APPENDIX 6 – BUILT HERITAGE

6-A: POLICY REVIEW

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Appendix 6A: Policy Review

1.1 The heritage planning policy of relevance which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Planning and Compulsory Purchase Act 2004

1.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises Places for Everyone (2024), the Manchester Core Strategy (2012) and saved policies of the Unitary Development Plan for Manchester (1995). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

1.3 The Planning Act (1990) defines a conservation area as '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Paragraph 72 states that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that ared*'.

1.4 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

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National Planning Policy Framework (NPPF)

1.5 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.

1.6 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*' (Para 202).

1.7 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.8 Paragraph 203 sets out three considerations which local planning authorities should consider when determining applications-

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

1.9 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

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Policy Review

conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

1.10 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

1.11 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 (para 216).

1.12 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

1.13 The NPPG was published in March 2014, which contains multiple sections. This includes a section on the historic environment (last updated 2019), Relevant paragraphs from this section are set out below:

1.14 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

1.15 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

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1.16 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.

1.17 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.

1.18 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.

1.19 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.

1.20 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

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Local Planning Policy Guidance: The Development Plan for Manchester

Places for Everyone Joint Development Plan (March 2024)

1.21 The Places for Everyone Plan (2024) has been adopted by Manchester City Council in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –

We will proactively manage and work with partners to positively conserve, sustain and enhance our 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 character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; 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; 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 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 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/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy… 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

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Manchester Core Strategy Development Plan Document (July 2012)

1.22 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Policy EN3 'Heritage' this advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods including those of the City Centre.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

1.23 The UDP was superseded by the Core Strategy. However, a number of UDP polices have been 'saved'. Extant polices contained within the UDP which are noted include:

- Policy DC18 'Conservation Areas' which states that the Council will seek to preserve and enhance the character of its designated conservation areas.
- Policy DC19 'Listed Buildings' which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings.

Historic Environment Good Practice Advice in Planning 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

1.24 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

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Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

1.25 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

1.26 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

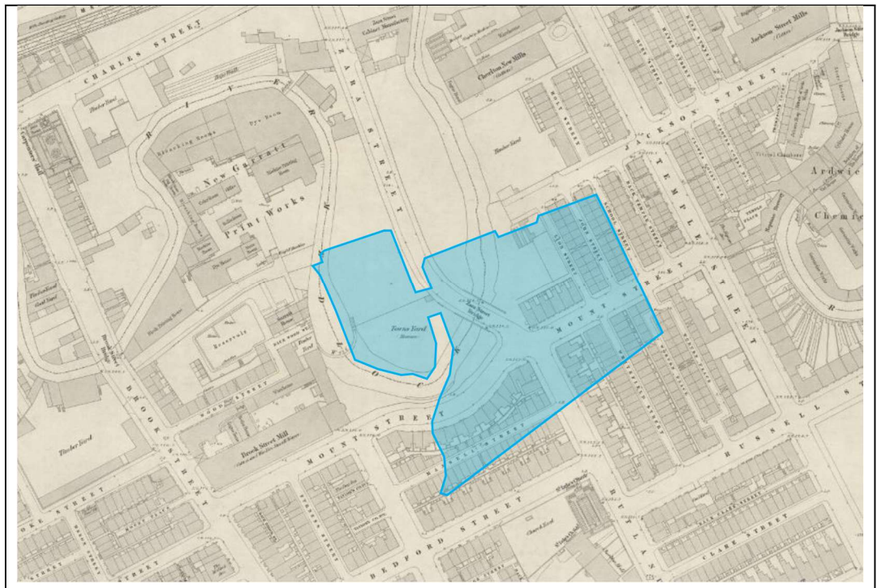
Historic England: Conservation Principles Policies and Guidance

1.27 This guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal) and assessing heritage significance.

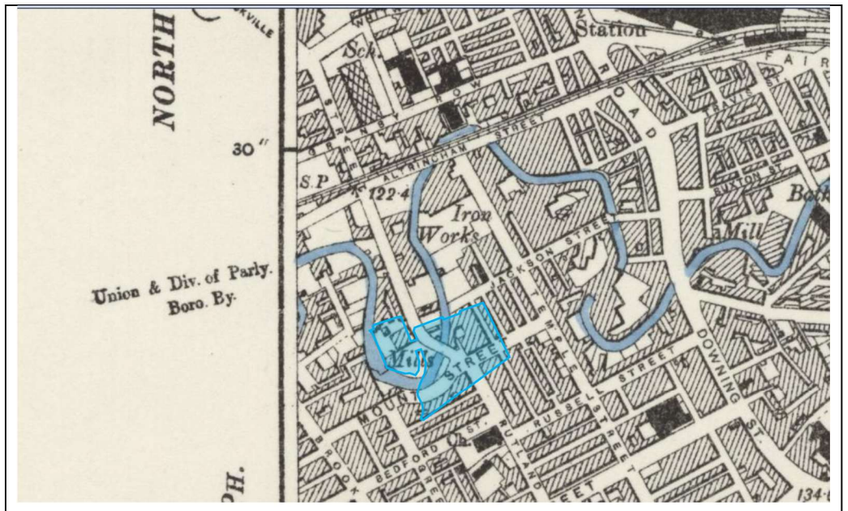
6-B: FARADAY TOWER: ARCHIVE MAPPING

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Appendix 6-B: Faraday Tower: Archive Mapping



Manchester and Salford Sheet 34, surveyed 1849, published 1851.

