and amenity value to the spaces. From top left-to-right; Vimto sculpture, 1992 by Kerry Morrison, marking site of factory where the drink was first made. Parabolic metal cables, 1984, Archimedes, 1990; remains of the Havelock Mill c.1840s and the double flight of steps from Altrincham Street into the garden courtyard c.1961; the Insulator Family, 1987; and the Mechanics Institute Sundial on the Renold Building, 1974.</p>		

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

The purpose of this significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site and any other relative heritage assets which have the potential to be affected by its redevelopment.

The significance appraisal will inform the subsequent Heritage Impact Assessment ('HIA') at Section 7 which considers the effect of the Proposed Development upon the fabric, setting, and significance of the heritage assets identified at Section 2 of this report. This in turn allows, in a planning policy context, the extent of 'harm' upon any heritage asset (whether designated or not).

6.2 Methodology

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, '*Statements of Heritage Significance*'. Historic England's '*Conservation Principles Policies and Guidance*' (2008) and the revised guidance on '*Setting of Heritage Assets*' (as reissued in December 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

<p>➤ 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.</p>
<p>➤ 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.</p>
<p>➤ Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, 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</p>

The definitions outlined in Table 3 (below) disaggregate the individual components which make up the significance of each building (whether designed or not) in relation to historic interest, architectural and artistic interest, archaeological interest and group value.

It will be clear designated heritage assets are of intrinsically higher significance and are afforded greater weight in Planning terms.

Table 3: Definition of significance terms used in this Heritage Statement

<p>High heritage significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are fundamental to the understanding of the Site's design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest.</p>
<p>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 Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.</p>
<p>Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively negligible contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's historic or artistic values.</p>
<p>No significance /Detrimental features and elements that do not contain any special interest. These can detract from the significance of the Site and maybe evidence of poor craftsmanship or ad-hoc refurbishments.</p>

6.3 Designated Heritage Assets (Plot C)

In the context of the Proposed Development, and as established at Section 2 of this report, the Plot C site contains two listed buildings (MSJ&AR viaduct and Hollaway Wall, both Grade II) and is partly contained within the boundary of the Whitworth Street Conservation Area. The following section provides an overview of their special architectural and historic interest, including any contribution made by their existing setting. This baseline assessment of significance will inform the ensuing HIA (Section 7).

6.3.1 Manchester South Junction and Altrincham Railway Viaduct (Grade II)



(c1880), the Grade II listed stations of Manchester Oxford Road (1958-60) and Deansgate (1896), and the Grade II listed former goods offices (c1850-60) and train shed (c1881) at Manchester Piccadilly Station.

Contribution of setting to significance: The Grade II listed railway viaduct forms one of the few remnants of 19th century fabric within the campus site. The realisation of the 1960s masterplan at the former UMIST campus saw significant change within the setting of the railway viaduct, resulting in a much-altered composition. The collection of post-war buildings is not however, considered to form a negative component within the setting of the listed viaduct, as the composition of the buildings complements and integrates the historic structure into the wider site.

The viaduct forms the southernmost aspect of the Whitworth Street Conservation Area and is considered to make a minor positive contribution to its character and appearance. The Listed Building is of medium significance overall (refer to 'heritage spectrum' – **Table 9, Appendix II**).

Summary of special interest (Historic England List Entry - 06-Jun-1994, Date of most recent amendment: 26-Feb-2013): Railway viaduct for the Manchester South Junction & Altrincham Railway Company, 1846-9, constructed by David Bellhouse Jnr. Red brick with some small sections of blue brick, sandstone dressings and cast-iron bridges.

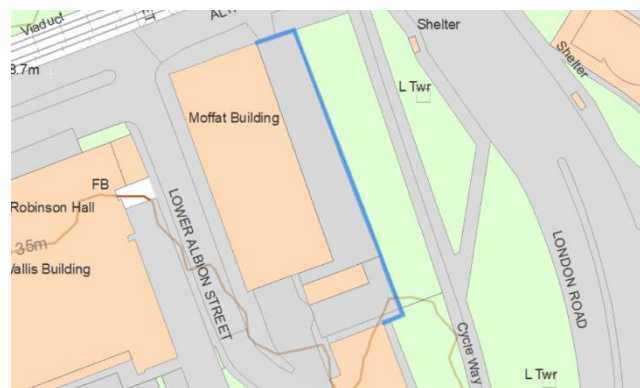
** Design interest: it is an impressive 1 3/4 mile long urban viaduct incorporating a series of well-detailed bridges; some with highly decorative Gothic-style ironwork;*

** Date: it is an early example of a railway viaduct dating from the second phase of railway development - the period from 1841-50 often referred to as 'railway mania' - in which commercial speculation and competition for routes led to the rapid construction of lines and expansion of the railway network;*

** Historic interest: the viaduct forms an important and integral component of the Manchester South Junction & Altrincham Railway, which was one of the country's earliest suburban railways, and Manchester's first; helping to bring this form of transport to the hinterlands;*

** Group value: the viaduct has strong group value with neighbouring railway structures (both contemporary and later), including two other railway bridges crossing the River Irwell (the 1830 Grade I listed stone bridge and the 1869 Grade II listed girder bridge) and their associated viaducts, the Grade II listed Castlefield Viaduct*

6.3.2 Hollaway Wall



Summary of special interest (Historic England List Entry: 10-Jun-2011): Design quality: It has an imposing and striking sculptural Brutalist design that combines both special artistic and architectural interest.

*Artist and architect partnership: It was designed by the highly successful artist Antony Hollaway in collaboration with the notable regional architect Harry M Fairhurst, and symbolises the inter-woven relationship of artist and architect that was pioneered by Hollaway and William Mitchell through their work as Design Consultants to London County Council's Architect's Housing Division in 1959-68

*Dual function: It is a good and rare example of 1960s public art design that also incorporates a functional purpose as a sound buffer; reflecting Hollaway's philosophy of combining public art, form and function

* Historic Interest: The wall's functional role as a sound buffer is of historic interest as it illustrates a concept introduced in the 1950s and 60s of separating people from the noise and visual and physical intrusion of vehicular traffic, following a rapid and substantial rise in car ownership

* Constructional and technological quality: It is constructed of high-quality concrete to engineering standards, and demonstrates the skills and methods developed by Hollaway during the 1960s in the research he led for the Cement & Concrete Association.

Historic Interest: The sculptural concrete wall at London Road was constructed in 1968 to the designs of the artist Antony Hollaway (1928-2000) and was commissioned by the University of Manchester Institute of Science & Technology (UMIST). Hollaway's design was developed in collaboration with the architect Harry M Fairhurst. This partnership produced many commissions from 1963, including concrete relief panels on one of the university's nearby buildings (the Faraday Building), and stained-glass windows in Manchester Cathedral. The wall at London Road was designed as a sound buffer, and the constructional techniques and rough sawn formwork employed were intended to enhance the wall's weathering and texture.

Architectural & Artistic Interest: Hollaway was amongst the pioneer artists to work with the London County Council (LCC) Housing and Architects' Departments and to lead research at the Cement and Concrete Association (CCA) at Wexham Springs.

Many of the structures similar to this, by artists, were retaining walls. This was designed as a sound buffer. As such, this particular wall has more 'object' status as it stands upon its field rather than embedded within. The work was designed to 'enhance weathering and texture' by the use of 'rough sawn formwork'.

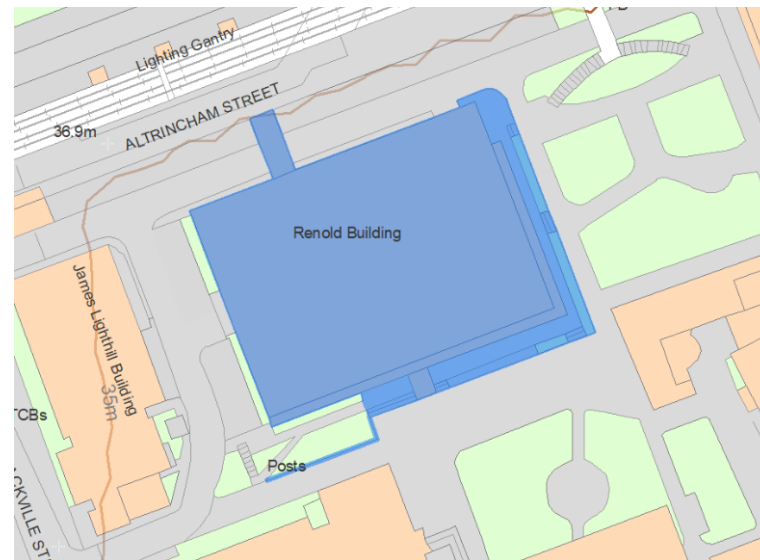
Hollaway held patents for 'extruded decorative concrete', 'polystyrene shuttering', 'urea formaldehyde shuttering' and 'resin mix extrusions' in various specific forms. He acknowledges the influence of Corbusier when developing his work with concrete. The role of the CCA and LCC testing departments in the development of his knowledge is clear.

The high architectural, artistic and historic interest of the building has been recognised by its listing at Grade II. The Listed Building is of high significance overall ('heritage spectrum' – **Table 9, Appendix II**).

Contribution of setting to significance: The Hollaway Wall was designed as a sculptural buffer, creating a tangible barrier between the campus and London Road. The wall is located directly adjacent to the Moffat Building and the Morton Laboratory and can be seen alongside the MSS tower in mid-to-long range views travelling along London Road. The existing setting makes a negative contribution to the ability to appreciate the special interest of the sculptural wall, with high fencing limiting visibility and public access. Initial research suggests the wall was designed to screen the Moffatt building and address the drastic level changes between the campus and London Road, thereby forming both a sculptural buffer and functional retaining wall. The significance of the asset derives from its expression as a piece of sculptural art, which conveys Hollaway's innovative approach to concrete to create a functional retaining wall of rough sawn formwork. Whilst the wall was always designed to be a utilitarian art piece, the public realm around London Road is an underutilised and largely inhospitable environment, this is partly due to the high degree of traffic but also exacerbated by the poor pedestrianised spaces and streets. A row of semi-mature trees is situated to the grassed land to the east of the wall and are thought to have been planted when the wall was erected, whilst these screen the wall to an extent, they form part of the natural evolved setting. The Hollaway wall is currently enclosed behind

modern high fencing, creating a sense of segregation from the public; thereby making a negative contribution to the ability to experience the asset in its designed setting.

6.3.3 Renold Building (Grade II)



Summary of special interest:

A block for lecture theatres, originally designed in 1958 for the Manchester College of Technology by W A Gibbon, a partner in the firm of Cruickshank & Seward, with his assistant Gordon Hodgkinson, and built in 1960-1962. The structural engineer was S S Heighway of Ove Arup & Partners and the acoustic consultant was Hope Bagenal.

The building contains a large abstract mural, also designed in 1958, by Victor Pasmore, executed in 1968. The institution was renamed the University of Manchester Institute of Science and Technology (UMIST) in 1966.

The Renold Building of 1958, built 1960-1962, designed by W A Gibbon with Gordon Hodgkinson, of Cruickshank and Seward, for the Manchester College of Technology (University of Manchester Institute of Science and Technology (UMIST) from 1966), is listed at Grade II for the following principal reasons:

Architectural interest: * as the first purpose-built lecture block in an English institution of higher education, which proved particularly influential on buildings at post-war technical universities, such as Brunel University and Leeds; * its slab-and-podium design, one of the earliest examples in England and a pioneering use in an educational setting. * its innovative and efficient planning, with nine lecture theatres stacked vertically to save space, enabling large numbers of students to reduce time moving between separate buildings and to be taught in better-equipped theatres; * its strikingly Modernist and sculptural design notably the zig-zag profile of the east wall, transparent stair tower, and bold concave curve to the rooftop plant. * for the contrast between white concrete and Portland stone and brick and terracotta, as found in Manchester's 19th century buildings; * much of the interior layout remains, most notably the lecture theatres, as well as many fixtures and fittings; * Cruickshank and Seward were an important local practice and W A Gibbon's Renold Building, designed in consultation with the university's principal, Dr Bowden, was the College of Technology's statement building, epitomising the distinctive technical character of the campus; * the survival of a large abstract interior mural, a rare and important work in this medium by Victor Pasmore, a leading British artist of the postwar period.

Historic interest: * UMIST was one of the most prestigious technical colleges of the post-war era, accorded university status in recognition of its strategic importance in the national development especially of Cold War technology.

Group value: * the Renold Building and Antony Hollaway's listed Sculptural Wall (NHLE number 1400857) have group value as integral components of UMIST's post-war campus.

The reference to Group Value relates to the association both listed structures have with the historic development of the former UMIST campus rather than a direct visual relationship, which is, as existing, not present/ understood. Neither structure can be seen in conjunction with each other and have always been visually segregated by existing campus buildings, notably the Barnes Wallis / Wright Robinson Tower and the Moffat Building. As a consequence, they each make a neutral contribution to the others setting and do not retain any additional 'group value' through other key attributes of heritage significance, including architectural interest, aesthetic interest or archaeological interest; with the limited interest as a 'group' derived from wider historical associations with the UMIST Campus.

Mapping Note: the terrace walls, steps, in-built planters and the fully-paved areas are mapped. The terrace peters out at the west end of the south elevation and so only the definable front wall is mapped here.

Contribution of setting to significance:

The building responds to its intended use and multi-level position on the campus by using thick concrete walls to theatres to control noise levels from the building but also from the adjacent railway line. The Renold is understood and appreciated as a prominent building of high architectural quality among a series of modernist

buildings arranged around the central quadrangle (former bowling green). The levels across the campus and from the neighboring viaduct, allow for glimpsed views of the Renold building, which has a strong visual prominence by virtue of its 'zig zag' eastern façade. The composition of modernist buildings, particularly those which share a similar architectural character with the use of white concrete, such as the Barnes Wallis / Wright Robinson Tower and Butterfly Stair, make a positive contribution to the setting of the Renold Building. The open expanses of green space to the south and east of the lecture theatre block permit the intended 'breathing space' around the building, and thus also make a positive contribution to the setting of the building.

6.3.4 Whitworth Street Conservation Area

The conservation area was designated by the City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the above viaduct.

By the middle of the 19th century, Manchester had witnessed world-wide recognition by virtue of its success in the textile trade. This led to the subsequent need to build warehouses of sufficient quality to represent the growing recognition and demand. By the mid-to-late 19th century, the area around Whitworth Street had become developed with six-seven-storey buildings, complete with opulent and deeply modelled facades, principally of redbrick and terracotta. The rear elevations of these buildings were typically faced in glazed white brick. The great height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon-like atmosphere.

The Princess Street warehouses are relatively early in date, and for the most part are relatively plain and simplified developments of the Italian palazzo style. By the time the Whitworth Street warehouses were built, the Edwardian penchant for decoration was at its height, and the technology for constructing buildings with a steel or reinforced concrete frame enabled them to be taller than before. These later buildings also tended to abandon the use of traditional brick as a wall material and instead favoured the then fashionable faience or glazed terracotta, which lends itself to rich decoration. The successful architectural quality of the former warehouse buildings along Whitworth Street, Princess Street and Chorlton Street are further recognised by their listed building status. The concentration of listed buildings around Sackville Gardens and in the immediate streets beyond convey the significant character and appearance of the area.

The designated area is thus considered to yield high architectural, artistic, historic and archaeological interest. The Conservation Area is considered to be of **high significance overall** ('heritage spectrum' – **Table 9, Appendix II**).

Sackville gardens comprise a significant and central greenspace within the designated area, just north of the Grade II Sackville building. The gardens benefit from the Alan Turing memorial at their centre, with the 'Beacon of Hope' memorial to the north. The collection of mature trees and sense of enclosure from the surrounding warehouses further enhance this key public space. The listed building further benefits from the expanse of green space to the south; known as Vimto Gardens. This area was designed to allow some breathing space for the college building and has since benefitted from landscaping improvements and public displays of art (such as the 1992 Vimto sculpture).

The collection of post-war buildings to the south of the railway viaduct are glimpsed into select views from the railway viaduct, but are segregated from the prevailing, 19th century character of the Whitworth Street Conservation Area. The post-war buildings currently make a positive contribution to the overall significance of the designated area by virtue of their positive composition in both inward and outward facing views. Please refer to the key views section for further detail.

6.4 Non-designated Heritage Asset assessment (Plot C site)

6.4.1 Local Heritage Listing, Historic England Advice Note 7 (January 2021)

The 'Local Heritage Listing, Historic England Advice Note 7' (January 2021), recommends LPAs prepare local lists of heritage assets to identify NDHAs in their area. These local lists identify structures which are not significant enough to qualify for national designation, but which the LPA believes have some local significance.

At the time of writing, Manchester City Council have not yet published a local list, nor the criteria used for deciding on what structures qualify as NDHAs. This assessment has therefore been carried out with reference to the criteria provided by Historic England's guidance for local listing, provided in the Criterion Table within Advice Note 7 (page 11).

6.4.2 Historic England, Listing Selection Guide: Education Buildings

The significance assessment of each building within the Site (which is not already afforded statutory protection) has also been informed by Historic England's listing guide on Education Buildings (Section 1.2 - Post War Universities). The purpose of this exercise is to understand the potential national interest of individual or groups of buildings within the Site.

The guide states that "higher education buildings of the post-1945 period include some of the most exciting buildings of their day and can be of international importance".

The guidance further states that "education buildings are particularly sensitive ones...Historic interest and architectural distinction often combine to create inspirational places of learning. Change and re-use are very often appropriate too...individual buildings must be assessed on their own merits. However, it is important to consider the wider context and where a building forms part of a functional group with one or more listed (or listable) structures this is likely to add to its own interest. Key considerations are the relative dates of the structures, and the degree to which they were functionally inter-dependent when in their original uses"

The major issues which will determine whether Education buildings will be designated are summarised below:

- Early twentieth-century university buildings will be judged largely on their **architectural quality**, and degree of survival may be a factor. Architectural interest will also be determined sometimes by questions of successful functionality, as well as by consideration of design quality.
- Historic interest can also be an issue, as **early examples** of certain sorts of buildings will have an extra claim to recognition.

- Degree of **survival, group value and internal factors** will be key determinants too. As certain groups of buildings, such as those disposed around the central university administrative and governance block, often emerge as coherent ensembles of overall listable quality.

The following sections will provide an overview of the comprehensive research and analysis of the unlisted buildings and structures contained within Plot C which was undertaken in 2022. This research included full analysis of interiors of each building as well as exteriors.

6.4.3 Moffat Building (1950s structure, converted 1960s).



The following section assesses the architectural and historic interest of the Moffat building against the criteria within the “Principles of Selection for Listed Buildings”, Nov 2018. The guidance within the “Listing Selection Guide Education Buildings” and “Local Heritage Listing: Identifying and Conserving Local Heritage” has also been utilised to provide a comprehensive assessment.