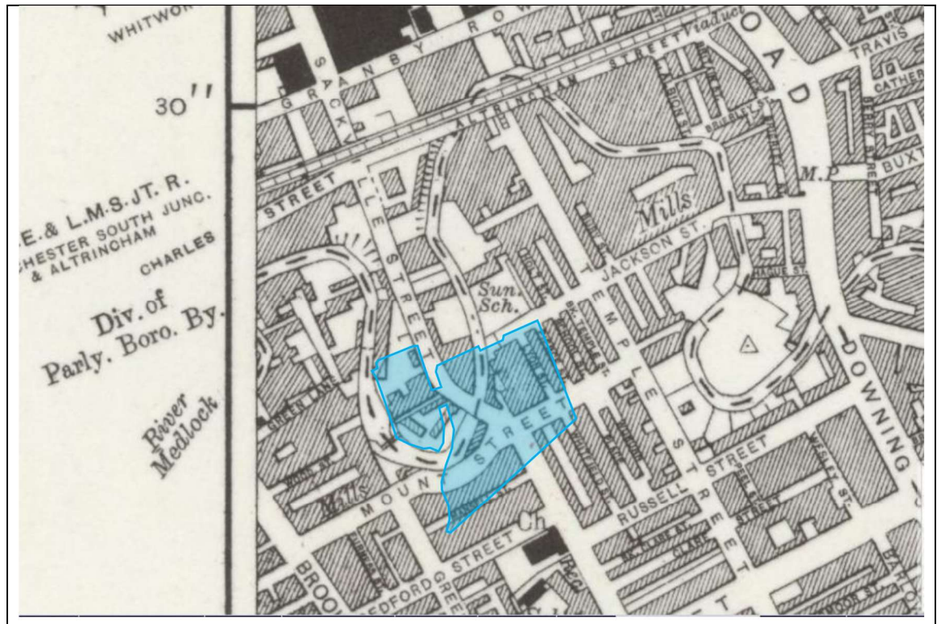


Lancashire Sheet CIV SE, surveyed 1888-90. Published 1894

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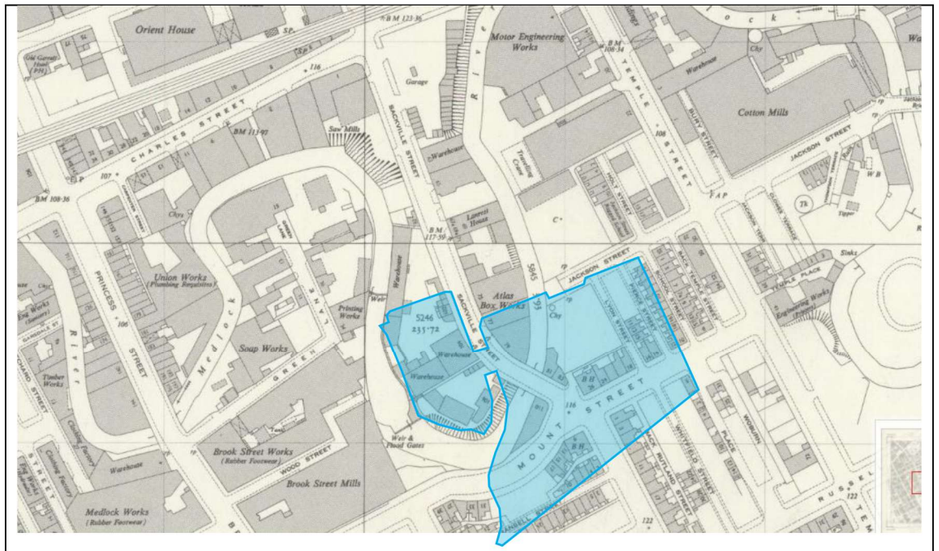


Lancashire Sheet CIV.SE, revised 1905, published 1909

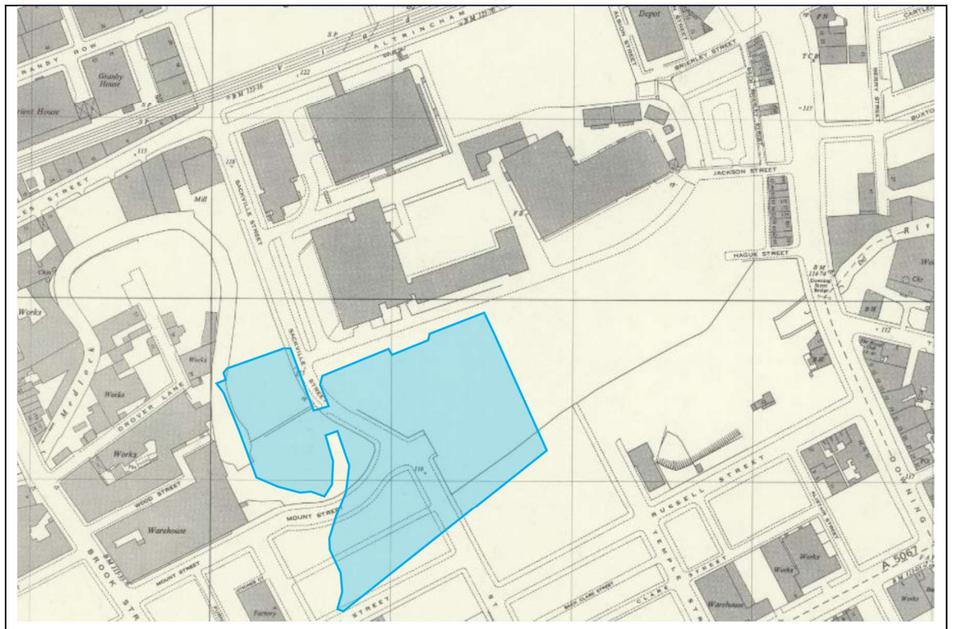


Lancashire Sheet CIV.SE Revised 1932-3, published 1938

Appendix 6-B
Faraday Tower: Archive Mapping

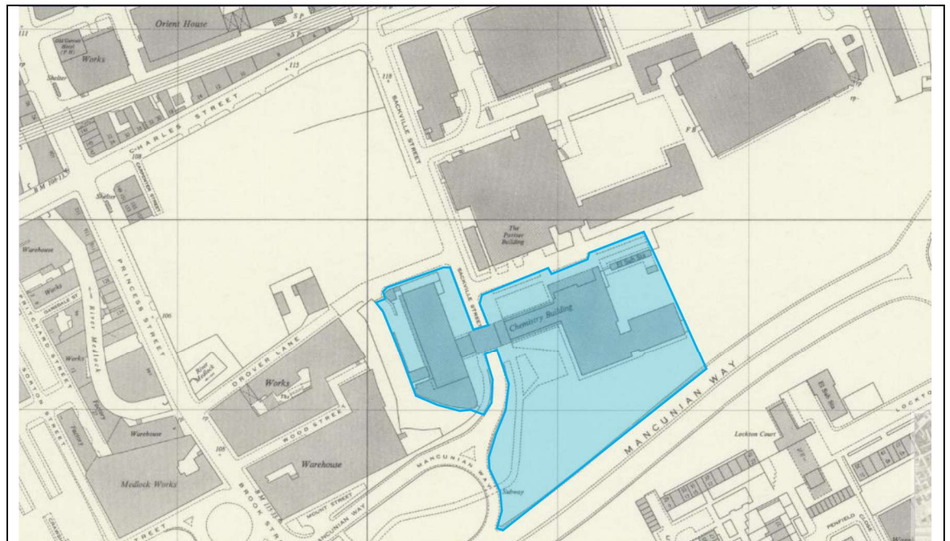


SJ8497 -B Revised 1948-53, published 1955

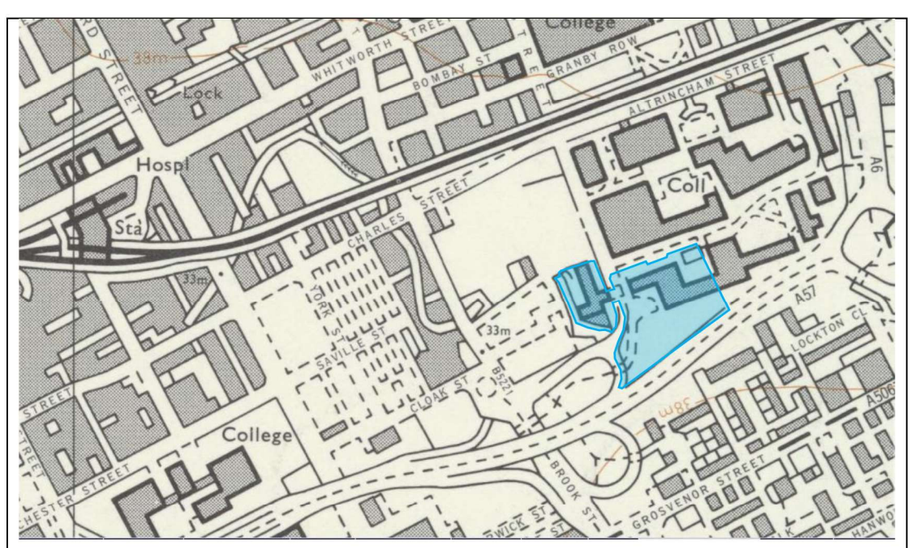


SJ8497-SJ8597 – C Revised 1954-63, published 1965

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SJ8497-SJ8597 – DD Revised 1954-1968 Published 1970

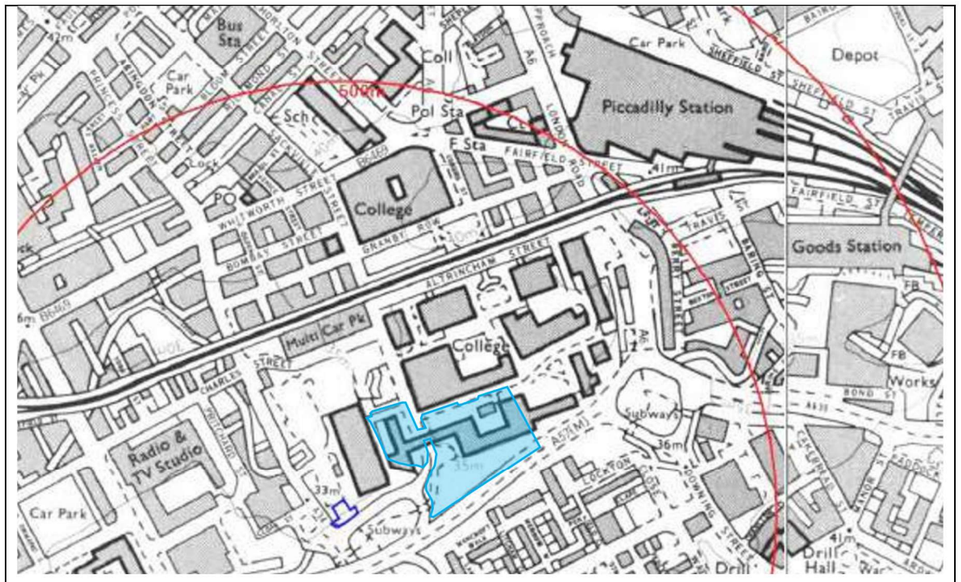


SJ89NW – A. Surveyed/revised 1949 to 1972. Published 1972

Appendix 6-B
Faraday Tower: Archive Mapping

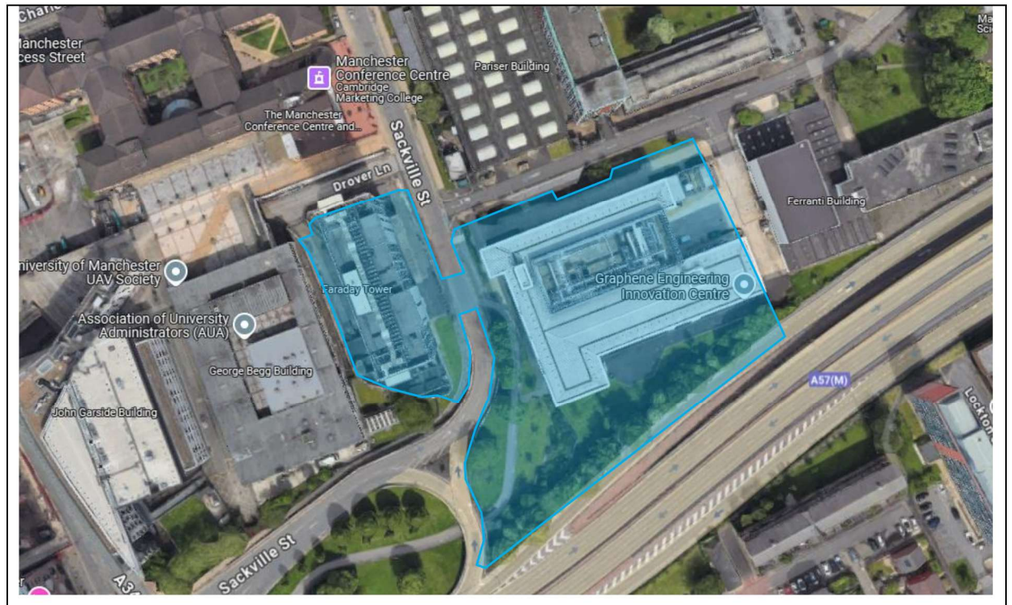


c. 1994



c. 1998

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2025, Google Maps screenshot of the site.

Appendix 6-B
Faraday Tower: Archive Mapping

6-C: FARADAY TOWER: ARCHIVE PHOTOGRAPHIC PLATES

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Appendix 6-C: Faraday Tower: Archive photographic plates



Faraday Tower, 1968, newly built. Source: MCC Local Image Archive (GM Lives)



Manchester College of Technology, Chemistry Building from Mancunian Way, Manchester 1968. Source: MCC Local Image Archive (GM Lives)

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Manchester College of Technology Building from Mancunian Way, Manchester 1968. Source: MCC Local Image Archive (GM Lives)



Education, Manchester University, College of Technology, Chemistry Building, Manchester 1968. Source: MCC Local Image Archive (GM Lives)

Appendix 6-C
Faraday Tower: Archive Photographic Plates



UMIST buildings from Old Fellows Hall (including Faraday Tower, bridge and building), 1971. Source: MCC Local Image Archive (GM Lives)



Education, UMIST (including Faraday Complex) from under Mancunian Way, 1971. Source: MCC Local Image Archive (GM Lives)

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UMIST Chemistry Building from Charles Street, 1973. Source: MCC Local Image Archive (GM Lives)



UMIST Chemistry Building, June 1973. Source: MCC Local Image Archive (GM Lives)

Appendix 6-C
Faraday Tower: Archive Photographic Plates



Education, UMIST, Buildings from Grosvenor Street, 1973. Source: MCC Local Image Archive (GM Lives).



Education, UMIST and Mancunian Way from Grosvenor Street, 1973. Source: MCC Local Image Archive (GM Lives)

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Chorlton on Medlock, Brunswick, Panarama of UMIST, 1973. Source: MCC Local Image Archive (GM Lives)



Chorlton on Medlock, Brunswick Estate, Panarama UMIST 1973. Source: MCC Local Image Archive (GM Lives)

Appendix 6-C
Faraday Tower: Archive Photographic Plates

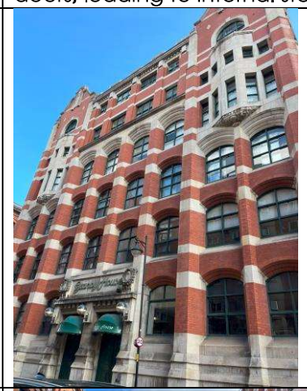
6-D: LISTED BUILDING DESCRIPTIONS, PLATES AND CONTEXTUAL VIEWS

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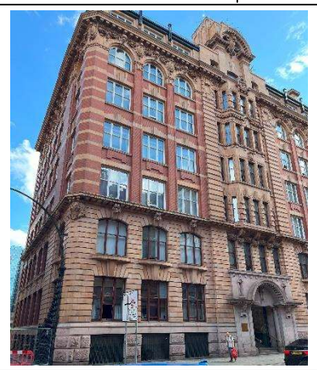
Appendix 6-D Listed building descriptions, plates and contextual views where applicable

Title:	Manchester Oxford Road Station
Address:	Manchester Oxford Road Station, Oxford Road
Code:	LB1
Listing Info:	Grade II LEN 1255053
Description:	Constructed between 1958-60 by Max Clendinning and Hugh Tottenham. It is a laminated-timber, single storey, structure of three conoid shells with hardwood strip ceilings to the shell roofs and canopied. This high level of design
Picture:	
Contextual Picture:	There is no intervisibility between Manchester Oxford Road station and Faraday Tower.