Criterion	Description
Asset Type	Mid-20 th century confectionery warehouse to university estates office/ teaching space
Age	c.1950s, adapted and altered mid. 1960s and early 2000s
Rarity	As a converted mid-20 th century warehouse latterly used for offices and teaching spaces within a university campus, the building type is not a rare example.
Architectural Interest	The building comprises principally of red brick in stretcher bond and metal windows. The building was altered in the mid-1960s and the early 2000s when it was converted from a warehouse to an estates office and then for teaching purposes. The building presents limited architectural merit. The internal spaces have been much altered to accommodate modern requirements, initially from a warehouse facility to an estates office then latterly for teaching space. There are no internal details/ fixtures and fittings of any interest. The building is not a significant building type and does not display/ present technological innovation or virtuosity or indeed a significant plan form.
Historic Interest	Despite being an industrial building from the 1950s for a local confectionary company, predating the formation of the campus, the building reflects the compromises made to

	the campus masterplan to the east of the site, due to issues with acquiring land onto London Road, and has been substantially altered which affects its historic interest.
Group Value	<p>The building conveys group value due to its connections with the wider UMIST Campus site, which was redeveloped around the same, post-war period. However, the location and design of the Moffat building reflects a compromise to the proposals for the east side of the campus following restrictions in accessing the land adjacent to London Road.</p> <p>Although adjacent to the Grade II listed Hollaway Wall, it is not considered that the building contributes to the setting of the wall and therefore the special interest of the wall is not affected by the building.</p> <p>Due to its location on the edge of the former campus site, the Moffat building is not considered to comprise an important architectural or historic unity or a fine example of planning due to the piece-meal, compromised nature of how the campus developed.</p>
Aesthetic merits	The Moffat Building is not considered to convey technological or material innovation, engineering or as illustrating particular aspects of social or economic history that is of national interest. It is a much-altered warehouse building that had an additional storey added to it in the 1960s and was then again subsequently altered in the 2000s.
Selectivity	The Moffat building does not yield sufficient architectural interest, at a national level, to be applicable to selectivity.
National interest	The Moffat building is not considered to yield sufficient architectural or historic interest at a national level. This is recognised by the recent Certificate of Immunity (COI) placed over the building.
Archaeological Interest	Potential for below-ground archaeology is relatively low. The land was cleared during the works to lay the foundations for the building during the mid-20 th century.
Landmark Status	The building is not considered to have landmark status.

The Moffat Building was assessed by Historic England in 2024, the decision notice stated the building did not warrant sufficient interest for listing. A Certificate of Immunity has been issued on 10th October 2024 (ending 9th October 2029). **Certificate of Immunity (COI) Number: 1491090.** The text below is copied directly from the COI report.

REASONS FOR DESIGNATION DECISION

The Moffat building, a distribution warehouse of around 1950, converted for office use in 1967 and then for education and research purposes in 1990, is not recommended for listing for the following principal reasons:

Degree of architectural interest: * it is of little visual or design interest and falls well short of the high overall standards required for the listing of a building of this date; later alterations, particularly to the north façade, are of standard quality and detract from the building’s visual interest.

Degree of historic interest: *notwithstanding the strategic significance of the development of the campus in which it stands, the building does not have strong connections with specific people or events of national significance in their own right.

Degree of group value: * while standing within a coherent urban post-war university campus, its lack of similarity to the prevailing character of the other buildings detracts from the buildings as a group.

It is considered that the Moffat building does not yield sufficient heritage interest to warrant protection, even at local level, due to its lack of special architectural, historic, planning, engineering or technological interest. Due to the levels of alteration to the building, the heritage interest is so limited it is not considered to meet the threshold for non-designated heritage asset status.

6.4.4 Staff House (Manchester Meeting Place, 1959-1961 extended 1968)



The following section assesses the architectural and historic interest of the Staff House against the criteria within the “Principles of Selection for Listed Buildings”, Nov 2018. The guidance within the “Listing Selection Guide Education Buildings” and “Local Heritage Listing: Identifying and Conserving Local Heritage” has also been utilised to provide a comprehensive assessment.

Criterion	Description
Asset Type	Purpose built amenity space for teaching staff.
Age	The building was designed in 1959. The east and third floor extensions were designed in 1965. Further alterations were made to the building in 1967 and the 1980s.
Rarity	The Staff House does not present a particularly rare example of a post-war university building type.
Architectural Interest	The Staff House was believed to have been designed by Hubert Worthington who was responsible for the initial overarching masterplan. The Staff House is a simple, functional building that conveys a sense of architectural quality through its well-proportioned design. The simplicity of form of the original building design has been lost through the wrap-around extension and the fact that it appears to ‘crash’ into the side

	of the Barnes Wallis building. The internal spaces have been much altered to accommodate modern requirements. There are some surviving details/ fixtures and fittings which convey a degree of architectural interest, but these are typical of their date and are not important in their design, decoration or craftsmanship. The building is not a significant building type and does not display/ present technological innovation or virtuosity or indeed a significant plan form.
Historic Interest	The Staff House yields some historic interest by being a component of a post-war university campus, although this is not considered to be of national importance.
Group Value	The building conveys group value due to its connections with the wider UMIST Campus site, which was redeveloped around the same, post-war period. The Staff House was a component of the early master planning stages and can be seen in various iterations by Hubert Worthington. The Staff House encloses the altered central square with the Renold and Barnes Wallis and Wright Robinson buildings. The late-20 th century alterations to the Staff House have reduced its aesthetic merits and the infill at ground floor has resulted in a loss of clear connectivity to the wider site. The Staff House is not considered to comprise an important architectural or historic unity or a fine example of planning due to its altered state and the piece-meal nature in which the campus developed.
Aesthetic merits	The Staff House is not considered to convey technological or material innovation, engineering or as illustrating particular aspects of social or economic history that is of national interest.
Selectivity	The Staff House does not yield sufficient architectural interest, at a national level, to be applicable to selectivity.
National interest	The Staff House is not considered to yield sufficient architectural or historic interest at a national level. This is recognised by the recent Certificate of Immunity (COI) placed over the building.
Archaeological Interest	Potential for below-ground archaeology is relatively low. The land was likely cleared during the works to lay the foundations for the Staff House in the 1960s.
Landmark Status	The Staff House does not have particular landmark status within the campus site and is decidedly subservient to other buildings.

The Staff House was assessed by Historic England in 2024, the decision notice stated the building did not warrant sufficient interest for listing. A Certificate of Immunity has been issued on 10th October 2024 (ending 9th October 2029). **Certificate of Immunity Number: 1491326.** The text below is copied directly from the COI report.

REASONS FOR DESIGNATION DECISION

Staff House on the UMIST campus, of 1959 to 1961 by Thomas Worthington & Sons, is not recommended

for listing for the following principal reasons:

Degree of Architectural interest:

- *whilst the Staff House was an integral component of the post-war campus, later extensions have changed its massing and compromised the original planned layout and relationship with other contemporary buildings, notably the Barnes Wallis and Wright Robinson Building;
- * the benchmark for listing post-war buildings is high and the design quality from conception was not uniform to all elevations and was further detrimentally impacted by later alterations;
- * there has been considerable alteration to the interior with the opening-up of the first and second floors, further infilling of the ground floor, and replacement of many original fixtures and fittings, impacting negatively upon the original character

Degree of Historic interest: * notwithstanding the strategic significance of the development of the campus in which it stands, the building does not have strong connections with specific people or events of national significance in its own right.

Degree of Group value: * whilst having some claim as part of a coherent, urban post-war university campus, this is not sufficient in the absence of the necessary design quality of the individual building to recommend listing.

However, the building demonstrably conveys some historic interest at local level, due to being a purpose-built building within a former university campus. However, it will be clear from the above table and description, that the architectural quality of the building is typical of its time, utilitarian in form and does not present a technically innovative design. Although, it has been demonstrated that the building has some group value, it is considered that the Staff House is of limited, local historic and architectural (group value) interest, but that this is sufficient enough for **the building to be considered a non-designated heritage asset.**

6.4.5 Barnes Wallis / Wright Robinson tower (1963-1964).



The following section assesses the architectural and historic interest of the Barnes Wallis / Wright Robinson Tower against the criteria within the “Principles of Selection for Listed Buildings”, Nov 2018. The guidance within the “Listing Selection Guide Education Buildings” and “Local Heritage Listing: Identifying and Conserving Local Heritage” has also been utilised to provide a comprehensive assessment.

Criterion	Description
Asset Type	Student union and halls of residence building.
Age	Designed 1963, opened 1966.
Rarity	The Barnes Wallis and Wright Robinson building is an early example of a new approach to student pedagogical life that was influencing university buildings at this time but is by no means unique. Other such buildings which date from a similar time that have achieved statutory listing, due to yielding greater architectural interest than Barnes Wallis/Wright Robinson, include Dunelm House, Durham University (Grade II), and Falmer House at University of Sussex (Grade I).
Architectural Interest	<p>The podium of the Barnes Wallis and Wright Robinson building is supported on free-standing columns, finished to give a fluted effect like those of the Renold Building. They create a loggia on two sides with Perretesque piers. However, alterations to the entrance and podium have undermined its simplicity of form. Internally, the podium element of the building provides flexible, functional space. Original fixtures, and fittings which would have conveyed design and decorative interest have largely been lost (see Figure 13, above) through successive refurbishments to accommodate changes in use of the spaces.</p> <p>The simple, repetitive, functional, and cellular form of the Wright Robinson Tower is a direct result of the budget constraints over this element of the building. A semi-circular</p>

	<p>stair-tower is expressed on the south side and offers some architectural relief to the slab-like tower.</p> <p>It is understood that parts of the building were constructed using HAC and as a result modifications had to be made to accommodate the failing structure. It is understood that these modifications are focused on the Barnes Wallis/ podium element around the kitchen spaces. Any surviving details/ fixtures and fittings which convey a degree of architectural interest are typical of their date and are not important in their design, decoration or craftsmanship.</p> <p>The building is not a significant building type and does not display/ present technological innovation or virtuosity or indeed a significant plan form.</p>
Historic Interest	<p>Historic interest is yielded by the building in terms of:</p> <ul style="list-style-type: none"> Representing advances in educational provision and thinking in terms of student pedagogical experience and new ways of providing accommodation in the UK; The cultural importance of the Student's Union live music venue, 'Harry's Bar', which became an important venue hosting numerous famous musicians and artists including The Who, Jimi Hendrix, and Fleetwood Mac; The naming of the building after locally significant people; and By being a component of a post-war university campus.
Group Value	<p>The building conveys group value due to its connections with the wider UMIST Campus site, which was redeveloped around the same, post-war period. The Barnes Wallis and Wright Robinson building was originally designed to relate to the position, height and form of the Renold Building and Chandos Hall (now demolished).</p>
Aesthetic merits	<p>The Barnes Wallis and Wright Robinson building is not considered to convey technological or material innovation, engineering or as illustrating particular aspects of social or economic history that is of national interest.</p>
Selectivity	<p>The Barnes Wallis and Wright Robinson building does not yield sufficient architectural interest, at a national level, to be applicable to selectivity.</p>
National interest	<p>The Barnes Wallis and Wright Robinson building is not considered to yield sufficient architectural or historic interest at a national level. This is recognised by the recent Certificate of Immunity (COI) placed over the building.</p>
Archaeological Interest	<p>Due to the mass site clearance, River Medlock diversion/culverting and inclusion of a basement level beneath the present building, it is unlikely there would be any surviving archaeological interest.</p>
Landmark Status	<p>The Barnes Wallis and Wright Robinson Building does not have particular landmark status within the campus site and is decidedly subservient to other buildings. The 'bird of paradise' kick at the top of the building does, however, provide some townscape merit in the wider context of the city.</p>

It is considered that the Barnes Wallis / Wright Robinson Tower does not yield sufficient heritage interest to warrant statutory designation at a national level, due to its lack of special architectural, historic, planning, engineering or technological interest.

The building was assessed by Historic England in 2024, the decision notice stated the building did not warrant sufficient interest for listing. A Certificate of Immunity has been issued on 10th October 2024 (ending 9th October 2029). **Certificate of Immunity Number: 1491085.** The text below is copied directly from the COI report.

The Barnes Wallis and Wright Robinson building is not recommended for listing for the following principal reasons:

Degree of architectural interest:

* although possessing some aesthetic merit, the design is compromised by the modular appearance of the residential portions of the tower, and lacks the high level of architectural distinction of other listed university buildings of this date;

* it lacks the commissioned artwork found in other buildings on the campus, and usually expected in high-quality education buildings of this period;

* later alterations, particularly to the front façade, have diminished the integrity of the design intention.

Degree of historic interest:

* notwithstanding the strategic significance of the development of the campus in which it stands, the building does not have strong connections with specific people or events of national significance in their own right.

Degree of group value:

* whilst having some claim to group value as part of an urban post-war university campus, this is undermined in particular by the loss of the nearby Chandos Hall of residence.

However, the building demonstrably conveys some historic interest at local level, due to being a purpose-built building within a former university campus. However, it will be clear from the above table and description, that the architectural quality of the building is typical of its time, utilitarian in form and does not present a technically innovative design. Although, it has been demonstrated that the building has some group value, it is considered that the building is of limited, local historic and architectural (group value) interest, but that this is sufficient enough for **the building to be considered a non-designated heritage asset.**

6.4.6 Butterfly Stair (1963).



The following section assesses the architectural and historic interest of the Butterfly Stair against the criteria within the “Principles of Selection for Listed Buildings”, Nov 2018. The guidance within the “Listing Selection Guide Education Buildings” and “Local Heritage Listing: Identifying and Conserving Local Heritage” has also been utilised to provide a comprehensive assessment.

Criterion	Description
Asset Type	Reinforced, concrete-built butterfly staircase.
Age	The staircase was designed in c1961 and constructed in 1963.
Rarity	Although typologically not rare, the stairs are a bespoke design to address the former bowling green space. Both the original design intention and the setting of the stairs has been altered.
Architectural Interest	<p>The stair was built to the design of Thomas Worthington & Sons and formed one of the earlier components of the UMIST masterplan. The stair is built of concrete with a sweeping balustrade. The original design intent has been altered with the infilling of the ornamental pond at the base and the changes to the hard and soft landscaping of the former bowling green space.</p> <p>The Butterfly Stairs yield some architectural interest by virtue of its simple, yet elegant design but it is not considered to be a significant example of a building type.</p>
Historic Interest	<p>The UMIST masterplan was developed by Hubert Worthington in the mid-1950s and the subsequent arrangement of the buildings and landscaping within the masterplan site convey some historic interest through evidencing the substance and evolution of the campus during the post-war period.</p> <p>Whilst the current landscaping scheme is not original, the spatial qualities of the courtyard and artistic qualities of the staircase have been maintained. The historic interest of the staircase is thus considered to be medium-low.</p>

Group Value	<p>The structure conveys group value due to its connections with the wider UMIST Campus site, which was redeveloped around the same, post-war period and due to its spatial and visual connection with the 1960s buildings which frame the former bowling green space.</p> <p>However, the Butterfly Stairs are not considered to comprise an important architectural or historic unity or a fine example of planning due to its altered state and the piece-meal nature of how the campus developed.</p>
Aesthetic merits	The Butterfly Stairs are not considered to convey technological or material innovation, engineering or as illustrating particular aspects of social or economic history that is of national interest.
Selectivity	The Butterfly Stairs do not yield sufficient architectural interest, at a national level, to be applicable to selectivity.
National interest	The Butterfly Stairs are not considered to yield sufficient architectural or historic interest at a national level. This is recognised by the recent Certificate of Immunity (COI) placed over the building.
Archaeological Interest	Potential for below-ground archaeology is relatively low. The land was largely cleared prior to the commencement works for the campus site and the river Medlock was culverted.
Landmark Status	The Butterfly Stairs and landscaped grounds are ancillary to the buildings within the UMIST campus and do not have any landmark status.

It is considered that the Butterfly Stair does not yield sufficient heritage interest to warrant statutory designation at a national level, due to its lack of special architectural, historic, planning, engineering or technological interest.

The building was assessed by Historic England in 2024, the decision notice stated the building did not warrant sufficient interest for listing. A Certificate of Immunity has been issued on 10th October 2024 (ending 9th October 2029). **Certificate of Immunity Number: 1491350.** The text below is copied directly from the COI report.

REASONS FOR DESIGNATION DECISION

The butterfly stairs and walkway bridge (formerly known as The Hubert Worthington Staircase), of 1961 to 1963, designed initially by Sit Thomas Worthington & Sons with final design by W A Gibbon of Cruickshank & Seward, constructed in 1963 by Ove Arup & Partners, is not recommended for listing for the following principal reasons:

Degree of Architectural interest:

* whilst this sculptural structure has a degree of architectural interest, the loss of the shaped reflecting pool has detrimentally impacted upon an integral part of the design by removing the aesthetic juxtaposition of sweeping concrete and reflective water.

Degree of Historic interest:

* notwithstanding the strategic significance of the development of the campus in which it stands, the structure does not have strong connections with events of national significance in its own right.

Degree of Group value:

* whilst having some claim to group value as part of a coherent, urban post-war university campus, this is insufficient in its subsidiary role and the claim is reduced by the absence of collective listings on the site.

However, the structure demonstrably conveys some architectural and historic interest at local level, due to being a purpose-built structure within a former university campus. However, it will be clear from the above table and description, that the architectural quality of the structure is typical of its time and does not present a technically innovative design. Although, it has been demonstrated that the structure has some group value, it is considered that the Butterfly Stairs is of limited local historic and architectural (group value) interest, but that this is sufficient enough for the building to be considered a **non-designated heritage asset**.

6.4.7 Morton Laboratory (1966).



The following section assesses the architectural and historic interest of the Morton Laboratory against the criteria within the “Principles of Selection for Listed Buildings”, Nov 2018. The guidance within the “Listing Selection Guide Education Buildings” and “Local Heritage Listing: Identifying and Conserving Local Heritage” has also been utilised to provide a comprehensive assessment.

Criterion	Description
Asset Type	Laboratory and office building
Age	Opened 1966
Rarity	The building type is a purpose-built university building to provide flexible use for specific laboratory processes and is not considered to be rare.

Architectural Interest	<p>The building was designed by H.S. Fairhurst & Son. The building is entirely functional and utilitarian in its design and materials, with limited decorative flourishes. The building’s industrial appearance and character does yield some architectural interest.</p> <p>The internal spaces have been much altered to accommodate modern requirements. Where original internal details/ fixtures and fittings survive, i.e. doors and door furniture, these are typical of their date and are not important in their design, decoration, or craftsmanship.</p> <p>The building is not a significant building type and does not display/ present technological innovation or virtuosity or indeed a significant plan form.</p>
Historic Interest	<p>The Morton Laboratory yields some historic interest by being a component of an altered post-war university campus, although this is not considered to be of national importance.</p>
Group Value	<p>The building conveys group value due to its connections with the wider UMIST Campus site, which was redeveloped around the same, post-war period. However, the location and design of the Morton Laboratory reflects a compromise to the proposals for the east side of the campus following restrictions in accessing the land adjacent to London Road.</p> <p>Due to its location on the edge of the former campus site, the Morton Laboratory building is not considered to comprise an important architectural or historic unity or a fine example of planning due to the piece-meal, compromised nature of how the campus developed.</p>
Aesthetic merits	<p>The Morton Laboratory is not considered to convey technological or material innovation, engineering or as illustrating particular aspects of social or economic history that is of national interest. It was designed as a flexible, functional laboratory space.</p>
Selectivity	<p>The Morton Laboratory building does not yield sufficient architectural interest, at a national level, to be applicable to selectivity.</p>
National interest	<p>The Morton laboratory is not considered to yield sufficient architectural or historic interest at a national level. This is recognised by the recent Certificate of Immunity (COI) placed over the building.</p>
Archaeological Interest	<p>Potential for below-ground archaeology is relatively low. The land was cleared during the works to lay the foundations for the building during the mid-20th century.</p>
Landmark Status	<p>The building has limited, local landmark status as a feature visible on London Road, however, due to being set back from the roadside and at a lower-ground level, this status is markedly reduced.</p>

It is considered that the Morton Laboratory does not yield sufficient heritage interest to warrant statutory designation at a national level, due to its lack of special architectural, historic, planning, engineering or technological interest.