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Title:	Granby House
Address:	Granby House, 61 and 63 Granby Row, Manchester
Code:	LB2
Listing Info:	Grade II LEN 1218253
Description:	Granby house was built in 1911 by Goldsmith and Son as a warehouse, in the Art Nouveau style. It comprises six storeys with a basement and an attic. It consists of 8 narrow bays with a stone plinth and segmental heads in bands of white stone. The upper floors of the outer bays rise into gables. The top two floors are simpler, with square windows instead of the arched fenestration which characterises the rest of the building. On the ground floor there is a central double entrance with cornices and entablature and 8 panelled doors, leading to internal steps. It is now in use as flats.
Picture:	
Contextual Picture:	 There is intervisibility between Granby House and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	India House (including attached wrought iron gateway linked to Lancaster House)
Address:	India House (Including attached wrought iron gateway linked to Lancaster house), 73 and 75 Whitworth Street
Code:	LB3
Listing Info:	Grade II* LEN 1254836
Description:	Built as a packing warehouse between 1905 and 1912. The building is dated as being 1906 and was designed by Harry S. Fairhurst. It comprises six storeys with a basement and an attic, in a rectangular layout. It is a steel frame structure with terracotta and red brick cladding, constructed in an Edwardian baroque style, as was common for the time. The front façade has a strong horizontal emphasis, which is mitigated by vertical features flanking the centre. Attached to the left of the building and linked to Lancaster house, is a large gateway comprised of double gates with ramped tops and semicircular strands which form a complete circle at the apex.
Picture:	 
Contextual Picture:	There is no intervisibility between India House and Faraday Tower.

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Title:	Manchester House
Address:	Manchester House, 86 Princess Street
Code:	LB4
Listing Info:	Grade II and LEN 1270897
Description:	Built in 1914 as a warehouse, probably by Birkett but has been altered. The structure consists of an iron frame with cladding of brown sandstone and some buff brick. Built in the free baroque style, the building is six storeys with a basement and an attic. There are four bays and the corner, with channelled rustication to the first three floors and giant ionic pilasters to the 4th and 5th floors. At ground floor there is a central doorway and side venetian fenestration, and each level has slightly different window design. Forms part of an uninterrupted group of similar buildings on Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between Manchester House and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	The Palace Theatre
Address:	The Palace Theatre, Oxford Street
Code:	LB5
Listing Info:	Grade II and LEN 1271227
Description:	Built in 1891 by Alfred Darbyshire and F. Bennett Smith, altered in 1913 by Bertie Crew and re-fronted in 1956. Most likely to be iron clad and now faced with glazed terracotta, in a modern classical style. The structure comprises three storeys and a basement. Internally there is an auditorium with two tiers and a further two tiers of boxes with giant fluted columns and a circular dome in the ceiling with a hinged lighting panel.
Picture:	 
Contextual Picture:	There is no intervisibility between The Palace Theatre and Faraday Tower.

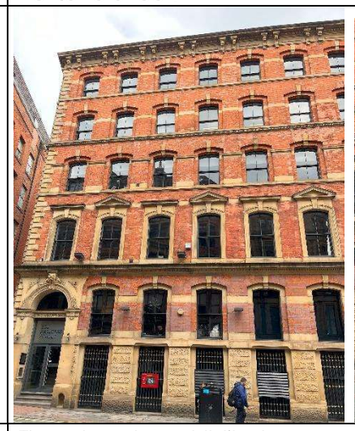
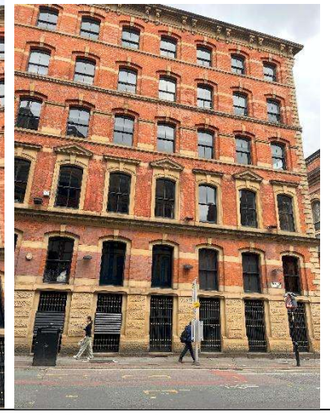
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Title:	Orient House
Address:	Orient House, 65 and 67 Granby Row
Code:	LB6
Listing Info:	Grade II and LEN 1200838
Description:	A warehouse built in 1914 by G H Goldsmith. Formed of a steel frame with a white-matt glazed terracotta and side of rectilinear glass curtain walling with a concealed roof. Despite this classical style façade, the building is largely functional in design. There are 9 storeys and a basement but only 6 are visible to the front. There are 9 bays in the layout of 1:7:1, with entrances in the 3rd and 7th ones, both of which have projected doorcases.
Picture:	 
Contextual Picture:	There is no intervisibility between Orient House and Faraday Tower.

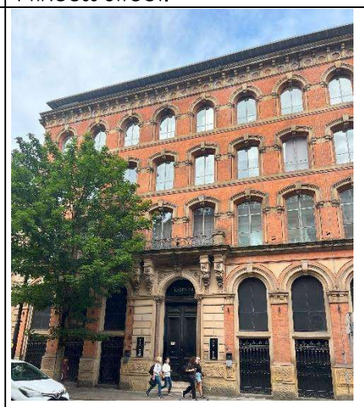
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street Rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street
Address:	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street, Canal Street
Code:	LB7
Listing Info:	Grade II and LEN 1247555
Description:	Boundary wall between the canal and the street which was a towpath in this section. It was built in 1804 and the materials are Millstone grit slabs with a rounded top.
Picture:	 
Contextual Picture:	There is no intervisibility between the canal wall and Faraday Tower.

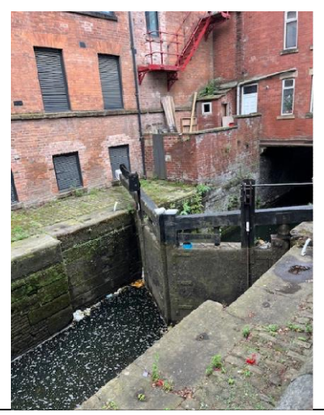
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Title:	101 Princess Street
Address:	101 Princess Street
Code:	LB8
Listing Info:	Grade II and LEN 1270899
Description:	This was built as a shipping warehouse in 1869 by Clegg and Knowles but has been altered. It is constructed in the Italian palazzo style, from red brick in a Flemish bond with sandstone dressings. It comprises five storeys and a basement with 9 bays, including cornices to the ground floor and sill bands to all of the upper floors. It forms a group with 103 Princess Street and 101 Portland Street.
Picture:	 
Contextual Picture:	There is no intervisibility between 101 Princess Street and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	109 Princess Street
Address:	109 Princess Street
Code:	LB9
Listing Info:	Grade II and LEN 1270914
Description:	This was built as a warehouse in 1863 by Clegg and Knowles. It is constructed in the Italian palazzo style, from red brick with sandstone dressings. It comprises four storeys and a basement with 8 symmetrical bays. The bays have rusticated punch-dressed plinths, narrow chamfered corners and cornices to the ground floor and sill bands to the upper floors. On the ground floor, there are 7 round headed arches laid out in the pattern of 3:1:3 with the doorway to the centre. This building forms a group with Nos 105 and 107 Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between 109 Princess Street and Faraday Tower.