The building was assessed by Historic England in 2024, the decision notice stated the building did not warrant sufficient interest for listing. A Certificate of Immunity has been issued on 10th October 2024 (ending 9th October 2029). **Certificate of Immunity Number: 1491347**. The text below is copied directly from the COI report.

REASONS FOR DESIGNATION DECISION

The Morton Laboratory (Chemical Engineering Pilot Plant), of 1964 to 1966 by H M Fairhurst of H S Fairhurst & Son, is not recommended for listing for the following principal reasons:

Degree of Architectural interest:

- * the design quality of this specialist building has been detrimentally impacted by later alterations to the exterior;
- * the interior has undergone alterations, including the insertion of a lift shaft through the main staircase, insertion or subdivision of offices and lab rooms, and replacement of original lab fixtures and fittings, diminishing the integrity of the original character.

Degree of Historic interest:

- * notwithstanding the strategic significance of the development of the campus in which it stands, the building itself was a student teaching facility and did not have strong connections with events of national significance in its own right.

Degree of Group value:

- * whilst having some claim to group value as part of a coherent urban post-war university campus, it is also individually distinct in its materials palette, and this is not sufficient in light of the compromised design quality of the individual building to recommend listing.

However, the building demonstrably conveys some historic interest at local level, due to being a purpose-built laboratory building within a former university campus. However, it will be clear from the above table and description, that the architectural quality of the building is typical of its time, utilitarian in form, and does not present a technically innovative design. It is considered that the Morton Laboratory is of limited, local historic and architectural interest, but that this is sufficient enough for the building to be considered **a non-designated heritage asset**.

6.4.8 Public Art

The majority of the public art within the IDM site is located where it was originally intended, this increases the sensitivity around relocation. All the public art pieces were commissioned/ installed by UMIST/ Manchester University during their occupation of the site, consequently there is a strong association with the former educational use of the site. The pieces of public art that are located to the north of the viaduct, and within the Whitworth Street Conservation Area, all positively contribute to its character and appearance.

There are four pieces of public art which are within the Plot C site boundary:

- Archimedes statue
- Havelock mill structure
- Generations of Possibilities (Magnet)
- UMIST Cube

All the pieces of art, save for the 2004 commemorative plaque/stone and the X5 planters on Altrincham Street, are considered to be NDHAs (refer to Table 4 below for detail).

Table 4: Public Art					
Name	Picture	Background	Location	Heritage interest/ designation	Potential negative associations
Archimedes		1990. Sandstone. By Thompson W Dagnall. Sculpture depicts Archimedes sitting in his bath at the moment of discovering his famous principle. Mounted on hexagonal stone base. Railings latterly installed to protect the sculpture	In original location. Location under the railway arch specifically chosen for this commissioned piece.	Local – NDHA. Within the Conservation Area (positive contributor).	None known
The Generation of Possibilities		1999. Inscription on plaque fixed to railway viaduct: “Paul Frank Lewthwaite. The Generation of Possibilities. Winner of the national competition for a sculpture to mark the 175th anniversary of UMIST”	In original location. Location on Altrincham Street, in front of the Viaduct, specifically chosen	Local – NDHA	None known
Havelock Mill		Remains of a Grade II listed c.1840s silk mill that was demolished in 1992. Inscription on plaque: “This cast iron structure is part of the skeleton of the now demolished 19th century Havelock Cotton Mill in Manchester Designed in the 1840s this is an	Element removed from original location with respect to the mill. However, the retained structure is in the original location (on place of	Local heritage interest – NDHA.	None known.

Table 4: Public Art					
Name	Picture	Background	Location	Heritage interest/ designation	Potential negative associations
		example of the transition from traditional craft-based design to engineering design based on calculation and experiment which took place in the first half of the 19th Century.”	former bowling green).		
UMIST Cube		1991. Inscription: “Designed by Christopher Rose-Innes. Fabricated by Stockport Sheet Metal. 1991.” On stone plinth.	Not in original location. Originally positioned outside the Weston Building, Sackville Street until 1999 when building work resulted in relocation to present position outside the Renold Building.	Local – NDHA	None known

6.5 Heritage Assets - Contribution of Setting to Significance

The heritage assets which have the potential to be impacted by proposed redevelopment of the Site have been identified in Section 2.2, and Figure 5. The contribution of setting to the significance of these heritage assets will be explored in **Table 5, below**. The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral** and either **beneficial, adverse or neutral** (refer to **Table 10, Appendix III** above for complete definitions).

Table 5: Listed Buildings within 500m radius of subject site which have the potential to be impacted by the Proposed Development						
ID on Fig.85	Description of Asset	Grade	Conservation Area	Summary of Significance	Potential to be impacted by proposals	Contribution of setting to significance / sensitivity to change
1.	Sculptural Wall (Hollaway Wall)	II	/	<p>The sculptural wall at London Road is designated at Grade II for the following principal reasons:</p> <p>* Design quality: It has an imposing and striking sculptural Brutalist design that combines both special artistic and architectural interest * Artist and architect partnership: It was designed by the highly successful artist Antony Hollaway in collaboration with the notable regional architect Harry M Fairhurst, and symbolises the inter-woven relationship of artist and architect that was pioneered by Hollaway and William Mitchell through their work as Design Consultants to London County Council's Architect's Housing Division in 1959-68 * Dual function: It is a good and rare example of 1960s public art design that also incorporates a functional purpose as a sound buffer; reflecting Hollaway's philosophy of combining public art, form and function * Historic Interest: The wall's functional role as a sound buffer is of historic interest as it illustrates a concept introduced in the 1950s and 60s of separating people from the noise and visual and physical intrusion of vehicular traffic, following a rapid and substantial rise in car ownership * Constructional and technological quality: It is constructed of high-quality concrete to engineering standards, and demonstrates the skills and methods developed by Hollaway during the 1960s in the research he led for the Cement & Concrete Association.</p>	Very High	<p>The Hollaway Wall was designed by H. Fairhurst and Anthony Hollaway in the 1960s, representing an interesting joint venture between architect and artist. Initial research suggests the wall was designed to screen the Moffatt building and address the drastic level changes between the campus and London Road, thereby forming both a sculptural buffer and functional retaining wall. The asset is located directly adjacent to the Moffatt Building and the Morton Laboratory and can be seen alongside the MSS tower in mid-to-long range views travelling along London Road. The significance of the asset derives from its expression as a piece of sculptural art, which conveys Hollaway's innovative approach to concrete to create a functional retaining wall of rough sawn formwork. Whilst the wall was always designed to be a utilitarian art piece, the public realm around London Road is an underutilised and largely inhospitable environment, this is partly due to the high degree of traffic but also exacerbated by the poor pedestrianised spaces and streets. A row of semi-mature trees is situated to the grassed land to the east of the wall and are thought to have been planted when the wall was erected, whilst these screen the wall to an extent, they form part of the natural evolved setting. The Hollaway wall is currently enclosed behind modern high fencing, creating a sense of segregation from the public; thereby making a negative contribution to the ability to experience the asset in its designed setting.</p> <p>The contribution of setting to significance is thus considered to be low adverse, albeit it is recognised the immediate built context of the asset remains largely unchanged since its conception in the 1960s. The existence of surrounding buildings such as the Morton Laboratories and Barnes Wallis / Wright Robinson Tower makes a medium positive contribution to the setting of the wall. Any proposed loss of these buildings will thus be considered adverse.</p> <p>As the listed building forms part of the subject site, there is some high potential for the proposals to have an impact upon the fabric, character and setting of the listed building (to be tested in the HIA).</p>
2.	Manchester South Junction and Altrincham Railway Viaduct	II	Whitworth Street CA	<p>The Manchester South Junction & Altrincham Viaduct is designated at Grade II for the following principal reasons:</p> <p>* Design interest: it is an impressive 1 3/4 mile long urban viaduct incorporating a series of well-detailed bridges; some with highly decorative Gothic-style ironwork;</p> <p>* Date: it is an early example of a railway viaduct dating from the second phase of railway development - the period from 1841-50 often referred to as 'railway</p>	High	<p>The section of the mid-19th century viaduct structure of relevance to the current proposals runs parallel with Altrincham Street, and shares group value with the neighbouring Piccadilly Station and associated goods offices (Grade II). The viaduct forms an integral part of townscape fabric from the 19th century, with built form of various age, materiality and form built up around it. The viaduct is best appreciated from open public spaces such as Vimto Gardens and the line of Altrincham Street to the south.</p>

				<p>mania' - in which commercial speculation and competition for routes led to the rapid construction of lines and expansion of the railway network;</p> <p>* Historic interest: the viaduct forms an important and integral component of the Manchester South Junction & Altrincham Railway, which was one of the country's earliest suburban railways, and Manchester's first; helping to bring this form of transport to the hinterlands;</p> <p>* Group value: the viaduct has strong group value with neighbouring railway structures (both contemporary and later), including two other railway bridges crossing the River Irwell (the 1830 Grade I listed stone bridge and the 1869 Grade II listed girder bridge) and their associated viaducts, the Grade II listed Castlefield Viaduct (c1880), the Grade II listed stations of Manchester Oxford Road (1958-60) and Deansgate (1896), and the Grade II listed former goods offices (c1850-60) and train shed (c1881) at Manchester Piccadilly Station.</p>		<p>Whilst the presence of the new Echo Street development to the east has resulted in some considerable, visual change to the setting of the Grade II listed viaduct, it will be evident the setting of the asset is subject to continual change and evolution by virtue of being a central, built component within a developing city centre.</p> <p>The contribution of setting to significance is thus considered to be low beneficial overall.</p> <p>The existing buildings contained within the Plot C site are considered to make a low beneficial contribution to the setting of the viaduct, with the series of buildings and spaces generally allowing for open views directed towards the viaduct structure.</p>
3.	The Renold Building	II	/	<p>The Renold Building of 1958, built 1960-1962, designed by W A Gibbon with Gordon Hodgkinson, of Cruickshank and Seward, for the Manchester College of Technology (University of Manchester Institute of Science and Technology (UMIST) from 1966), is listed at Grade II for the following principal reasons:</p> <p>Architectural interest: * as the first purpose-built lecture block in an English institution of higher education, which proved particularly influential on buildings at post-war technical universities, such as Brunel University and Leeds; * its slab-and-podium design, one of the earliest examples in England and a pioneering use in an educational setting. * its innovative and efficient planning, with nine lecture theatres stacked vertically to save space, enabling large numbers of students to reduce time moving between separate buildings and to be taught in better-equipped theatres; * its strikingly Modernist and sculptural design notably the zig-zag profile of the east wall, transparent stair tower, and bold concave curve to the rooftop plant. * for the contrast between white concrete and Portland stone and brick and terracotta, as found in Manchester's 19th century buildings; * much of the interior layout remains, most notably the lecture theatres, as well as many fixtures and fittings; * Cruickshank and Seward were an important local practice and W A Gibbon's Renold Building, designed in consultation with the university's principal, Dr Bowden, was the College of Technology's statement building, epitomising the distinctive technical character of the campus; * the survival of a large abstract interior mural, a rare and important work in this medium by Victor Pasmore, a leading British artist of the postwar period.</p> <p>Historic interest: * UMIST was one of the most prestigious technical colleges of the post-war era, accorded university status in recognition of its strategic importance in the national development especially of Cold War technology.</p> <p>Group value: * the Renold Building and Antony Hollaway's listed Sculptural Wall (NHLE number 1400857) have group value as integral components of UMIST's post-war campus. The reference to Group Value relates to the association both listed structures have with the historic development of the former UMIST campus rather than a direct visual relationship, which is, as existing, not present/understood. Neither structure can be seen in conjunction with each other and have always been visually segregated by existing campus buildings, notably the Barnes Wallis / Wright Robinson Tower and the Moffat Building. As a consequence, they each make a neutral contribution to the others setting and do not retain any additional 'group value' through other key attributes of heritage significance, including architectural interest, aesthetic interest or archaeological interest; with the limited interest as a 'group' derived from wider historical associations with the UMIST Campus.</p>	High	<p>The building was purposely designed for functionality, allowing a number of lecture theatres and rooms to be housed in one building.</p> <p>The building responds to its intended use and multi-level position on the campus by using thick concrete walls to theatres to control noise levels from the building but also from the adjacent railway line. The Renold is understood and appreciated as a prominent building of high architectural quality among a series of modernist buildings arranged around the central quadrangle (former bowling green). The levels across the campus and from the neighboring viaduct, allow for glimpsed views of the Renold building, which has a strong visual prominence by virtue of its 'zig zag' eastern façade. The composition of modernist buildings, particularly those which share a similar architectural character with the use of white concrete, such as the Barnes Wallis / Wright Robinson Tower and Butterfly Stair, make a positive contribution to the setting of the Renold Building. The open expanses of green space to the south and east of the lecture theatre block permit the intended 'breathing space' around the building, and thus also make a positive contribution to the setting of the building.</p> <p>The contribution of setting to the significance of the listed building is considered to be High (beneficial)</p> <p>The existing buildings contained within the Plot C site are considered to make a high beneficial contribution to the setting of the listed building.</p>

4.	Institute of Science and Technology (University of Manchester)	II	Whitworth Street CA	University institute of science. 1895-1912, by Spalding and Cross. Red brick with dressings of red sandstone and terracotta, slate mansard roofs. Large rectangular plan with 2 internal courtyards. French Renaissance style. Five storeys, basement and attics; mullion and transom windows tiered over lower 4 storeys, with rusticated pilasters, richly moulded aprons and entablatures and surmounted by elaborate shaped gables; projecting gabled bay at centre and arched entrance. returned side to Whitworth Street has projecting gabled bays, that to left surmounted by cupola. Moulded bands and eaves cornice; brick chimney stacks. Terracotta forecourt balustrading extending over both facades. Rear similar. Interior not inspected.	Medium	<p>The Institute of Science of Technology forms a prominent landmark within the Whitworth Street Conservation Area. The building was extended in the mid-20th century by Bradshaw, Gas and Hope. This extension forms a part of the listing. The setting of the building varies from inherently red-brick education buildings and warehousing to the north and a range of modernist buildings to the south (former UMIST campus). Vimto gardens is situated to the immediate south of the listed building, serving as a key open space. This area was designed to provide breathing space around the university building and makes a positive contribution to its significance. The range of warehouses to the west side of Sackville Street are built principally of red brick and provide a complementary buffer to views along the street. Equally, the range of former warehouses to the east side of Chorlton Street enhance the setting of the Site, particular with regards to form and scale. Whilst the introduction of the ‘Kampus’ development is inherently larger in mass and scale; this impact is tempered by the appropriate use of materials and varied rooflines.</p> <p>The key view / vistas of the building are best appreciated around the corner of Whitworth Street and Sackville Street, in which the principal facades of the building can be appreciated.</p> <p>Whilst the presence of the new echo street development to the east has resulted in some considerable, visual change to the setting of the Grade II listed building, the impact is tempered in part through the stepping down to Vimto Gardens.</p> <p>The contribution of setting to significance is thus considered to be medium beneficial overall.</p> <p>The existing buildings contained within the Plot C site are considered to make a negligible beneficial contribution to the setting of the listed building, as they share historical associations with the University of Manchester.</p>
5.	Train Shed and Undercroft at Manchester Piccadilly Station	II	/	<p>The C19 train shed and undercroft at Piccadilly Station is listed at Grade II for the following principal reasons:</p> <p>Architectural interest: as a good example of C19 railway engineering; * for the aesthetic quality of the train shed’s design including the polychromatic brick elevations and the substantial decorated columns that support the large metal frame; * for the extensive brick-vaulted and cast-iron former goods depot undercroft which survives well below platform level, and includes the remains of C19 sidings and track.</p> <p>Historic interest: as one of Manchester’s principal railway stations; * as an illustration of the dual importance of passenger and freight rail transport to the city and its C19 economic development.</p> <p>Group value: as part of a strong group of C19 railway structures including the attached former goods offices to Piccadilly Station, London Warehouse to the north, and the MSJAR viaduct to the south (all listed Grade II)</p>	Medium	<p>Manchester Piccadilly was historically a highly important transport hub during the industrial revolution, used to transport goods to and from Manchester. This historical significance has continued on to modern day, with the building continuing to be an important hub for commuters and travellers into the city. Whilst the building and its immediate setting has been altered over time with contemporary upgrades and modern infrastructure, the original column structure and vaulted undercroft survives.</p> <p>The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a modern, commercial one.</p> <p>The contribution of setting to the significance of Manchester Piccadilly is considered to be low (neutral).</p> <p>The existing buildings contained within the Plot C site are considered to make a negligible (neutral) contribution to the setting of the listed building.</p>
6.	Former Goods Offices to Manchester Piccadilly Station	II	/	<p>The C19 train shed and undercroft at Piccadilly Station is listed at Grade II for the following principal reasons:</p> <p>Architectural interest: as a good example of C19 railway engineering; * for the aesthetic quality of the train shed’s design including the polychromatic brick elevations and the substantial decorated columns that support the large metal frame; * for the extensive brick-vaulted and cast-iron former goods depot undercroft which survives well below platform level, and includes the remains of C19 sidings and track.</p> <p>Historic interest: as one of Manchester’s principal railway stations; * as an</p>	Medium	<p>Manchester Piccadilly was historically a highly important transport hub during the industrial revolution, used to transport goods to and from Manchester. This historical significance has continued on to modern day, with the building continuing to be an important hub for commuters and travellers into the city. Whilst the former goods offices and its immediate setting has been altered over time with contemporary upgrades and modern infrastructure, the original column structure and vaulted undercroft survives.</p> <p>The station has enabled significant growth, expansion and development around the city, its setting has thus been subject to continual change and has evolved from an industrial setting to a modern, commercial one.</p>

				<p>illustration of the dual importance of passenger and freight rail transport to the city and its C19 economic development.</p> <p>Group value: as part of a strong group of C19 railway structures including the attached former goods offices to Piccadilly Station, London Warehouse to the north, and the MSJAR viaduct to the south (all listed Grade II)</p>		<p>The contribution of setting to the significance of the listed building is considered to be low (neutral).</p> <p>The existing buildings contained within the Plot C site are considered to make a negligible (neutral) contribution to the setting of the listed building.</p>
7.	Police and Fire Station	II*		<p>Police and fire station. 1901-6, by Woodhouse, Willoughby and Langham. Red brick with liberal dressings of yellow terracotta, slate roofs. Very large irregular quadrilateral plan round a central courtyard, on triangular island site. Ebullient Edwardian Baroque style, with turrets, domes, corner tourelles, and tall south-east tower with domed belfry. Four and 3 storeys, with attics, 3:1:4:1:4:1:3 bays to London Road, symmetrical, with 4-storey 11-bay centre flanked by 3-storey 3-bay wings, banded terracotta ground floor, modillioned eaves cornice. The 4-storey main range has a giant round-headed central archway with banded surround and inner lintel lettered "FIRE AND POLICE STATION", large square windows at ground floor, coupled windows at 1st floor, a giant colonnaded screen to the 2nd and 3rd floors with coupled columns on pedestals, round-headed windows to 2nd floor and coupled windows to 3rd floor, plain frieze and moulded cornice, a balustraded parapet with central upstand lettered "ERECTED ANNO DOMINI MDCCCCV", and end turrets finished with Baroque cupolas which have life-sized terracotta statues seated at the corners. The 3-bay wings, in similar style, have (inter alia) central windows with elaborate architraves including balconies at 1st floor, a domed turret to the left and a corner tourelles to the right. The very long facades to Fairfield Street (left return) and Whitworth Street (right return) are in generally similar style (without the colonnade and cupolas), but including 4 open-pedimented bays (segmental in Whitworth Street) and with a series of round-headed arched fire-engine doorways to Fairfield Street; and the narrow west end is slightly simpler. The inner courtyard has (inter alia) iron balconies to 3 levels of the 3 main ranges (serving domestic accommodation), with standards in Art Nouveau style. An ambitious building with much good detail of the period, in unusually complete condition.</p>	High-medium	<p>The setting of the former fire station complex is only fully appreciated from the intimacies of London Road, the eastern end of Whitworth Street and Fairfield Street</p> <p>The building is a dominant feature of the streetscape, and due to its height, mass and varied roofline, is only fully revealed when travelling along London Road and Fairfield Street. The setting of the building along Whitworth Street has been marginally compromised by a number of recent office, hotel and apartment developments along the street.</p> <p>The existing buildings within the Plot C site are somewhat visually and physically segregated from the Police and Fire Station through the existence of the viaduct and the Echo Street development.</p> <p>The contribution of setting to the significance of the listed building is considered to be low (neutral).</p> <p>The existing buildings contained within the Plot C site are considered to make a negligible (neutral) contribution to the setting of the listed building.</p>
8.	Star and Garter Public House	II	/	<p>Public house. Dated 1877. Red brick with stone dressings and steeply-pitched slate roof. Irregular plan on acutely-angled corner site. Gothic form with some Baroque details. Three storeys including half dormers, 5 bays to Fairfield Street, symmetrical, the 2nd and 4th bays with coupled windows and pedimented half dormers and the centre with single openings and a small half dormer, all these with corbelled pilasters to the half-dormers, the pediments with checker-board patterns and the central dormer with a shaped gable surmounted by a segmental pediment. Central square-headed doorway with stone architrave; windows round-headed at ground floor, segmental-headed at 1st floor and square-headed in the dormers; plastered coved eaves. Tall chimney stacks. Cantled corner to the right with projected triangular porch which has doorway in Baroque surround, half-dormer above like that in the centre at the front, lettered "AD 1877". Return side in similar style.</p>	Medium-low	<p>The building's setting has remained largely the same as was its historical context in the late 19th century, comprising the viaduct entering Piccadilly Station to the north and Mayfield Depot to the south. These structures provide historical context which facilitate an appreciation of the public house's significance.</p> <p>Notwithstanding this, the pedestrian environment around the pub is low quality and limits opportunities for an appreciation of the architectural and historical interest of the public house.</p> <p>The contribution of setting to the significance of the listed building is considered to be low (neutral).</p> <p>The existing buildings contained within the Plot C site are considered to make a neutral contribution to the setting of the listed building.</p>
9.	Ardwick Drill Hall	II	/	<p>Territorial Army Drill Hall and Offices of 1st Battalion Lancashire Volunteers, C Company. 1886, by Laurence Booth. Coursed sandstone rubble (roof concealed). Roughly rectangular plan. Medieval style. Three storeys and 3 wide bays plus square 4-storey tower at left end; with sill-band to ground floor, bands to both upper floors, corbel table and embattled parapet with small square corner turret to right, tall octagonal chimney to inner corner of tower, shorter square chimneys flanking the centre. The centre bay has a segmental-headed entrance archway and a 3-light 1st-floor window with transom and arched lights under a segmental arch, corbelled tourelles rising from this level and finished as chimneys, 5 narrow slit-windows to 2nd floor, and a raised parapet with panel lettered "ALWAYS</p>	Low	<p>The Drill Hall is located to the north-west side of Ardwick Green, occupying a corner plot at the junction of Ardwick Green North and Ardwick Green South. Other listed buildings and the park itself contribute positively to the drill hall and provide historical context which contribute to an appreciation of the significance of the Drill Hall and its importance locally to the former residential community of this area.</p> <p>The lower quality of the townscape to the west and north of the drill hall detracts from the setting of the building, and the business and low environmental quality of the A6 (Ardwick Green South) further diminishes the ability to appreciate the quality and interest of the listed building in its local setting.</p>

				READY". The outer bays have arcaded round-headed windows to ground floor, transomed arched windows to 1st floor including an 8-light oriel at the right-hand end with a frieze of blank shields over the lights, and slit windows to 2nd floor like those in the centre. The tower has 3 slit windows to ground floor, 2 to 1st floor, 2 similar windows flanking a small triangular oriel to 2nd floor, and an arcaded 3-light window to 3rd floor, with sashed lights, shafts and 2-centred arches; more regular fenestration to left side (and brick continuation). Interior not inspected.		<p>The contribution of setting to the significance of the listed building is considered to be low (neutral).</p> <p>The existing buildings contained within the Plot C site are considered to make a neutral contribution to the setting of the listed building.</p>
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Table 6: Non-designated Heritage Assets within 500m radius of subject site which have the potential to be impacted by the Proposed Development						
ID on Fig.4	Description of Asset	Status	Conservation Area	Summary of Significance	Potential to be impacted by proposals	Contribution of setting to significance / sensitivity to change
1.	Barnes Wallis and Wright Robinson	COI (NHDA)	/	The Barnes Wallis and Wright Robinson building was built in 1963 to 1966 to designs by WA Gibbon of Cruickshank and Seward. As built it followed the modernist aesthetic of the campus, being an expressively-massed concrete building with a recessed ground floor with wide loggias and Perretesque, faceted piers. The overall design of the Barnes Wallis and Wright Robinson building is quite striking, in particular its roofscape, which is sculpturally expressive of functional elements, notably the main meeting hall with its 'floating' roof, and various stair and plant projections, to both the podium and tower elements. The exterior of the building has however, been altered in quite significant ways. The main alteration is the infilling of almost all of the front loggia, which fundamentally undermines the massing of the podium element.	Very High	<p>The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north aspect of the campus, arranged around a central quadrangle, and shares group value with the neighbouring campus buildings. The Barnes Wallis building benefits from being viewed alongside the Renold and Butterfly Stair, of which it shares particular cohesion and unity.</p> <p>The contribution of setting to the significance of the NDHA is considered to be high beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>
2.	Butterfly Stairs	COI (NHDA)	/	The butterfly stairs and walkway bridge (formerly known as The Hubert Worthington Staircase) was initially designed in 1961 by Thomas Worthington & Sons, with the final, completed design by W A Gibbon of Cruickshank & Seward after Sir Hubert Worthington's death in 1963. It was constructed in 1963 by Ove Arup & Partners. The two curved concrete flights of steps survive, forming a pedestrian entry to the sunken quadrangle. However, at the lower level, although the original textured, cobbled area remains, the shaped reflecting pool that formed an integral part of the design is no longer present.	Very High	<p>The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north aspect of the campus, arranged around a central quadrangle, and shares group value with the neighbouring campus buildings. The Butterfly Stair benefits from being viewed alongside the Renold and the Barnes Wallis of which it shares particular cohesion and unity.</p> <p>The contribution of setting to the significance of the NDHA is considered to be high beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>
3.	Morton Laboratory	COI (NHDA)	/	The Morton Laboratory (Chemical Engineering Pilot Plant) was built in 1964 to 1966 (H. Fairhurst). As built, it utilised an internal steel frame and reinforced structural concrete. Whilst such construction was not innovative for the time, it did enable the functions to be practically and visually embodied in the form with some flair, the brick end housing labs and offices and the curtain-walling, glazed end being flexible with removable floor grilles to accommodate large-scale experiments between floors, dramatically visible to both those on campus and those passing on the external public road.	Very High	<p>The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north-east aspect of the campus, to the west of London Road, and shares group value with the neighbouring campus buildings. The Morton Lab benefits from being viewed alongside the Hollaway Wall (Grade II) of which it shares particular cohesion and unity.</p> <p>The contribution of setting to the significance of the NDHA is considered to be medium beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>

4.	Manchester Meeting Place (Staff House)	COI (NHDA)	/	The Staff House was built in 1959 to 1961 to designs by Thomas Worthington & Sons. As built, it followed the modernist aesthetic of the campus, being a flat-roofed concrete-framed building comprising just eleven bays east to west with a recessed, partial ground floor with wide loggias and Perretesque faceted piers. Whilst it is recognised the late-20th century alterations to the Staff House have reduced its aesthetic merits to an extent (i.e. infill to ground floor, loss of clear connectivity to wider site), the Staff House encloses the central square with the Renold and Barnes Wallis, forming a coherent and deliberately enclosed space which looks out onto the Sackville Buildings and butterfly stair.	Very High	<p>The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The NDHA is located to the north aspect of the campus, arranged around a central quadrangle, and shares group value with the neighbouring campus buildings. The Staff House is of differing character to the neighbouring buildings but retains a sense of cohesion with the Barnes Wallis and Renold Building through mediating their relative scale, whilst enclosing the central open quadrangle.</p> <p>The contribution of setting to the significance of the NDHA is considered to be high-medium beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>
5.	Archimedes statue	NDHA	/	1990. Sandstone. By Thompson W Dagnall. Sculpture depicts Archimedes sitting in his bath at the moment of discovering his famous principle. Mounted on heagonal stone base. Railings latterly installed to protect the sculpture. Situated in original location.	Very High	<p>The Archimedes statue is located within one of the enclosed arches underneath the Manchester and Altrincham Railway Viaduct. The statue is located within its original position.</p> <p>The contribution of setting to the significance of the NDHA is considered to be low beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>
6.	Havelock mill structure	NDHA	/	Remains of a Grade II listed c.1840s silk mill that was demolished in 1992. Inscription on plaque: “This cast iron structure is part of the skeleton of the now demolished 19th century Havelock Cotton Mill in Manchester Designed in the 1840s this is an example of the transition from traditional craft based design to engineering design based on calculation and experiment which took place in the first half of the 19th Century.” Situated in original location.	Very High	<p>Whilst the structure has been relocated from its original location (havelock Mill), the asset retains significance in its relocation as part of the former UMIST landscaping.</p> <p>The contribution of setting to the significance of the NDHA is considered to be low beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>
7.	Generations of Possibilities (Magnet)	NDHA	/	1999. Inscription on plaque fixed to railway viaduct: “Paul Frank Lewthwaite. The Generation of Possibilities. Winner of the national competition for a sculpture to mark the 175th anniversary of UMIST”.	Very High	<p>The piece of public art was installed to commemorate the 175th anniversary of UMIST. The placement of the asset is positioned in a prominent location on Altrincham street and can be viewed in conjunction with the modernist campus.</p> <p>The contribution of setting to the significance of the NDHA is considered to be low beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>
8.	UMIST Cube	NDHA	/	<p>1991. Inscription: “Designed by Christopher Rose-Innes. Fabricated by Stockport Sheet Metal. 1991.” On stone plinth. Not in original location.</p> <p>Originally positioned outside the Weston Building, Sackville Street until 1999 when building work resulted in relocation to present position outside the Renold Building on its terrace.</p>	Very High	<p>Whilst the structure has been relocated from its original location, the asset retains significance in its relocation as part of the former UMIST landscaping.</p> <p>The contribution of setting to the significance of the NDHA is considered to be low beneficial.</p> <p>The asset is contained within the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a direct impact on the setting of the asset.</p>

9.	The Mill	NDHA	/	Former 19th century Cotton Spinning Mill complex, with significant early 20th and mid-20th century external and internal alterations. Limited and much altered survival of 19th century fabric. The original Mill building was constructed in the early 19th century with subsequent phases of reconstruction and alteration. Those parts of the building that date to the late 19th century are therefore limited to the external elevations; with much of the interior dating to the late-1950s. H. Fairhursts and Sons were responsible for the extensive alterations in the late 1950s to provide a new Chemical Engineering. Externally, the late-19th century gate to the south-eastern aspect of the building is of high artistic value, formed of red brick with stone dressings and a deep, recessed arched entrance in an Italianate style.	High	<p>The former Jackson Street Mill is an outlier within the Former UMIST campus. The building was retained and redeveloped quickly to accommodate a new Chemical Engineering block. Whilst the building shares some historical associations with the wider campus, the asset is considered to retain minimal architectural group value with the wider site.</p> <p>The contribution of setting to the significance of the NDHA is considered to be low beneficial.</p> <p>The asset is contained within the immediate setting of the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a high potential to impact on the setting of the asset.</p>
10.	Pariser	NDHA	/	The Pariser Building was designed by Messrs. Harry S. Fairhurst and Son in 1957 and named after councillor M. P. Pariser, chairman of the council of College of Technology. The building was largely completed in 1962 and was officially opened by HRH Prince Philip, the Duke of Edinburgh on the 15 th October 1963. The 'L'-shaped building was the fifth building to be completed on the new campus site and was designed as the new civil engineering department to accommodate the departments of municipal engineering, structural engineering, building, and a part of the department of mechanical engineering.	Medium	<p>The non-designated heritage asset is situated in a prominent position within the former UMIST campus, which comprises a locally significant collection of modernist architecture. The Pariser shares some group value with the other buildings designed by Fairhurst's and is read as positive contributor to the architectural character of the area.</p> <p>The contribution of setting to the significance of the NDHA is considered to be high-medium beneficial.</p> <p>The asset is contained within the setting of the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a high potential to impact on the setting of the asset.</p>
11.	MSS Tower	NDHA	/	The Maths and Social Sciences Building, often known as the "MSS" or "UMIST" Tower, was designed to accommodate the Collage's Maths and Social Sciences departments by W. A. Gibbon of Cruickshank and Seward in 1968. The 15-storey concrete tower forms the tallest building on the Campus and was constructed as part of the later development phase to the south of the Site. W.A. Gibbon explained that the tower was "positioned to form a strong visual feature as one proceeds towards the city".	Medium	<p>The non-designated heritage asset is situated in a prominent position within the former UMIST campus and forms a landmark building from wider views, due to its height and scale. The MSS shares some group value with the other buildings designed by Fairhurst's, particularly the Ferranti Building, and is read as positive contributor to the architectural character of the area.</p> <p>The contribution of setting to the significance of the NDHA is considered to be high-medium beneficial.</p> <p>The asset is contained within the setting of the Plot C boundary and therefore any proposals to remove / alter the NDHA will have a high potential to impact on the setting of the asset.</p>

7. HERITAGE IMPACT ASSESSMENT

7.1 Introduction

The following section provides an assessment of the potential impact of the Proposed Development on the Plot C Site and scoped-in designated and non-designated heritage assets as identified in previous sections of this report. The Proposed Development will have a direct impact (i.e. physical/material) upon a number of designated and non-designated heritage assets, as well as an indirect (i.e. visual/setting) impact to a number of heritage assets in the local and wider context of the Site, as identified in **Section 6**.

The subsequent Heritage Impact Assessment ('HIA') is informed by and should be read alongside the submitted design material including the DAS and application drawings (prepared by Allies and Morrison AAM and SLA) and the accompanying Planning Statement (prepared by Deloitte).

The methodology which has informed an assessment of the potential heritage impacts of the Proposed Development is presented at **Appendices III and IV**.

7.2 Proposals

The application is for Full Planning Permission and Listed Building Consent for works to the Hollaway Wall and Listed Building Consent for works to the Viaduct.

The proposals comprise *the demolition of Barnes-Wallis, Wright Robinson, Manchester Meeting Place, Morton, Moffat Buildings and the construction of two office buildings (Use Class E). At the base of the building the buildings will be connected via an open shared lobby space, which shall comprise a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E, Sui Generis – drinking establishment). The proposals will also include interventions to the Hollaway Wall, incorporating it into the new commercial element. Additionally, the proposals will involve the change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis– drinking establishment). The proposals will also include the creation of a new public square, access and other associated works.*

The proposal comprises two office buildings, henceforth referred to as C1 (10 storeys + g) and C2 (18 storeys + g). Each including an upper ground floor, lower ground floor and basement level. The buildings are connected by a central triple-height lobby space — the Collision Engine — which provides shared access and permeability between the two buildings. This space is accessible from both the upper and lower ground floor levels. At lower ground floor, two double-height entrance lobbies support multi-tenancy flexibility: one located to the west fronting Sister Square, and the other to the south addressing Mill Lane. At upper ground level, two additional entrances are proposed to the north, activating the Altrincham Street frontage alongside new retail and flexible commercial units that contribute to the vibrancy of the public realm.

Despite being included within the red line boundary, the proposals do not include any works to the Grade II listed Renold Building or UMIST Cube (NDHA). The landscaping proposals which have been designed up to edge of the listed building's terrace will maintain the existing terrace, steps and planters to the north, east and south sides of the Renold Building, as existing, and will have no direct impact on the listed fabric. Consequently, it is considered that Listed Building Consent is not required due to the fact that the proposals will not directly affect the listed building's special historic character or architectural interest. Further to this, detailed methodologies outlining how the listed fabric will be protected during construction can be provided to ensure the listed fabric is not affected.



Figure 91: Proposed site plan layout. Source: AAM, DAS.

7.3 Direct Impact Assessment

Direct Heritage Impacts are those that result as a primary consequence of the Proposed Development or change of use. They comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset through physical works. The degree of impact will thus depend on the relative importance of the affected component.

The **NPPF (paragraph 212)** requires that, when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to its conservation. Any development proposals should therefore seek to avoid or minimise any ‘harm’ which might diminish the value of the asset and its significance.

The extent of works within the Plot C application that result in loss / alteration of existing fabric include:

- Demolition of the Moffat Building, Morton Laboratory, Barnes Wallis / Wright Robinson Tower and Staff House
- Demolition of Butterfly Stair (potential for sections to be integrated into landscaping subject to further detailed study).
- Relocation of Public Art
- Alterations / interventions to the Hollaway Wall (Grade II)
- Alterations / interventions to the Manchester and Altrincham Railway Viaduct (Grade II).

Optioneering Overview – Non-designated Heritage Assets

Over the last two years, an extensive interdisciplinary optioneering exercise has been undertaken to determine the extent of retention and removal of existing structures across Plot C in response to the project brief and objectives and the principles of the masterplan.

This exercise has built upon studies that were carried out for all buildings within the wider framework area during the development of the SRF, which included:

- detailed heritage baseline significance appraisals,
- assessment of suitability for re-use and retrofit,
- Structural considerations,
- Existing fabric,
- internal accommodation,
- building services, and
- embodied and operational carbon.