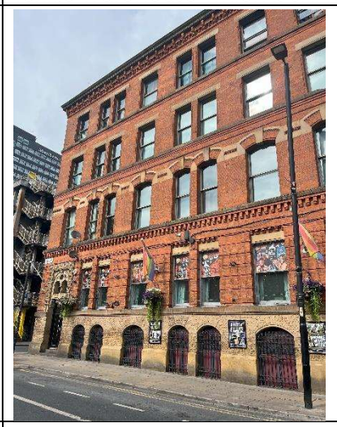
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Title:	Rochdale Canal Lock Number 86, To East of Chorlton Street
Address:	Rochdale Canal Lock Number 86, To East of Chorlton Street
Code:	LB10
Listing Info:	Grade II and LEN 1247481
Description:	This canal lock was built in 1804-5 and has since been restored. It is made from coursed square sandstone and has wooden gates. It is the third in a series of 9 locks between the former Rochdale Canal basin and the Bridgewater Canal basin in Castlefield. Forms group with boundary wall of Canal Street on north side.
Picture:	 
Contextual Picture:	There is no intervisibility between Rochdale Canal Lock Number 86 and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	9 Richmond Street
Address:	9 Richmond Street
Code:	LB11
Listing Info:	Grade II and LEN 1247476
Description:	This former townhouse, was built c.1800 and has since been altered to its current function as a café. It is built from bricks which have been painted white and has a slate roof. It is three storeys with two windows at each level. The door way is of some age although this has now been blocked up and painted black. This is a rare example of a Georgian domestic building that has survived, in the city centre. It forms part of a group with no.39 and no.37 Chorlton Street.
Picture:	
Contextual Picture:	There is no intervisibility between 9 Richmond Street and Faraday Tower.

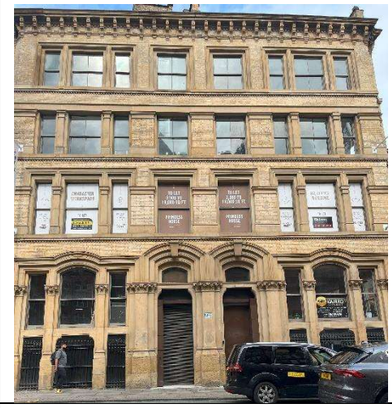
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Title:	27 Sackville Street
Address:	27 Sackville Street
Code:	LB12
Listing Info:	Grade II and LEN 1247607
Description:	A textiles warehouse that was built c.1870-80, it is red brick with sandstone dressings and a slate roof. It features a shallow rectangular plan on a corner plot, with four storeys over a basement and 9 windows. Ground floor windows are characterised by having punch dressed plinths and sill bands to all floors. The doorway is at the left end and constitutes panelled doors with an elaborate stone over light of 2 round headed lights with small shafts and various decorations. This is a small and relatively un-altered example of a textile warehouse which is still functioning.
Picture:	
Contextual Picture:	There is no intervisibility between 27 Sackville Street and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	39 Chorlton Street
Address:	39 Chorlton Street
Code:	LB13
Listing Info:	Grade II and LEN 1283091
Description:	This former town house was built c.1800 and is painted white brick with a slate roof. Its plan is double depth and single fronted and it comprises three storeys, an dis two windows wide. The shop window to the right of the front façade is 20th century. To the right there is a cut down gable chimney. This is a rare example of a surviving Georgian domestic building in the city centre and forms part of a group with No.9 Richmond Street and No.37 Chorlton Street.
Picture:	
Contextual Picture:	There is no intervisibility between 39 Chorlton Street and Faraday Tower.

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Title:	Brazil House
Address:	Brazil House, 105 and 107 Princess Street
Code:	LB14
Listing Info:	Grade II and LEN 1270871
Description:	Formerly a pair of warehouses, this building is now in use as offices. Built c.1870-80 and constructed from yellow brick with sandstone dressings. With a trapeziform plan on island site and at right angles to the street with rear loading bay. The style of this is eclectic with some gothic features over four storeys and a basement. On the ground floor there are tall coupled doorways in the centre and five stepped segmental arched heads with key blocks. All of the upper floors have square headed windows to the outer bays and single light windows over the doors. The front façade is the main feature with the return sides being very simple. This forms a group with No.103 and 109 Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between Brazil House and Faraday Tower.

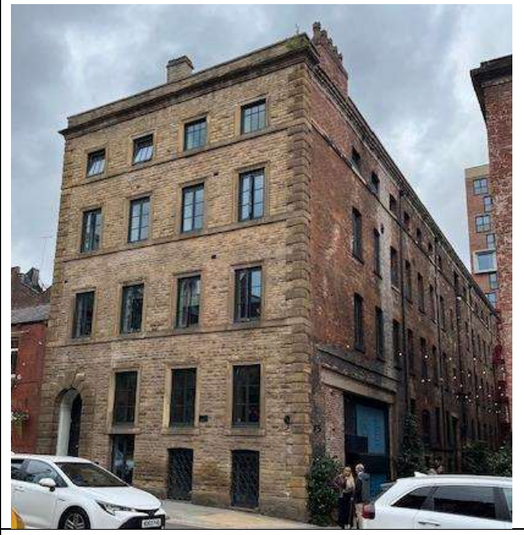
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Former Goods Offices to Piccadilly Station
Address:	Former Goods Offices to Piccadilly Station, London Road
Code:	LB15
Listing Info:	Grade II and LEN 1197919
Description:	Former station goods offices to Manchester Piccadilly. They were built c.1850-60 from sandstone ashlar in the renaissance style over two storeys. There is a pedimented doorway with elaborate fenestration to the first floor.
Picture:	
Contextual Picture:	There is no intervisibility between the Former Goods Offices to Piccadilly and Faraday Tower.

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Title:	Asia House
Address:	Asia House, 82 Princess Street
Code:	LB16
Listing Info:	Grade II* and LEN 1247432
Description:	Warehouses built c.1900-10 by Harry S. Fairhurst. Structurally, there is an iron frame with brown sandstone cladding and buff brick on a polished granite plinth which conceals the roof. There are six storeys with a basement and an attic and it is designed in a free baroque style. This is most obviously seen in the bold, ornate design if the first three storeys. Of particular note are the venetian windows of green glazed terracotta with art nouveau stained glass. It has been described by Historic England as being the 'best example of its kind in any Manchester warehouse.' It forms part of an interrupted linear group of similar buildings on Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between Asia House and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Mintierna House
Address:	Mintierna House, Chorlton Street
Code:	LB17
Listing Info:	Grade II and LEN 1197759
Description:	Built in the mid to late 19th century, this former shipping warehouse is built from red brick with a façade of sandstone rubble. It consists of four storeys with a four window façade with rusticated quoins and sill bands to the upper floors. Apart from the two basement windows with honeycomb grills, all windows are 2 light casements with moulded architraves. Forms a group with canal lock 86 and No.47.
Picture:	
Contextual Picture:	There is no intervisibility between Mintierna and Faraday Tower.