The optioneering exercise for Plot C began with a more detailed appraisal of the existing buildings on the project site by the design team. The resultant understanding led to a series of studies exploring degrees of intervention to the existing non-designated heritage assets to explore options for reuse/ partial reuse/ new build.

These studies provided useful insights into the potential capacity of each building but clearly demonstrated that greater levels of intervention would be required in order to meet the requirements of the brief, with modifications / extensions undermining the architectural integrity of each of the buildings.

Please refer to the design evolution section of the DAS (AAM) for detailed breakdown of optioneering study.

7.3.1 Demolition

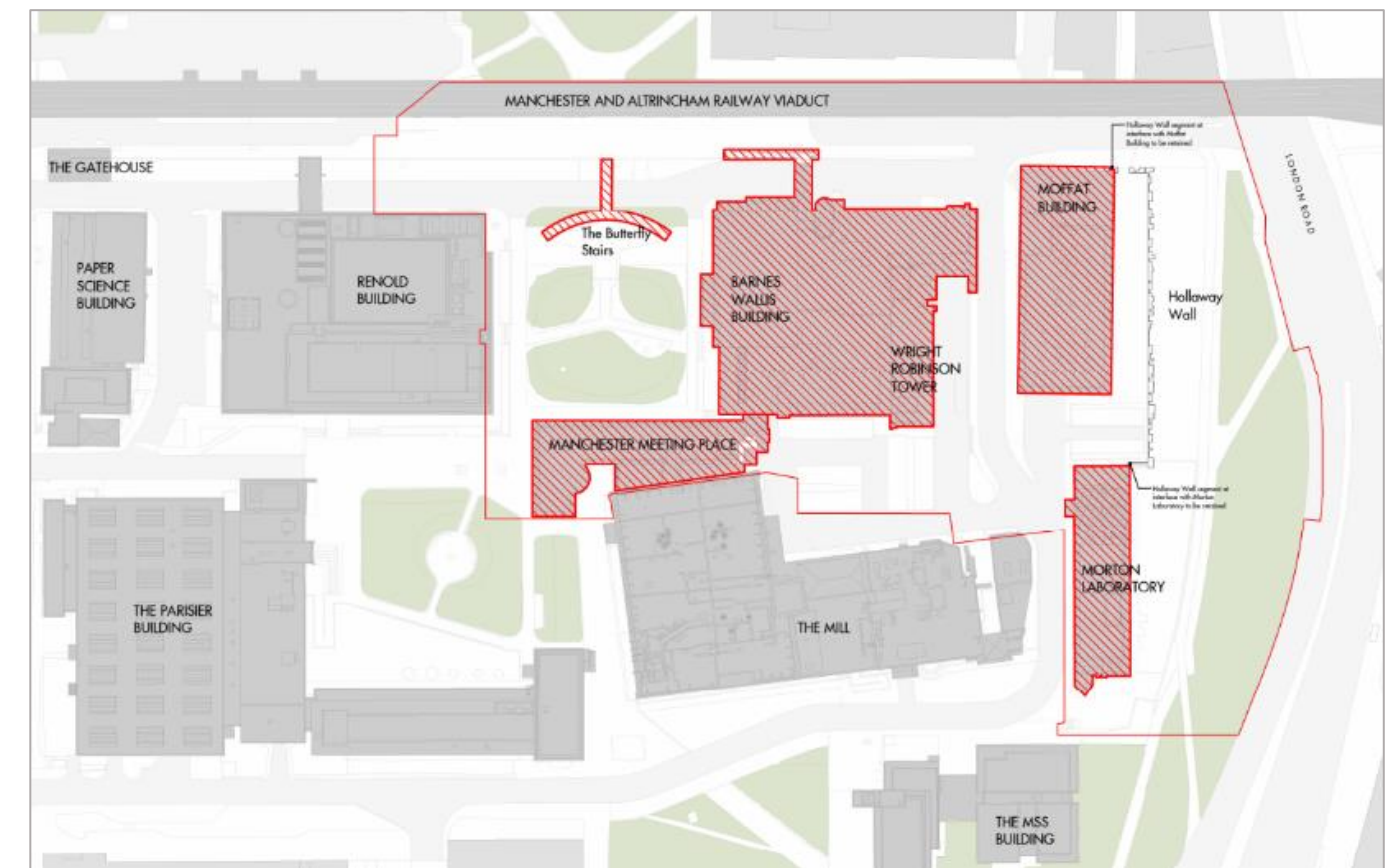


Figure 92: Demolition plan. Source: AAM, DAS.

As part of the proposals for the implementation of Plot C, demolition is proposed for a number of existing buildings within the Site, including: the Moffat Building, Morton Laboratory, Barnes Wallis / Wright Robinson Tower, Staff House and Butterfly Stair. Each of these buildings have been identified as retaining sufficient interest to warrant ‘non-designated heritage asset’ status, with the exception of the Moffat building. In order to clarify the planning status of the undesigned buildings across the site, Certificate of Immunity (COI) applications were made for each of the NDHAs listed above. Each building is now covered by a COI and have therefore been judged by the DCMS not to retain sufficient architectural and historic interest to warrant statutory listing.

The loss of these buildings will result in a total loss of significance and is therefore judged give rise to a high degree of harm (major adverse impact). Whilst the NDHAs are not subject to statutory tests (as outlined in paras.214-215, NPPF), their demolition will incur a highly adverse impact on the local built environment. As noted within Para 216 of the NPPF (2024) a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset(s) affected. This judgement is for the Local Planning Authority to determine based on the evidence presented within the present report, weighted against the detailed optioneering study (AMM, Civic) and the wider public benefits of the proposals (Deloitte).

The loss of these buildings is also considered to incur a high level of *less than substantial harm* to the setting of the Hollaway wall. On balance, it is judged the loss of these buildings will incur a **moderate adverse impact** on the built historic environment.

7.3.2 Relocation of Public Art

A site-wide review of the Public Art has been undertaken to assess their significance, condition and options for relocation within the proposed development. As part of the application, it is proposed that some of the existing pieces of public art will be cleaned, restored and relocated. During the construction phase, the Havelock Mill structure and the Generation of Possibilities magnet are proposed to be temporarily removed and taken into storage (on-site within the Pariser Building), with the Archimedes Sculpture proposed to remain in situ, until the implementation of Phase B. The latter would need to be adequately protected during these works. This would give rise to a **moderate adverse (temporary) effect**, which would be mitigated in part during the operational phase.

The Havelock Mill structure and Magnet of Possibilities are proposed to be relocated within the development plot as part of the new landscaping/ public realm to the west of London Road, in the immediate setting of the Hollaway Wall. The Archimedes Sculpture is to remain *in situ*. Each piece is proposed to be repaired/ conserved prior to relocation, resulting in a **minor beneficial (direct, long term) effect**.

Setting (indirect impact – discussion)

It is considered that the relocation of public art will have a negligible effect (indirect, long-term) with regards to their settings, given the change to original location and loss of surrounding campus buildings. This is discussed in greater detail within the following section, informed by a series of key views.

7.3.3 Alterations / Interventions to the Hollaway Wall

The proposed interventions to the sculptural wall have been a result of a detailed optioneering process, informed by intrusive investigation works (Civic Engineers) and the baseline significance appraisal (SLHA). This process was further informed by established SRF principles and wider site constraints, including neighbouring development zones, trees, foundations of the wall, access from London Road onto Altrincham Street, the proposed amendments to the servicing tunnel.

The proposals seek to integrate the Grade II listed Hollaway Wall into building C2, forming an integral part of the publicly accessible ‘Manchester Room’, whilst also seeking to provide activation around the London Road frontage. The existing timber gate within the wall to the north return is proposed to be retained in-situ, fixed in an open position. The north and southern returns of the wall are proposed to remain located externally, with the central portion being enclosed within the C2 building. The levels within the Manchester Room will seek to respond to the existing external topography around the wall, and proposed internal levels, to generate a subtle internal topography that allows interaction with the wall and creates a distinction between spaces/uses.

The process of integrating the Hollaway Wall into the community focussed Manchester Room has been informed by extensive community and stakeholder feedback alongside a comprehensive client brief. The following key objectives were identified: The need for a diverse, publicly accessible offer ranging from large communal spaces through to smaller, intimate spaces; The presence of a series of community focussed spaces along London Road, activating Hollaway Place, Hollaway Forest and Mill Lane in line with SRF Principle 6: Curated Commons; Spaces should be clustered around the wall to ensure it is a focal point rather than a backdrop and allowing it to be appreciated in the round; and the wall should be well integrated into the spaces to allow people to both learn about and celebrate it.

The proposals seek to make ‘cuts’ and ‘folds’ to five localised areas of the Hollaway Wall, with sections of concrete panels proposed to be folded and integrated into the new landscaping and public realm spaces within and around the Plot C2 building. The southern return of the wall is to be relocated further west, retaining its external focus and original function as it will assist with addressing the level change between London Road and Mill Lane to make the wall more accessible to the public; it will continue to provide a retaining wall function around the servicing tunnel.

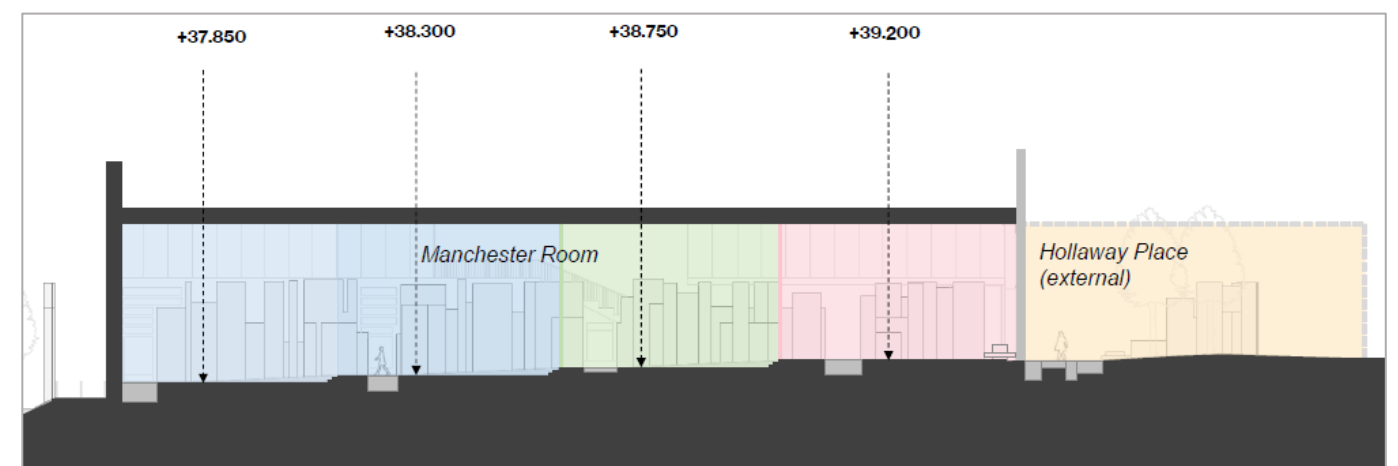


Figure 93: Elevation drawing of the Hollaway Wall and level changes, addressed by Manchester Room (internal) and Hollaway Place (external). Source: AAM, DAS.

7.3.4 Current understanding of Hollaway Wall – Structural Appraisal & Methodology – Civic Engineers

The following paragraphs have been adapted from Civic Engineer’s report, summarising the current understanding of the Hollaway Wall, including its original construction method and condition, which will further inform the understanding for the asset’s capacity for intervention and risk mitigation. Please refer to the Structural Appraisal & Methodology Report (Civic Engineers) for further detail.

Original Construction Method: “The Hollaway wall is a circa. 68 metre long exposed concrete wall, which varies in cross-sectional width and height (4.5 to 6 metres above ground level). This creates a staggered effect. Rough sawn formwork was used to create the ‘weathered’ textured aesthetic..

Non-intrusive visual surveys to date indicate that the wall is a reinforced concrete structure which appears to have been cast in-situ. There are no visible signs of joints commonly associated with precast concrete units. There appear to be some vertical fine cracks/joints; however, the lines likely indicate day joints between concrete pours or induced cracks for thermal movement, which would be expected for the form, length and thickness of the concrete used.

The wall is retaining in part (primarily towards the south end), with level differences on either side of the wall ranging from 0.34m (towards the north end) to 2.12m (towards the south end of the wall)”.

Condition: “Degradation of the wall has been noted during site visits, including spalling of the concrete surface, exposure of reinforcement and graffiti paint. Allocated parking signs have also historically been fixed onto the west face of the wall, along with what we believe to have been a post-fixed canopy. There is surface damage and rusting evident following their removal.

Minor repairs including corrosion protection and repair mortar to reinstate the concrete cover the exposed reinforcement, and surface cleaning are likely required to bring the wall up to standard for the proposed development”.

Interventions: “The proposed development includes interventions to the Hollaway Wall, incorporating the structure into the new commercial buildings, and a new service tunnel is to be constructed adjacent to the west side of the Hollaway Wall where the proposed formation level of the service tunnel is approximately 7m below existing ground level”.

Support: “The Hollaway Wall is to pass through the end structural bay of building C2, with local sections carefully cut to allow access through within the internal space. These sections will be cut at ground level and the cut pieces ‘folded’ such that they are laid flat and reused in the horizontal plane in the new development. All cut concrete edges will be made good with corrosion inhibitor at any exposed reinforcement and repair mortar applied following the laying down of the cut out sections of the wall.

A study has been undertaken regarding the support for the proposed folded down pieces of the Hollaway wall. Various options whereby the Plot C ground floor slab breaks around the concrete Hollaway wall sections were investigated, with the location and presence of insulation varied. These options were discounted as the addition of a supporting ground floor slab would assist in protecting and preserving the wall in the new horizontal arrangement. Incorporating a slab below also assists with the servicing strategy for the new building. The new building will not rely upon the Hollaway wall for support. The wall will continue to be self supporting in terms of vertical and lateral load”.

Change in Environment exposure:

The proposed internal environment will be much less aggressive, thereby reducing the risk of freeze-thaw damage and chloride ingress. Physical damage is also less likely indoors. This change in conditions will likely extend the life of the Hollaway wall structure from its situation. remain external will continue to weather at the current rate and original design intent. For the elements of wall that are proposed to be laid flat, the concrete cover requirements.

Protection: In use, the impact of people walking over the wall will be minimal. Floor slabs are commonly comprised of exposed reinforced concrete. Continuous foot traffic could accelerate general wear and tear of the concrete surface including cracking, spalling and loss of the shuttered finish, however the wall was originally designed for an external environment and therefore has heightened durability when considered in a new internal environment for the majority of the length of the wall.

Mitigation measures could be applied to reduce this risk such as protective coatings or surface hardening to protect the concrete surface from abrasion, sealants to prevent moisture penetration and regular maintenance and inspection including prompt addressing of any cracks or damage. Appropriate protection measures to be agreed with the Conservation Officer.

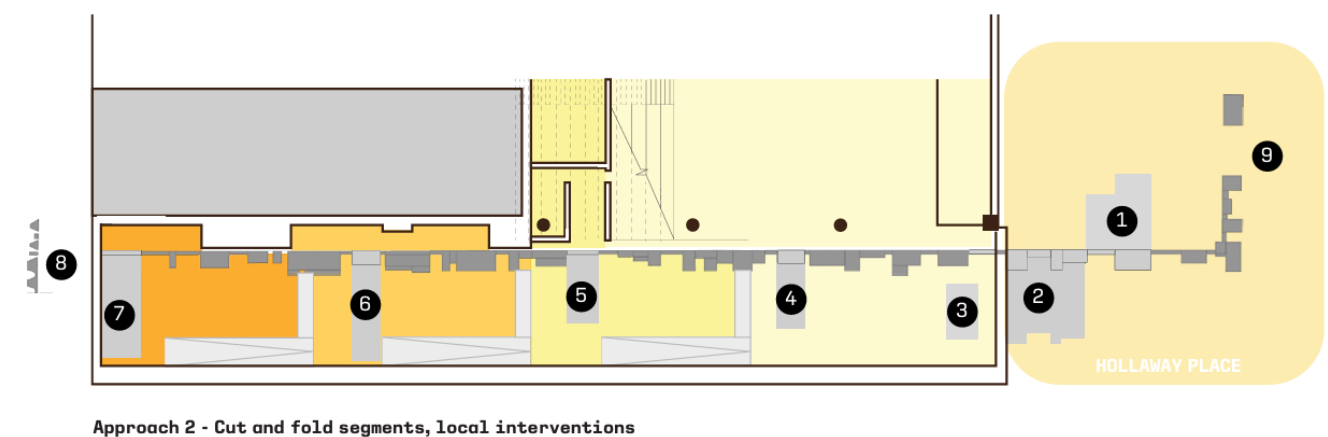


Figure 94: Hollaway Wall proposed interventions. Source: AAM DAS

Hollaway Wall – Direct Impact Discussion

As evidenced in the alteration plans (refer to Figure 94, above), localised sections (highlighted in light grey) are proposed to be cut / folded or repositioned. The north and south portions of below ground wall structure are proposed to be removed to facilitate support of the new facade with new substructure. A central letterbox opening is required to achieve the underfloor servicing strategy for the Manchester Room.

The rationale for the interventions, as numbered on Figure 94, is set out below:

- 1) In Hollaway Place, two segments fold west and sit above ground level, improving pedestrian visibility into the site (eg to building entrances), easing the transition from vertical to horizontal pieces of the wall and enabling three existing trees to be retained east of the wall.
- 2) The segments adjacent to the building are folded east and set flush with the ground to improve visibility and provide level access towards building entrances
- 3) The wall segment interfacing with the building footprint is cut, folded and placed above ground level within the Manchester Room. The wall's foundations local to the facade need to be removed to allow the introduction of new structure supporting the facade
- 4-7) Carefully selected segments of the wall are folded flush with the floor to allow people to pass through the wall to access a range of curated community focused spaces around the wall. A services crossover point is formed through the wall below ground at segment 6.
- 8) The southern return of the wall is moved south and westwards into Mill Lane to facilitate entry to the service tunnel and support of the new facade. Its location has been carefully considered to retain the legibility of the wall as a whole when approaching from the south. The wall's retaining wall function is reintroduced, managing the level change between London Road and Mill Lane whilst also making the wall more accessible to the public
- 9) The existing gate is retained in situ and propped open.

The physical impact of the permanent loss of fabric is considered to be minor-to-moderate adverse. However, the areas affected are principally below-ground and would not impede on the appreciation of the sculptural quality and overall composition of the wall. Please refer to Civic's report for details.

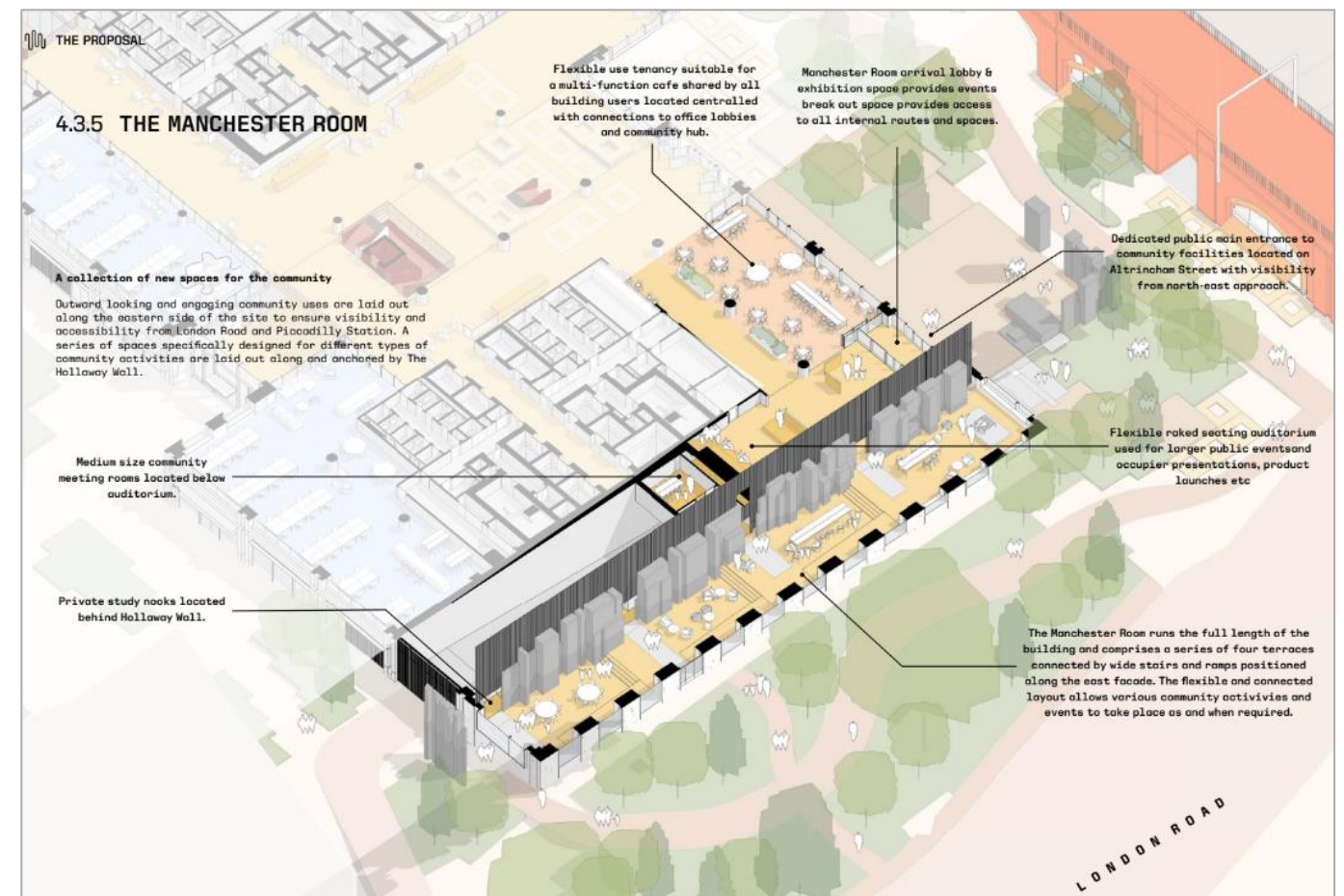


Figure 95: Oblique aerial view of the proposals for 'the Manchester Room' and integration within the C2 building. Source: AAM, DAS.

It is understood the wall was cast in-situ, as opposed to prefabricated panels (as the list description suggests). The detailed survey report by Civic highlights the environmental changes proposed to the structure would incur limited impact to the longevity of the wall, with the proposed enclosure of the wall within C2 actually providing a more sustainable and manageable environment for the structure. Importantly, Civic notes that *'the new building will not rely upon the Hollaway wall for support. The wall will continue to be self supporting in terms of vertical and lateral load'*. This is an important measure for understanding the long-term impact of the proposed development on the structure, both during the construction stage and the operational stages. The fact the wall will remain a self-supporting structure, divorced from the C2 building, is considered positive.

The principal, adverse direct impact to the Hollaway Wall will derive from the sections which are to be cut and folded into the landscaping / the Manchester Room. These cuts will permeate the intended 'barrier' and thus have a negative impact on the original function of the wall, as well as impacting its integrity as a sculptural piece.

The degree of alteration is not however, considered to give rise to substantial effects, primarily due to the extent of original fabric which will remain appreciable in-situ, paired with the retention of the cut sections which will remain legible within the landscaping / Manchester Room. An outline method statement for the proposed works is provided by Civic. Whilst there will be protective measures in place for the cut sections, it will be clear there is

some potential for long-term weathering of these folded sections due to increased footfall. The impact of this is perceived to be adverse, subject to further detail on protection measures. On balance, the direct impact to the Grade II listed structure is judged to be **moderate adverse (long-term, permanent)**.

Setting (indirect impact – discussion)

During the construction phase, it is judged that the effect on the setting of the wall will be **major adverse (temporary)**, principally through the combined loss of visibility of the wall due to hoarding and effects such as dust, noise etc. which will restrict an appreciation of its significance. A further **moderate adverse effect (long term, permanent)** will be judged to occur to the setting of the listed structure through the loss of the non-designated heritage assets (Morton Laboratory and Barnes Wallis / Wright Robinson Tower).

The identified adverse effects will be tempered, in part, during the operational phase of the development, during which the Grade II listed Hollaway Wall will be integrated as a sculptural piece of art within the newly formed ‘Manchester Room’, having been cleaned and locally repaired. This will enable members of the public to experience and engage with the listed structure in an evolved setting, with the ability to view the frontage and rear elevations of the wall; something that is not possible at present.

The southern and northern returns of the wall will remain external, the northern return signalling the key access point into the developing ID Manchester site. The provision of both an internal and external setting to the listed structure allows for an appreciation of its historical significance and visual connection to London Road.

Although the setting of the asset will change considerably, incurring a **major-to-moderate** impact, it will be evident there are a wide range of tangible heritage and public benefits which the proposals will bring about, including a contemporary interpretation of the heritage asset which acknowledges its significance as a sculptural retaining wall established in the 1960s, and enhanced opportunity for permeability and activation, which is achieved in part through the ‘cut and folding’ interventions. Appreciation of the wall would be further enhanced by the expansive new landscaping around London Road (Hollaway Place), which seeks to retain existing trees, paired with new planting and relocation of public art, which will collectively provide some enhancement to the setting of the asset (see Figure 96 and Figure 97).

The original design intent of the wall was to have a dual function as a piece of public art, showcasing Holloway’s innovative approach with concrete and secondly, as a functional screen wall. While the proposal will reduce the legibility of the asset as a full ‘screening’ element, it will continue to have a function of screening the service road to the east, whilst remaining a focal point of public art within the Manchester Room.

On balance, the residual significance of effect to the setting of the wall after these embedded design mitigation measures is judged to be **‘moderate adverse’** (incurring a **high degree of less than substantial harm**), principally through the loss of expansive visibility of the asset from London Road, combined with the permanent loss of NDHAs such as the Morton Laboratory, which was designed by H. Fairhurst and thus shares historical and architectural associations with the Hollaway Wall.

The public benefits discussion is expounded within the Planning Statement (Deloitte). These are to be considered against the degree of harm identified above.



Figure 96: Hollaway Wall north, looking south towards the manchester Room. Source: AAM, DAS.



Figure 97: Manchester Room, interior. Source: AAM, DAS.

7.3.5 Alterations / Interventions to the Manchester and Altrincham Railway Viaduct (Grade II)

The arches below the Network Rail viaduct are to be opened up and re-purposed to create functional spaces for shops and cafés along Altrincham Street. The following extract is the design concept for the Viaduct Arches by Allies and Morrison. As highlighted within Civic Engineers Structural report, this concept has the following main structural considerations:

- Structural support and restraint for curtain walling
- Internal mezzanine level structure

The overall design approach has been to have avoid changes in loading on the viaducts. The approach for the structural support of curtain walling system appreciates the interface between Network Rail (NR) assets and limits the number of anchored connections required, thereby limiting direct impact on the viaduct structure. The structural report outlines a number of potential options for the lateral restraint to the curtain walling, all of which avoid putting gravity loads into the existing asset. The options allow for varying types of cladding systems - from individual glazing and window panels to full curtain walling systems. Each of these is considered to give rise to negligible direct impact on the listed structure.

The majority of the arches are open or contain mid-20th century infill, this is evidenced through assessment of historic imagery, site surveys and plans from Manchester archives, which confirm the majority of the infill dates to c.1960s. The proposals will however see the loss of the original late-19th century infill to the arch closest to London Road (refer to **Figure 99**). Thereby incurring some **minor adverse direct impact** on the listed structure.

All internal mezzanine structures are proposed to be free-standing and will not have an impact on the viaduct structure.

Setting assessment

Despite some adverse direct effects through loss / intervention of historic fabric, it will be evident the proposals will give rise to beneficial impacts on the setting of the viaduct, with the introduction of a series of new uniform units providing new uses, reactivating the currently underutilised arches.

The proposals are considered to result in a **minor beneficial impact** on the setting of the Grade II viaduct.

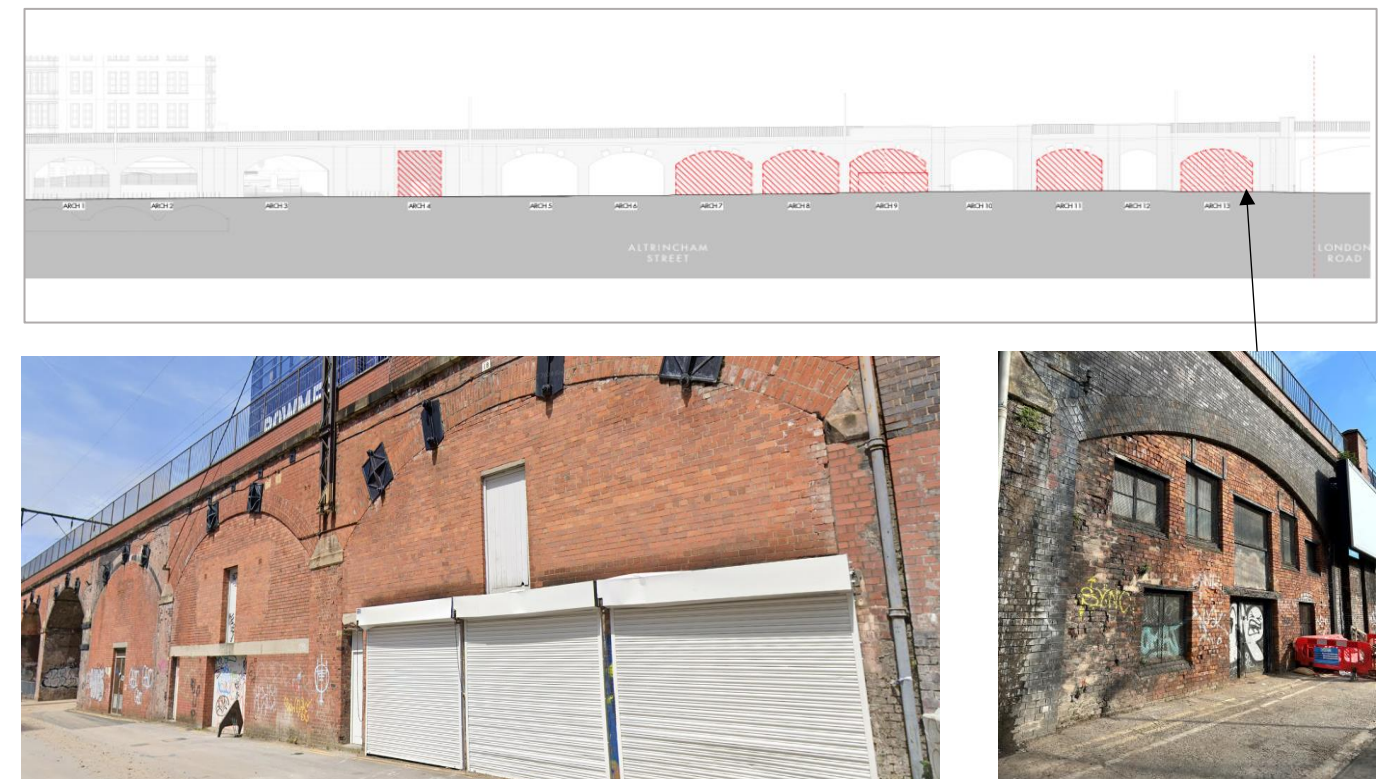


Figure 99: Demolition plan (top). Source: AAM, DAS. Images of existing viaduct arches below.

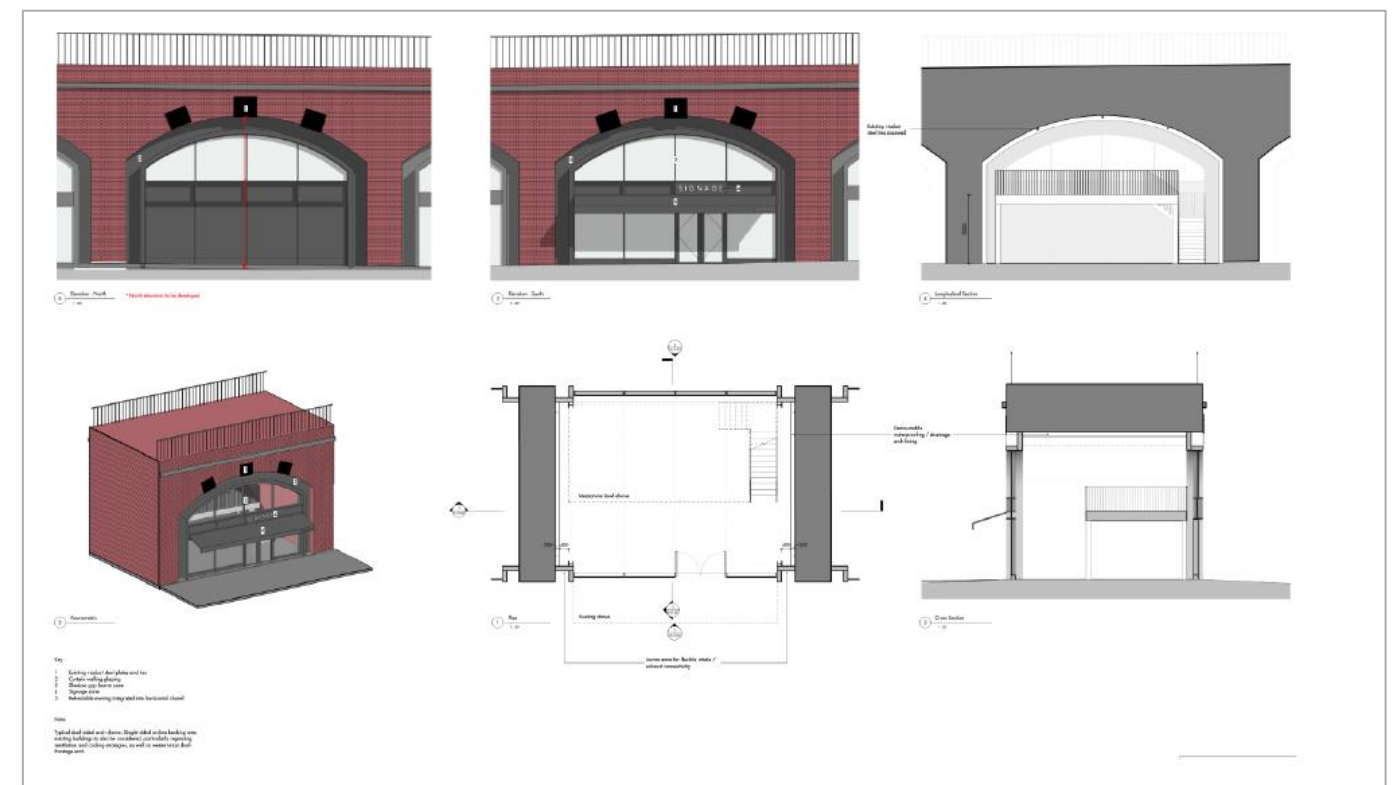


Figure 98: Proposals for viaduct. Source: extract from Civic Engineers Structural report.

7.4 Visual Impact Assessment

As stated within Historic England’s Guidance on Tall Buildings (Note 4, March 2022), ‘using visualisations can help communicate the proposed appearance of new developments. Done well they can give a clear understanding of how a tall building sits within its context’. The guidance goes on to stress that ‘visualisations are also effective ways to show and assess the cumulative impact of a development alongside other existing and proposed tall buildings. Such visualisations are useful to indicate the scale of impact on and change to the historic environment’.

Figure 100 provides a baseline map with the relative locations of key heritage viewpoints, which have been selected based on the ZVI study (Figure 101), which provides a clear indication of where the Proposed Development will be visible and therefore has the potential to affect the settings of listed buildings. Additional views will be assessed as part of the wider Townscape Visual Impact Assessment (see TVIA – prepared by Layer Studio). A total of 19 viewpoints have been identified, (12 of these relevant to both heritage). These viewpoints were discussed with Manchester City Council and formally agreed with Historic England during pre-application discussions; the addition of viewpoint 19 was requested by HE to understand the potential visual impact of the scheme on the grade II listed Hollaway Wall. The 12 selected views have been scoped in where: a) there is a baseline value to the view in heritage terms, b) where the Proposed Development was visible, and c) sensitive / key viewpoints which test whether the Proposed Development would be visible.

The following assessment divides the viewpoints into ‘short-range’, ‘mid-range’ and ‘long-range’ views to inform the qualitative discussion below.