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Title:	Minshull House
Address:	Minshull House, 47 Chorlton Street
Code:	LB18
Listing Info:	Grade II and LEN 1283092
Description:	A former canal warehouse, built in the early to mid 19th century but probably enlarge in the later 19th century and altered during this period. Constructed from a cast and wrought iron frame (parts of which can be seen within the building) with red brick in an English garden wall bond with sandstone dressings and corrugated sheet cladding to jettied upper floors. The layout includes three storeys over a basement. To the rear there is a full width cantilevered jetty from the first floor upwards which overhangs the side of the former basin. The wall below this has a mooring ring and the remains of a wooden wall crane.
Picture:	
Contextual Picture:	There is no intervisibility between Minshull House and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Former Warehouse
Address:	58 Richmond Street, Manchester
Code:	LB19
Listing Info:	Grade II and LEN 1431770
Description:	A complete reinforced concrete manufactory built in 1911. The reinforced concrete frame is a complete early example of a Hennebique frame and appears on the Hennebique-Mouchel licences for 1910. The wall panels and rood are also concrete with rendered brick infilled at the sides. Internally, there is an exposed grid of concrete beams and ceilings with some exposed brick also on show. Originally it would have abutted residential properties either side. It was built for Jospeh Nall and although intended to be let on a floor-by-floor basis, the entire building was, instead. By 1962 the use had changed to offices.
Picture:	
Contextual Picture:	There is no intervisibility between the Former Warehouse and Faraday Tower.

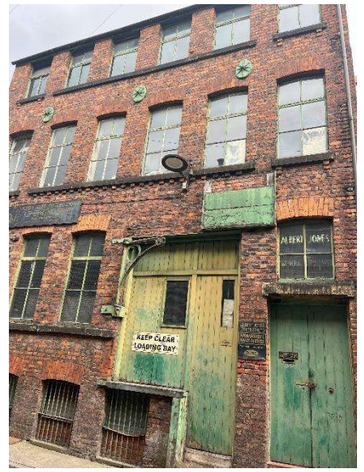
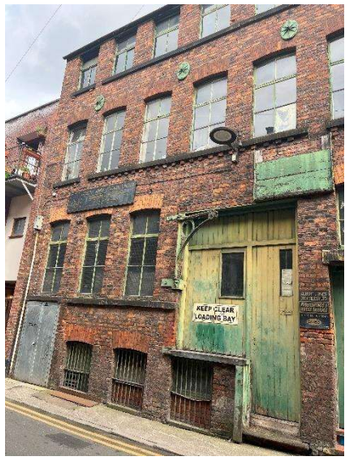
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Title:	Police and Fire Station
Address:	Police and Fire Station, London Road
Code:	LB20
Listing Info:	Grade II* and LEN 1197918
Description:	Manchester Police and Fire station built between 1901-6 by Woodhouse, Willoughby and Langham. The construction material is red brick with yellow terracotta dressings and a slate roof. The layout plan is very irregular quadrilateral around a central courtyard. Built in the ebullient Edwardian baroque style with turrets and domes being key features as well as a tall south-east tower with a domed belfry. It has a mixture of three and four storey's with attics and 11 bays on the London road façade.
Picture:	
Contextual Picture:	There is no intervisibility between the Police and Fire Station and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	The Churchill Public House
Address:	The Churchill Public House, 37 Chorlton Street
Code:	LB21
Listing Info:	Grade II and LEN 1197758
Description:	An early 19th century public house that has been altered over time. It is built from white painted stucco brick with a slate roof and is on a corner site. It is two storeys and three windows wide; however, it was most likely three stories at the time of construction. There is a chimney at the crossover with no.39, with which it adjoins. It has a tall, central doorway with cornices and two tall windows with glazing bars. The first-floor windows are significantly smaller and less decorative. Part of the group of No.39 Chorlton Street and 9 Richmond Road.
Picture:	
Contextual Picture:	There is no intervisibility between The Churchill Public House and Faraday Tower.

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18 August 2025

Title:	51 and 53 Richmond Street
Address:	51 and 53 Richmond Street
Code:	LB22
Listing Info:	Grade II and LEN 1270835
Description:	This small textile warehouse or workshop was built in c.1860 and has had some slight renovation. Constructed from brown brick in Flemish bond with rendered sides and a slate roof. It constitutes three storeys and a basement with a 6-window façade with sill bands to all floors. The ground floor has a simple doorway and a square headed loading doorway. There is a chimney to the left gable. The interior is very simple with a singular cast iron column on each floor.
Picture:	 
Contextual Picture:	There is no intervisibility between 51 and 53 Richmond Street and Faraday Tower.

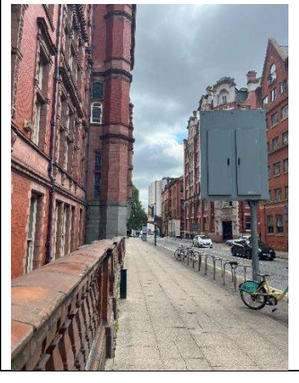
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Bridgewater House
Address:	Bridgewater House, 58 and 60 Whitworth Street
Code:	LB23
Listing Info:	Grade II and LEN 1270606
Description:	Bridgewater house is a former shipping warehouse which was designed by Harry S Fairhurst in 1912. Made from a steel frame with sandstone cladding and white glazed terracotta, the style of this building is eclectic in design. With eight storeys and a basement and 19 symmetrical bays, this is a large and impactful building. The ground floor has a massive slll band and square headed entrances which have profile medallions of the Duke of Bridgewater on the lintels. The upper floors have predominantly square windows and various forms of decoration. This building forms a group with The Palace Theatre, the Refuge Assurance Building and India House.
Picture:	 
Contextual Picture:	There is no intervisibility between Bridgewater House and Faraday Tower.

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Title:	Former Refuge Assurance Company
Address:	Former refuge Assurance Company Offices, Oxford Street
Code:	LB24
Listing Info:	Grade II* and LEN 1271429
Description:	Designed by Alfred Waterhouse in 1891 and later extended by his son, Paul Waterhouse, in 1910 and 1912, with later extensions in the 1930s. This is a steel framed building clad in red brick with deep brown and buff terracotta dressings. It has an irregular plan, formed by its original corner plot. The clock tower in the middle was added in 1912 to join the extensions together and the rectangular block was another later addition. With four storeys and basements and attics complete the building which is very large and features a French renaissance design with some baroque features.
Picture:	
Contextual Picture:	There is no intervisibility between The Former Refuge Assurance Company building and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Institute of Science and Technology (University of Manchester)
Address:	Institute of Science and Technology (University of Manchester), Sackville Street
Code:	LB25
Listing Info:	Grade II and LEN 1247609
Description:	This Institute of Science belonging to the University of Manchester was built between 1895-1912 by Spalding and Cross. Constructed from red brick with sandstone and terracotta dressings, and a slate roof, it is of typical Edwardian design and is in the French renaissance style. The layout comprises five storeys with a basement, an attic and two internal courtyards. The four lower storeys have elaborately shaped gables with one projecting in the centre and an arched entrance.
Picture:	
Contextual Picture:	  There is intervisibility between Institute of Science and Technology and Faraday Tower

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Title:	Rochdale Canal Lock Number 87, to East of Princess Street with Cast Iron Footbridge Beside Street
Address:	Rochdale Canal Lock Number 87, to East of Princess Street with Cast Iron Footbridge Beside Street
Code:	LB26
Listing Info:	Grade II and LEN 1247580
Description:	Canal lock including cast iron footbridge over lower entry beside street from 1804-5. This has been restored. Buit from coursed squared sandstone with wooden gates. Fourth in a series of 9 locks on extension linking former Rochdale Canal basin and Bridgewater Canal basin at Castlefield. Forms group boundary wall of Canal Street on north side.
Picture:	
Contextual Picture:	There is no intervisibility between The Former Refuge Assurance Company building and Faraday Tower.