Short range views

- V06 (London Road / Altrincham Street, Hollaway Wall)
- V11 (London Road, Hollaway wall, south)
- V19 (London Road, Hollaway Wall – centre)
- V12 (South of Renold)
- V08 (Bowling Green / Altrincham Street)
- V15 (Altrincham Street)

Mid range views

- V03 (London Road, north)
- V04 (Piccadilly Station approach)
- V13 (Vimto Gardens)

Long range

- V05 (Sackville Gardens)
- V02 (Chorlton Street)
- V17 (Ardwick)

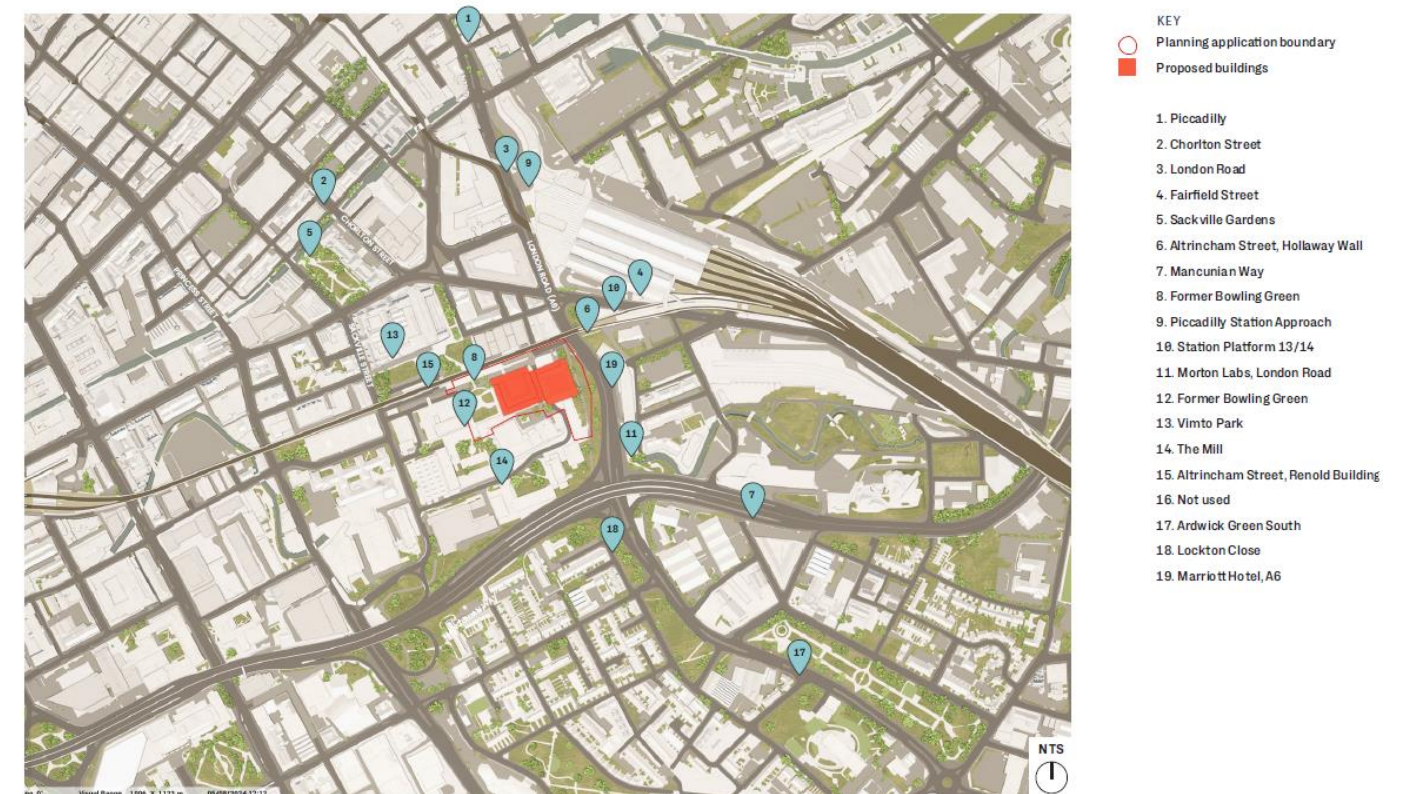


Figure 100: Viewpoint location map. Source: Layer Studio.



Figure 101: ZTVI Study. Areas of high visibility represented in red, limited visibility in orange and very limited visibility in blue. Source: Layer Studio.

7.4.1 Short Range Views

The key short range views which have been selected for the purposes of the Heritage Impact Assessment include: V06 (London Road / Altrincham Street, Hollaway Wall), V11 (London Road, Hollaway wall, south), V19 (London Road, Hollaway Wall – centre), V12 (South of Renold), V15 (Altrincham Street) and V08 (Bowling Green / Altrincham Street).

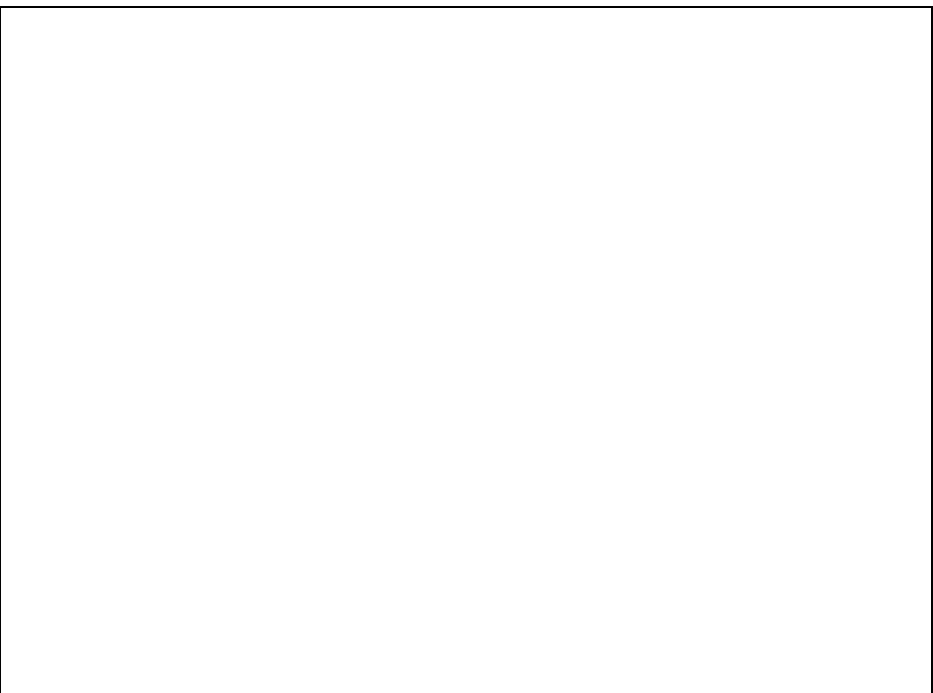
V06 (London Road / Altrincham Street, Hollaway Wall)	V19 (London Road, Hollaway Wall – centre)	V11 (London Road, Hollaway wall, south)
<div><p>Existing</p></div>	<div><p>Existing</p></div>	<div><p>Existing</p></div>
<div><p>Proposed</p></div>	<div><p>Proposed</p></div>	<div><p>Proposed</p></div>



Proposed – dusk view



Proposed – summer view



V12 (South of Renold)	V08 (Bowling Green / Altrincham Street)	V15 (Altrincham Street)
<div></div> <div>Existing</div>	<div></div> <div>Existing</div>	<div></div> <div>Existing</div>
<div></div> <div>Proposed</div>	<div></div> <div>Proposed</div>	<div></div> <div>Proposed</div>

Existing Baseline: Views 06, V11 and V19 (baseline) are principally focused on the Grade II listed Hollaway Wall; whilst each view is static, the composition of these views allows for a kinetic appreciation of the visual experience of the listed structure from the eastern side of London Road. Within the baseline views, the Grade II listed Hollaway Wall forms a definitive barrier to the cohesive group of modernist buildings (Former UMIST site) to the west, including: the Moffatt Building, formed of a low-rise, red-brick building directly behind the wall; the Barnes Wallis / Wright Robinson tower, recognisable through the grid-like residential block of white concrete and the ‘bird of paradise’ feature stair tower; the Morton Laboratory, characterised by a distinctive use of grey brick and glazed curtain walling; the Jackson Street Mill and MSS Tower. The wall was designed in the late 1960s to screen the Moffatt building and address the drastic level changes between the former campus and London Road. The significance of the asset derives from its expression as a piece of sculptural art, which conveys Hollaway’s innovative approach to concrete to create a functional retaining wall of rough sawn formwork.

The aesthetic appearance and rough-sawn quality of the wall is not however immediately appreciable from the east side of London Road, due to long-term weathering and the assortment of semi-mature trees which provide some light screening, particularly from south-facing views. The setting of the wall is also adversely affected by the lack of permeability and activation around London Road and Altrincham Street, particularly due to the modern fencing which encloses the wall.

The most prominent building within the immediate townscape is the Echo Street development (under construction), which is discernible to the north of Altrincham Street and the Grade II listed viaduct. The curved, linear form of the Macdonald Hotel (historically known as the BT building, 1972) holds the eastern side of London Road, illustrating the prevailing mid-20th century character in this part of the city. Beyond this, to the north of the viaduct, the tower of the Grade II* listed London Road Fire Station is visible, forming a key landmark within the Whitworth Street Conservation Area.

V08, V15 and V12 provide alternate, short-range views of the baseline situation. V08 is taken from an elevated position on Altrincham Street, just west of the central Butterfly Stair, which is just visible to the centre of the view, leading down to the open green space (former bowling green), now an open quadrangle. This raised position allows for an expansive appreciation of the existing modernist former campus buildings, with the podium of the Barnes Wallis and Wright Robinson tower behind, paired with the Staff House, which is discernible to the south of the quadrangle. The Renold Building (Grade II) encloses the quad to the west and together these buildings form a distinctive group of modernist architecture, conveying a considerable degree of group value. The blank elevation of the Jackson Street mill and the top of the MSS tower form a backdrop from this location. V15 is taken from a position further west along Altrincham Street, allowing for more expansive views of the campus, including the viaduct to the north, which forms the relative boundary of the Whitworth Street Conservation Area, and the podium of the Renold to the south.

V12 illustrates the view of these buildings from the sunken level of the campus, with the quadrangle to the left, screened by the flight of stairs to the Renold building. The west elevation of the Staff House and the Barnes Wallis can be well appreciated from this location.

Proposed: In the proposed views, a number of the former UMIST buildings within the Site boundary are shown to have been demolished, resulting in a considerable change in both townscape character and comparative scale to London Road. The new building (Plot C) will be divided into two parts, with C1 to the west and C2 to the east, connected by a central ‘collision engine’. The C1 building will consist of a softer, red brick tonality, fronting onto

‘Sister Square’ (the former quadrangle), whilst C2 will be of a darker material palette, featuring a grid-like frontage to London Road, echoing the fenestration of the Wright Robinson tower. The south and north elevations of the C2 building will be demonstrably more linear, marrying with the architectural form of the neighbouring Macdonald Hotel.

As evidenced in Views 06, 11 and 19, the Hollaway Wall is to be retained in situ and partially enclosed within the C2 building (with the exception of the southern return, which is to be moved to the west). The southern and northern returns of the wall will remain external, with sections ‘cut and folded’ into the landscaping to enable a clear line of visibility towards the entrance of the building. The wall is to be understood and appreciated as a sculptural point of interest within the ‘Manchester Room’, which is proposed to be a publicly accessible space. The intent is to create activation and permeability around the listed structure, which has remained a largely incongruous and overlooked component to London Road for some time. Notwithstanding this, it will be evident the enclosure and level of intervention to the wall will incur a considerable impact on the original setting of the listed structure. This impact is seen predominantly to the east side of London Road, from which clear sight-lines of the wall are limited through tree screening and the fenestration of Plot C2. This screening will be most prolific during the summer months (refer to View 19, proposed – summer view). Travelling further west, across the busy road, the experience and intervisibility of the wall will improve, with the northern return being a predominant feature.

The dusk view (View 06) provides an alternative visual of the proposals, with a focus on enhancements made to the public realm around the Hollaway Wall and the Viaduct (both Grade II) at night. This view highlights the improved intervisibility and wayfinding around the assets. This is considered to be an improvement on the existing situation around the junction between Altrincham Street and London Road.

Although the setting of the asset will change considerably, it will be evident there are a wide range of tangible benefits which the proposals will bring about, including a contemporary interpretation of the heritage asset, which acknowledges its significance as a sculptural retaining wall which was established in the 1960s, and enhanced opportunity for permeability and activation, which is achieved in part through the ‘cut and folding’ interventions. Appreciation of the wall would be further enhanced by the expansive new landscaping to the public realm around London Road (Hollaway Place), which seeks to retain existing trees, paired with new planting and relocation of public art, which will collectively provide some enhancement to the setting of the asset. Further activation and enhancement is proposed to Altrincham Street, which is to be re-enlivened with proposals to activate a number of the underutilised listed viaduct arches.

Given the majority of the asset will, however, be retained in situ, this impact is judged to be **moderate adverse (high level of less than substantial harm)** overall. The extensive loss of non-designated heritage assets (Former UMIST buildings) will also give rise to a high degree of harm to the built historic environment. Whilst the loss of these buildings in their own right as non-designated heritage assets are not subject to the same tests (as outlined in paras.214-215, NPPF), their demolition will incur an adverse impact on the local built environment and to the setting of designated heritage assets, including the Hollaway Wall. The loss of these buildings is considered to incur a high level of less than substantial harm to the setting of the wall.

As demonstrated in the proposed views to the west of the site (V08, V12 and V15), further activation will be created through the creation of ‘mill lane’, this route will run from London Road onto the open space (‘Sister Square’), at the heart of the Plot C site. Plot C1 will front onto the square, with the west frontage of the building stepping down to address the pedestrian scale of the square, with increasing mass and scale advancing to the east, forming a

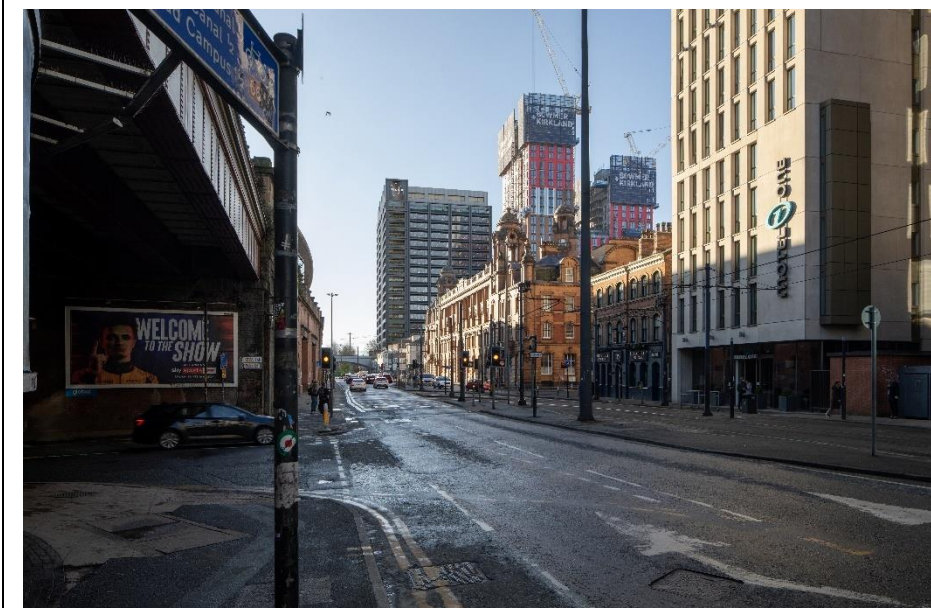
consistent skyline with the neighbouring Jackson Street mill and Echo Street development. As illustrated in V15, a new service road will run parallel to Altrincham Street, servicing the development site and enabling future redevelopment of the wider ID Manchester area.

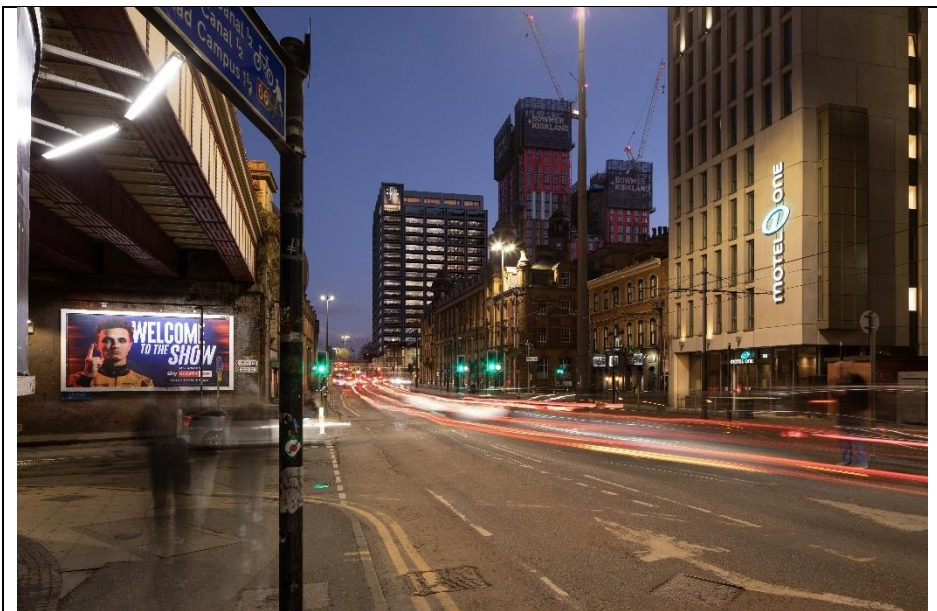
On balance, the residual significance of effect to the setting of the Hollaway wall is judged to be **‘moderate adverse’ (incurring a high degree of less than substantial harm)**, principally through the loss of expansive visibility of the asset from London Road, combined with the permanent loss of NDHAs such as the Morton Laboratory; which was designed by H. Fairhurst and thus share historical and architectural associations with the Hollaway Wall.

Cumulative: upon assessment of the cumulative AVRs, it will be evident the only development of relevance to the assessment is the Echo Street development (completed / built out). It is not considered this will result in any material change to the proposed situation and will incur no further / greater impact.

7.4.2 Mid Range Views

The key mid-range views which have been selected for the purposes of the Heritage Impact Assessment include V03 (London Road, north), V04 (Piccadilly Station approach), and V13 (Vimto Gardens). These views from within the surrounding townscape context have been selected to illustrate the baseline context, the extent of visual change which the redevelopment of the Plot C Site would bring about and the subsequent impact this may have to the settings of heritage assets within the nearby streetscape.

V03 (London Road) Existing and Proposed (+ proposed dusk view)	V04 (Piccadilly Station Approach) Existing and Proposed	V13 (Vimto Gardens)
 <p>Existing</p>	 <p>Existing</p>	 <p>Existing</p>
 <p>Proposed</p>	 <p>Proposed</p>	 <p>Proposed</p>

		
<p>Proposed – dusk</p>		

Existing Baseline: Views 03 and 04 are taken from different positions around Piccadilly Station. V03 is taken from London Road, orientated south and V04 from Fairfield Street, orientated west. These illustrate the immediate setting of Manchester Piccadilly Station and associated goods offices (Grade II) and London Road Fire Station (Grade II*). As demonstrated within each of these baseline views, the immediate townscape context around the station consists of an eclectic mix of contemporary building, such as the Echo Street development and the Motel One hotel on London Road, experienced alongside historic buildings, which are principally lower in scale. The network of viaduct structures and bridges have a dominant, linear appearance within the townscape. This can also be understood in V13 from Vimto Gardens, with the Manchester and Altrincham Railway Viaduct forming a striking element in the view. The line of the listed viaduct signals the boundary of the Whitworth Street Conservation Area, in which Vimto Gardens forms a key green space, complete with semi-mature trees, public benches and the Vimto monument. The gardens provide a positive setting to the Grade II listed Institute of Science and Technology building (Grade II), which is situated to the immediate north of where the viewpoint is taken. The building is substantial in scale and forms a recognisable landmark in views around Chorlton Street, Sackville Street and Whitworth Street.

The character of built form to the south of the viaduct is predominately mid-20th century, with buildings such as the Barnes Wallis / Wright Robinson Tower and Renold Building (Grade II) forming a cohesive composition of modernist architecture in the middle distance.