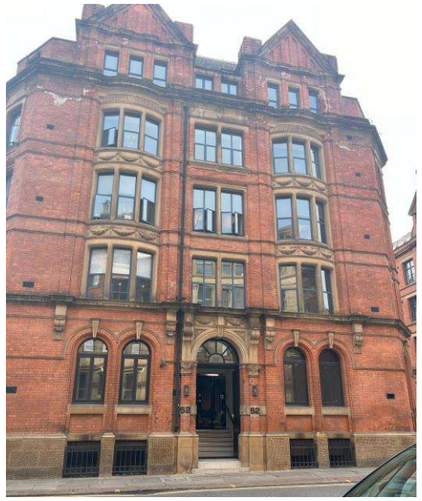
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	46 Sackville Street
Address:	46 Sackville Street
Code:	LB27
Listing Info:	Grade II and LEN 1247608
Description:	The site is a former shipping warehouse, which was built in c.1860-70 which is built from red brick in a flemish bond with traditional sandstone dressings and a steeply pitched slate roof. It is designed in an eclectic style with Romanesque features. Constructed over four storeys and a basement, the front façade is in a 1:3:1 window arrangement, with segmental headed windows to the ground floor, round headed to the first and third floors and square headed to the second floor.
Picture:	
Contextual Picture:	There is no intervisibility between The Former Refuge Assurance Company building and Faraday Tower.

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Title:	Former Electricity Power Station
Address:	Former Electricity Power Station
Code:	LB28
Listing Info:	Grade II and LEN 1255031
Description:	Although no longer in its original use, as an electricity power station, this building is now used as an electricity substation and part central heating generator. Built in 1901 in red brick with sandstone dressings, this industrial site has been designed in a baroque style whilst also showcasing its practical uses. It consists of five bays to Winser Street and seven to Bloom Street. The Bloom Street façade consists of stone banded piers and giant round headed arches with large stone mullions. The Winser street façade is similar. It forms part of a group with No.s 102 and 104 Bloom Street, No.s 2 nd 12 Harter Street and No.s 54 and 56 Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between The Former Electricity Power Station and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Rhodesia House
Address:	Rhodesia \house, 102 Bloom Street
Code:	LB29
Listing Info:	Grade II and LEN 1270911
Description:	This traditional Victorian warehouse was built in c.1880-90 and consists of red brick and sandstone dressings with a steeply pitched, slate roof. It has four storeys with basements and attics with three bays and chamfered corners and symmetrical stone plinths. The first, second and third floors, have slightly bowed windows on either end with a flusher, squared window to the centre. The ground floor has arched windows, with simple decoration above. \to the top of the building there are gables, which sit above the bayed window sections, elsewhere the roof is flatter. It forms part of an uninterrupted group of similar buildings along Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between Rhodesia House and Faraday Tower.

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18 August 2025

Title:	3, Brazil Street
Address:	3, Brazil Street
Code:	LB30
Listing Info:	Grade II and LEN 1283077
Description:	Formerly a shipping and packing warehouse from c.1870. It is typical of mid-Victorian design having been built from red brick with sandstone dressings. It is of a small rectangular plan with a loading bay to the left. It consists of five storey and a basement, with the fifth storey having been either rebuilt or added later (this has 20th century brick and windows). There is a symmetrical five window façade that are spread over three bays. The ground floor consists of four bays, to accommodate the loading bay. There is a chimney at the rear left corner. This building adjoins the rear of 42 and 44 Sackville Street.
Picture:	
Contextual Picture:	There is no intervisibility between 3, Brazil Street and Faraday Tower.

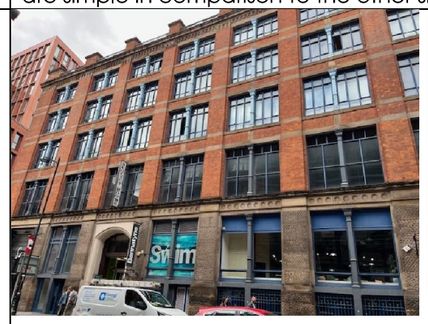
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Sculptural Wall
Address:	Sculptural Wall, London Road
Code:	LB31
Listing Info:	Grade II and LEN 1400857
Description:	This unusual sculptural wall, constructed in 1968, was designed by Anthony Hollaway in collaboration with Harry S Fairhurst, who had designed other buildings on the UMIST campus. This was a partnership that had existed since 1963 and they had also worked together on Faraday Tower, with Holloway designing the panels. The wall is constructed from concrete panels, some of which have narrow vertical slits whilst others have large square projections. It is 4.5-6m high, in some places 7.5m due to the sunken nature of the ground.
Picture:	 
Contextual Picture:	There is no intervisibility between the wall and Faraday Tower.

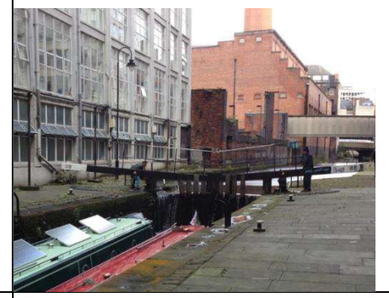
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Title:	Lancaster House
Address:	Lancaster House, 67-71, Whitworth Street
Code:	LB32
Listing Info:	Grade II* and LEN 1254887
Description:	This also includes No. 80 Princess Street. The site is dated 1906 and was built at some time between 1905 and 1912, by Harry Fairhurst. It is steel framed with brown and buff terracotta cladding, with some red brick and a slate roof. The building is designed in an Edwardian Baroque Style, consisting of 7 storeys with a basement and an attic. The corner block of Princess Street has 6 bays and a corner turret to the left. The ground and first floors have a rustic brown terracotta banding with some further detailing. The doorway is in a chamfered corner on princess Street with a round headed arched entrance.
Picture:	 
Contextual Picture:	There is no intervisibility between Lancaster House and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Regency House with Barclays Bank
Address:	Regency House with Barclays Bank, 38 Whitworth Street
Code:	LB33
Listing Info:	Grade II and LEN 1254835
Description:	These former warehouses were built in 1880-90 and have been renovated into offices and a bank. It is irone framed with sandstone and red brick dressings in a trapeziform plan with a loading bay to the west side. This structurally functional building has five storeys and a basement with six bays plus three window canted corners to the right. The doorway in the right hand corner has a segmental pediment on coupled brackets with wide archways to the third bay. To Sackville Street there are 6 bays in matching style, these are simple in comparison to the other side.
Picture:	 
Contextual Picture:	There is no intervisibility between Regency House and Faraday Tower.

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Title:	Rochdale Canal Lock Number 88 to East of Oxford Street
Address:	Rochdale Canal Lock Number 88 to East of Oxford Street
Code:	LB34
Listing Info:	Grade II and LEN 1270857
Description:	A canal lock built for the Rochdale Canal Company in 1804-5. Made from coursed squared sandstone with wooden gates. Fifth in the series of 9 locks on extension linking Rochdale Canal Basin and the Bridgewater Canal basin at Castlefield.
Picture:	 
Contextual Picture:	There is no intervisibility between Rochdale Canal Lock No.88 and Faraday Tower.

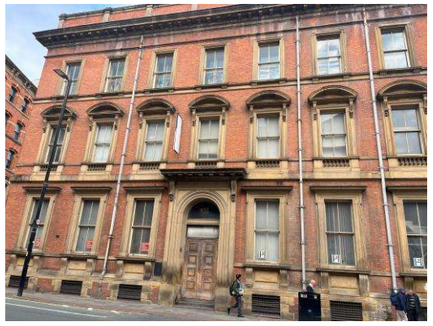
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Central House
Address:	Central House, 74 Princess Street
Code:	LB35
Listing Info:	Grade II LEN 1247389
Description:	Shipping Warehouse built in 1880 by Corson and Aitken, later renovated in 1989. Built from red brick with red sandstone dressings and with a steeply pitched slate roof with obelisk finials. It is designed in a Scottish baronial style with four storeys and an attic and a basement. With a width of five windows. It has a heavily moulded doorway with a balustrade balcony over the top. The windows are rectangular and the second and fourth bays are gabled. This is part of an uninterrupted group of similar buildings on Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between Central House and Faraday Tower.

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Title:	Transact House
Address:	Transact House, 48 and 50 Princess Street
Code:	LB36
Listing Info:	Grade II LEN 1247386
Description:	These former shipping and packing warehouses were built c.1880-90 and are red brick with sandstone dressings and a slate roof. They are four storeys in height with a basement and an attic. The main façade is 9 windows wide with curved corners, a stone plinth, brick pilasters and moulded cornices. To the other side there is a five bay feature, but this in a simpler style. This forms part of the uninterrupted group of buildings on this side of Princess Street.
Picture:	 
Contextual Picture:	There is no intervisibility between Transact House and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	103, Princess Street
Address:	103 Princess Street
Code:	LB37
Listing Info:	Grade II* LEN 1247391
Description:	This building was a purpose built Mechanics institute and is now in use as a museum. It was built in 1854 by J. E. Gregan and has been internally remodelled. The exterior is red brick in a Flemish bond with sandstone dressings. The building was designed in the Italian palazzo style with large sash windows with decorative stone detail, particularly on the first floor. It is three storeys high with an attic and a cellar and seven bays wide, all of which are symmetrical. The second-floor fenestration design is much more plain than on the other levels. The first Trades Union Congress was held in this building in June 1868.
Picture:	
Contextual Picture:	There is no intervisibility between 103 Princess Street and Faraday Tower.

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Title:	2, Harter Street
Address:	2, Harter Street
Code:	LB38
Listing Info:	Grade II LEN 1200841
Description:	This building was formerly a paper warehouse but has now been converted into offices. It was constructed in the late 19th century and is slightly different in design to its surrounding neighbours, although it is constructed from red brick. It is four storeys tall and has an attic and a basement. The ground, first and second floors have reasonably simple square windows but the third floor has wide arches which cover each bay, at that level. The fifth floor (attic) has Italianate style windows. The entrance is a reasonably small arch with a rounded door.
Picture:	
Contextual Picture:	There is no intervisibility between 2 Harter Street and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	104, Bloom Street
Address:	104 Bloom Street/ 12 Harter Street
Code:	LB39
Listing Info:	Grade II LEN 1218476
Description:	Now a schools examination board office, this former warehouse was built in the late 19th century and later altered. It is red brick with sandstone dressing over four storeys and a basement. There are 9 bays with a channelled ground floor with stone cornice, pilastered upper floors and bracketed eaves cornice with a wide segmental arched doorway to the third bay. The main doorway, in the 6th bay has a large pedimented stone architrave, with wide segmental headed windows with wooden mullions and transoms to all floors except the top.
Picture:	
Contextual Picture:	There is no intervisibility between 104 Bloom Street and Faraday Tower.

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Title:	Lass O Gowrie Public House
Address:	Lass o Gowrie Public House, Charles Street
Code:	LB40
Listing Info:	Grade II LEN 1293175
Description:	A mid-19th century pub which was considerably altered c.1900. Built in red brick with dressings of deep red, orange and green glazed terracotta and a slate roof. It is two storeys high with a basement and a six-window façade to Charles Street. The ground floor is richly decorated with tiled cladding including pilaster panels with debased ionic caps which have pendants with bell flower decoration. The doorway, which is offset to the left, is a neo-baroque style and has a frieze of green tiling. There is a hipped roof with a ridge chimney.
Picture:	
Contextual Picture:	The upper part of Faraday Tower is visible from the Lass o Gowrie pub.  

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	New Union Public House
Address:	New Union Public House, 111 Princess Street
Code:	LB41
Listing Info:	Grade II LEN 1247444
Description:	This pub was built in the early 19th century in red brick. It has white render to the ground floor and a slate roof. It is a relatively simple structure, being two storeys in height and three windows in width. There is a first floor sill band that separates the brick from the render. The door way is on the ground floor in the middle and has a segmental headed doorway with a panelled door. There is an extension to the rear. The interior contains some stained glass.
Picture:	
Contextual Picture:	There is no intervisibility between The New Union Pub and Faraday Tower.

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18 August 2025

Title:	Lionesse House
Address:	54 and 56 Princess Street
Code:	LB42
Listing Info:	Grade II LEN 1247387
Description:	Formerly shipping warehouses which were built 1880-90, they have now been converted into offices. Constructed from red brick with sandstone dressings and a slate roof, this is a typical Victorian building. There are four storeys with basements and attics, with 8 bays with 2 windows per bay plus the canted corner which has one window in each face. The ground floor has arched windows and the upper floors have shallow, rectangular windows. There are some dormers fitted in the rood. This building forms part of the uninterrupted group of similar buildings on this side of Princess Street.
Picture:	
Contextual Picture:	There is no intervisibility between Lionesse House and Faraday Tower.

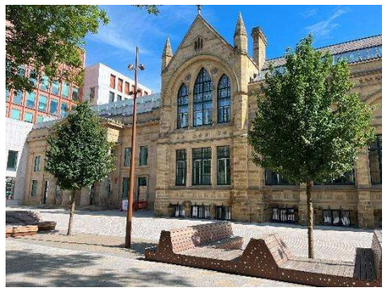
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	St James' Buildings
Address:	65-95 Oxford Street
Code:	LB43
Listing Info:	Grade II LEN 1246571
Description:	The St James