Proposed: In the proposed mid-range views, Plot C will become a prominent feature within the evolving cityscape. The building fronting onto London Road (C2) will have particular visual prominence, particularly in views from London Road. This is evidenced in V03, from which the saw-tooth roofline of the proposed building can be seen to terminate south facing views along London Road, signalling the entry point into Plot C and the emerging ID Manchester masterplan. The striking building will incur some adverse effect upon the setting of the Grade II* listed London Road Fire Station from this perspective, as the building will diminish the established roofline of the Fire Station and infill the sky gap above. The proposed dark material palette of the C2 building will provide some much-needed contrast against the designated asset in the foreground of the view, but will inevitably be a dominant addition to the overall composition. This impact will, however, be tempered travelling further south along the street and is further softened at dusk (see V03 proposed – dusk view). On balance the impact is deemed to be minor adverse, as the Grade II* listed building is currently situated within a diverse townscape and its highly decorative frontage can continue to be appreciated from a variety of points within the surrounding streetscape.

As evidenced within V04, the C2 building will be visible from west facing views along Fairfield Street, but will not be an overtly dominant addition. The middle and base of the building will be predominantly screened by the Grade II listed Manchester and Altrincham Railway Viaduct, which acts as a segregating feature within the townscape. Whilst C2 will be visible in views from Manchester Piccadilly Station (Grade II), the presence of the building will not undermine or compete with the station, or the ability to appreciate its significance. The impact of the proposals upon the Grade II listed train station undercroft and separately listed goods office (both Grade II) is therefore judged to be minor (neutral).

The overall visual effect of building C1 and C2 is softened in views from Vimto Gardens, again tempered by the presence of the Grade II listed viaduct, which provides a level of screening from outward facing views from the Whitworth Street Conservation Area. The presence of semi-mature trees within the gardens will also provide a degree of natural screening, particularly in summer months. The proposed view illustrates the loss of Barnes Wallis

/ Wright Robinson tower, which was previously appreciated alongside the Renold building (grade II), which is shown to be retained in the view to the right (west) of the image. Plot C will emulate the overarching ‘tower and podium’ character of the former building, taking cues from the responsive scale in relation to the varied levels across the

site. The proposed ‘saw tooth’ roofline and dark material palette are responsive to the dynamic, zig-zag elevation of the Renold building, providing a contextual design response to the clean-lines and striking form of the mid-20th century building. Notwithstanding this, the loss of the aforementioned NDHA will result in an adverse impact upon the setting of the Renold building (minor adverse, incurring an overall moderate adverse effect).

The perceived impact of the proposed development on the character and appearance of the Whitworth Street Conservation Area is varied, but predominately negligible / neutral, with some evidential benefits brought about through the reactivation of the series of listed viaduct arches along Altrincham Street. It is not considered the proposals will give rise to any meaningful impact (direct or indirect) on the designated area, resulting in an overall neutral significance of effect on its significance (no harm).

The overall effect on the setting of the Grade II listed Institute of Science and Technology (Sackville Building) is identified to be negligible (neutral). Whilst the loss of the NDHAs in the middle distance will be considered adverse, the replacement C1 & C2 building are contextual and compliment the dark material palette of the Grade II listed building. On balance, it is not considered the proposals will have any meaningful impact on the ability to appreciate the significance of the Institute of Science and Technology to any appreciate degree.

Cumulative: upon assessment of the cumulative AVRs, it will be evident the only development of relevance to the assessment is the Echo Street development (completed / built out). It is not considered this will result in any material change to the proposed situation and will incur no further / greater impact.

7.4.3 Long Range Views

The key long-range views which have been selected for the purposes of the Heritage Impact Assessment include -V05 (Sackville Gardens), V02 (Chorlton Street) and V17 (Ardwick). These views are taken from points within the wider townscape context have been selected to test the potential for wider visibility of the Plot C development from points within the wider cityscape.

V02 (Chorlton Street) Existing and Proposed	V05 (Sackville Gardens) Existing and Proposed	V17 (Ardwick)
		
Existing	Existing	Existing
		
Proposed	Proposed	Proposed

Existing Baseline: V05 and V02 have been scoped in for assessment as they are prominent viewing positions from within the Whitworth Street Conservation Area. V02 is taken from Chorlton Street, orientated south towards the site, whereas V05 is taken from a central position within Sackville Gardens, orientated south-east. Both views are terminated by the imposing and striking Institute of Science and Technology building (Grade II), which is formed of two distinct phases (1895-1912, and mid-20th century extension), both make a highly significant contribution to the streetscape and to the character and appearance of the Whitworth Street Conservation Area. The building benefits from being viewed in conjunction with neighbouring historic buildings including the Shena Simon Building (Grade II) and the row of Grade II listed former warehouses to the west of Sackville gardens.

V17 is taken from a position much further south, along Ardwick Green South (A6 Road), which forms a key throughfare from the south onto the city centre. A view has been selected from this location as the ZTVI study indicated the proposed development would be visible from this route. The principal heritage asset within this view is the Grade II listed Ardwick Drill Hall, which forms a prominent late-19th century landmark in the area of Ardwick. The castellated frontage of the building emulates its intended fortress-like architectural character. The existing buildings within the Plot C site (Former UMIST campus) currently make no contribution to the setting of the asset or the composition of the view.

Proposed: the proposed development is identified by the red wireline in the respective proposed views. As evidenced in V02 and V05, the development will be heavily screened by the existing Institute of Science and Technology building. The overarching impact on the setting of the listed buildings and the character and appearance of the Conservation Area is therefore judged to be **neutral**.

V17 as proposed illustrates the roofline of building C2 will encroach above the established roofline of Ardwick Drill Hall in select locations from Ardwick Green South. The impact is judged to be adverse, although negligible, due to the relative distance between the proposed development site and the listed building, combined with the material impact the presence of the building would have on the setting of the Drill Hall, which is negligible at most.

Cumulative: upon assessment of the cumulative AVRs, it will be evident the only development of relevance to the assessment is the Echo Street development (completed / built out). It is not considered this will result in any material change to the proposed situation and will incur no further / greater impact.

7.5 Visual (indirect) Impact Assessment – Summary Table

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the identified heritage assets have been tabulated in Table 7. The visual impact assessment has been informed by the baseline significance appraisal above and follows the recommended guidance on producing Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011). The assessment is however, further supported by Historic England’s Guidance on producing Statements of Heritage Impact, which stresses the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact. Consequently, the following conclusions set out in Table 7 comprises a summary of the non-technical narrative of the Visual Impact Assessment above, which sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

Table 7: Visual Impact Assessment Summary			
Description of Heritage Asset	Significance / sensitivity	Degree of impact	Significance of effect (embedded mitigation)
Sculptural Wall (Hollaway Wall) (Grade II)	Medium	Major-to-Moderate adverse	Moderate adverse
Manchester South Junction and Altrincham Railway Viaduct (Grade II)	Medium	Minor (beneficial and adverse)	Minor (beneficial and adverse)
Renold Building (Grade II)	Medium	Minor-to-moderate adverse	Moderate adverse (permanent)
Institute of Science and Technology (University of Manchester) (Grade II)	Medium	Negligible (neutral)	Neutral (permanent)
Train Shed and Undercroft at Manchester Piccadilly Station (Grade II)	Medium	Minor (neutral)	Neutral (permanent)
Former Goods Offices to Manchester Piccadilly Station (Grade II)	Medium	Minor (neutral)	Neutral (permanent)
Police and Fire Station (Grade II*)	High	Minor adverse	Minor adverse (permanent)
Star and Garter Public House (Grade II)	Medium	Negligible (neutral)	Neutral
Ardwick Drill Hall (Grade II)	Medium	Negligible adverse	Negligible adverse
Whitworth Street Conservation Area	High	Negligible (neutral)	Neutral

Barnes Wallis and Wright Robinson	Low	Major adverse	Moderate adverse (permanent)
Butterfly Stairs	Low	Major adverse	Moderate adverse (permanent)
Morton Laboratory	Low	Major adverse	Moderate adverse (permanent)
Manchester Meeting Place (Staff House)	Low	Major adverse	Moderate adverse (permanent)
Archimedes statue	Low	Minor beneficial	Minor beneficial (permanent)
Havelock mill structure	Low	Minor beneficial	Minor beneficial (permanent)
Generations of Possibilities (Magnet)	Low	Minor beneficial	Minor beneficial (permanent)
UMIST Cube	Low	Negligible-to-minor adverse (neutral)	Negligible adverse (permanent)
The Mill	Low	Minor-to-Moderate (neutral)	Minor adverse (neutral)
Pariser	Low	Minor-to-Moderate adverse	Minor adverse (permanent)
MSS Tower	Low	Minor-to-Moderate adverse	Minor adverse (permanent)

8. SUMMARY

The NPPF (2024) and the associated Planning Practice Guide (PPG) emphasise the need for a thorough understanding of the significance of Heritage Assets, to form the basis for the assessment of any development impact, which this Heritage Statement provides.

The Site (Plot C) currently comprises the landscaped area which contains the former Bowling Green, the Butterly Stair, the Barnes Wallis and Wright Robinson Building, the Staff House and the Morton Labs all associated with the former UMIST Campus of the University of Manchester. Although not listed these buildings are of heritage interest. The Site also contains three Grade II listed buildings: the Hollaway Wall, the Manchester & Altrincham Railway Viaduct and the Renold building. The Moffat Building is also contained within the Plot C boundary, this building is not considered to yield any heritage interest, however it is physically connected to the Hollaway Wall.

The north aspect of the Plot C boundary (viaduct) runs parallel to the Whitworth Street Conservation Area boundary. Plot C is considered to partly fall within the boundary of this designated area.

There are four pieces of public art within the Plot C site, all of which are considered to yield sufficient interest to be considered non-designated heritage assets.

Within the setting of the Plot C site, there are four non-designated heritage assets which have a visual and historical relationship to the site and a number of Listed Buildings within the wider townscape, the settings of which are to be a key material consideration.

A summary of the potential heritage impact accrued by the Proposed Development is:

Hollaway Wall (Grade II): The proposed development includes interventions to the Hollaway Wall, incorporating the structure into the new commercial buildings, and a new service tunnel is to be constructed adjacent to the west side of the Hollaway Wall where the proposed formation level of the service tunnel is approximately 7m below existing ground level. The Hollaway Wall is to pass through the end structural bay of building C2, with local sections carefully cut to allow access through within the internal space. These sections will be cut at ground level and the cut pieces ‘folded’ such that they are laid flat and reused in the horizontal plane in the new development. The direct impact to the Grade II listed structure is judged to be **moderate adverse (long-term, permanent)**, as it will be clear that the alterations to the wall directly affect sections of original fabric. The degree of alteration is not considered to give rise to substantial effects, due to the extent of original fabric which will remain appreciable in-situ, paired with the retention of the cut sections which will remain readable within the landscaping, however the impacts identified are considered to equate to the higher end of less than substantial harm.

Manchester & Altrincham Railway Viaduct (Grade II): The arches below the Network Rail viaduct are to be opened up and re-purposed to create functional spaces for shops and cafés along Altrincham Street. The overall design approach has been to have avoid changes in loading on the viaduct. The structural report outlines a number of potential options for the lateral restraint to the curtain walling, all of which avoid putting gravity loads into the existing asset. The options allow for varying types of cladding systems - from individual glazing and window panels to full curtain walling systems. Each of these is considered to give rise to negligible direct impact on the listed structure.

The majority of the arches are open or contain mid-20th century infill, this is evidenced through assessment of historic imagery, site surveys and plans from Manchester archives, which confirm the majority of the infill dates to

c.1960s. The proposals will however see the loss of the original late-19th century infill to the arch closest to London Road, thereby incurring some localised, **minor adverse direct impact (long term, permanent)** on the listed structure.

All internal mezzanine structures are proposed to be free-standing and will not have an impact on the viaduct structure.

Despite some adverse direct effects through loss / intervention of historic fabric, it will be evident the proposals will give rise to beneficial impacts on the setting of the viaduct, with the introduction of a series of new uniform units providing new uses, reactivating the currently underutilised arches. The proposals are considered to result in a **minor beneficial indirect impact (long term, permanent)** on the setting of the Grade II viaduct.

Public Art: As part of the application, it is proposed that some of the existing pieces of public art will be cleaned, restored and relocated (excluding the UMIST Cube). During the construction phase, the Havelock Mill structure and the Generation of Possibilities magnet are proposed to be temporarily removed and taken into storage (on-site, Pariser), with the Archimedes Sculpture proposed to remain in situ, until the implementation of Phase B. The latter would need to be adequately protected during these works. This would give rise to a **moderate adverse (temporary) effect**, which would be mitigated in part during the operational phase. The two aforementioned pieces of public art (Havelock Mill and Magnet) are proposed to be relocated to the plot of new landscaping to the west of London Road, which is to be named ‘Hollaway Place’. The Archimedes Sculpture is to remain in situ. Each piece is proposed to be restored prior to relocation, resulting in a **minor beneficial (direct, long term) effect**.

The Visual Impact Assessment (VIA) has demonstrated that the proposals would incur an overall **Moderate adverse** impact on the setting of the Grade II listed Hollaway Wall and the Grade II listed Renold Building and a **Minor beneficial** impact on the MSJ&AR Viaduct. A **negligible (neutral)** impact is identified on the character and appearance of the Whitworth Street Conservation Area.

As demonstrated by the AVRs of Plot C (C1 & C2) the design of the proposed development is of considerably high-quality and responds to the proportions and tonality of both the Victorian buildings to the north of the viaduct, and to the angular ‘zig-zag’ form of the Renold building, which forms a significant mid-20th century building within the setting of the site. In particular, the design team have sought to utilise a palette of materials that takes architectural cues from the heritage assets within the immediate townscape. They have also sought to break up the massing to the west (C1), emulating a podium-like element with a taller element behind, addressing London Road.

The VIA further demonstrated the proposals would result in principally minor to neutral impacts upon the settings of nearby listed buildings, such as the Grade II* London Road Fire Station. The impact assessment has subsequently identified that the proposals will result in varying degrees of adverse and beneficial direct impacts upon the built historic environment.

Mitigation for any perceived instances of adverse impact (moderate at most) are to be accrued by the public benefits of the Proposed Development. Specifically, in relation to the Grade II listed Renold Building, it is recognised there is an opportunity to enhance the physical and historical group value between the Renold Building and the Hollaway Wall through the Planning Application for Plot C, which will seek to provide enhanced permeability and community access across the former UMIST site. The ‘Manchester Room’ proposed within the new atrium space of Plot C2 will also provide a space for interpretation and public engagement with the history of the site, with inherent focus being on buildings of national interest such as the Renold and the Hollaway Wall.

The high-quality design of the Proposed Development represents embodied mitigation designed to limit as far as possible adverse impacts on the built historic environment within the study area. The residual effects of the Proposed Development when the mitigation is taken into consideration are therefore not considered to change the nature of the identified impacts.

REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

- 1. Planning (Listed Buildings & Conservation Areas) Act 1990.
- 2. National Planning Policy Framework (Dec, 2024).
- 3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
- 4. Historic England, *Conservation Principles, Policies and Guidance* (2008).
- 5. Historic England, *The Setting of Heritage Assets* (2017).
- 6. Historic England, *Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment* (2015).
- 7. Historic England, *Statements of Heritage Significance* (2019).

Appendix I: Listed Buildings within 500m radius

Table 8: Listed Buildings within c.500m radius		
Number	Description	Designation
1.	Institute of Science and Technology (University of Manchester)	Grade II
2.	Sculptural Wall	Grade II
3.	Manchester and Altrincham railway viaduct	Grade II
4.	Renold Building	Grade II
5.	Granby House	Grade II
6.	Orient House	Grade II
7.	Rochdale Canal lock number 86 (to east of Chorlton Street)	Grade II
8.	Train Shed and Undercroft at Manchester Piccadilly Station	Grade II
9.	Former Goods Offices to Manchester Piccadilly Station	Grade II
10.	Mintierna House	Grade II
11.	Lancaster House	Grade II*
12.	Police and Fire Station	Grade II*
13.	Brazil House	Grade II
14.	Rochdale Canal lock number 87 (to east of Princess Street, with cast iron footbridge beside street)	Grade II
15.	Rochdale Canal boundary wall between Sackville Street and Chorlton Street	Grade II
16.	The Shena Simon Sixth-Form College	Grade II
17.	Central House	Grade II
18.	New Union Public House	Grade II
19.	42 and 44 Sackville Street	Grade II
20.	Rhodesia House	Grade II
21.	51 and 53 Richmond Street	Grade II
22.	3 Brazil Street	Grade II
23.	27 Sackville Street	Grade II
24.	Lionesse House	Grade II
25.	Former Warehouse	Grade II
26.	Lass O Gowrie Public House	Grade II
27.	Minshull House, 47 Chorlton Street	Grade II
28.	Minshull House, 10 Chorlton Street	Grade II
29.	Rochdale Canal boundary wall between Chorlton Street and Minshull Street	Grade II
30.	Rochdale Canal boundary wall between Princess Street and Sackville Street	Grade II
31.	Star and Garter Public House	Grade II
32.	The Churchill Public House	Grade II
33.	Regency House with Barclays Bank	Grade II

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34.	46, Sackville Street	Grade II
35.	London Warehouse	Grade II
36.	Basil House	Grade II
37.	Crusader Works	Grade II
38.	8, Minshull Street	Grade II
39.	Britannia Hotel	Grade II*
40.	104, Bloom Street	Grade II
41.	52 and 54, Portland Street	Grade II
42.	11, Bloom Street	Grade II
43.	2, Harter Street	Grade II
44.	Eastern House Portland House	Grade II
45.	44-50, Portland Street	Grade II
46.	Former Pickles Building	Grade II
47.	India House (Including Attached Wrought Iron Gateway Linked to Lancaster House)	Grade II*
48.	Asia House	Grade II*
49.	9, Richmond Street	Grade II
50.	27, Sackville Street	Grade II
51.	103, Princess Street	Grade II*
52.	Transact House	Grade II
53.	Langley Buildings	Grade II
54.	Former Refuge Assurance Company Offices	Grade II*
55.	Former Electricity Power Station	Grade II
56.	Joshua Hoyle Building, Including Roby House	Grade II
57.	The Palace Theatre	Grade II
58.	39, Chorlton Street	Grade II
59.	101, Princess Street	Grade II
60.	Bridgewater House	Grade II

Appendix II: Definition of Significance Terms used in this Heritage Statement

Table 9: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Scheduled Ancient Monuments, Grade-I listed buildings, Grade-I historic parks/gardens, and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Grade-II* and grade-II listed buildings, Grade-II* and grade-II historic parks/gardens, battlefields, as defined by statute, Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Grade-II listed buildings (dependant on character), Grade-II historic parks/gardens and battlefields, designated Conservation Areas, Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: <ul style="list-style-type: none"> recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix III: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 10: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
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 heritage asset.	Substantially harmful change to the character and / or setting of a heritage asset. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest 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 heritage asset or its setting.	Less than substantial harm to a designated heritage asset or high level of loss to the character of a heritage asset, including its setting. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
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 heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the character of a heritage asset, or the setting of the identified heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
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 significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a 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 heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value	Imperceptible change to the character of a heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the architectural, aesthetic and

<i>imperceptible or appropriately balanced.</i>	which detracts from the special interest of the building fabric.	historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
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 heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic 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 character or setting of a heritage asset. Where the development enhances to a minor extent the architectural and historic interest 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 character or setting of a heritage asset, resulting in an enhancement of its heritage interest. Moderate enhancement to the setting of the 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 of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the character of a heritage asset (or the setting of the identified heritage assets) resulting in a 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.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within Historic England's Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 11: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight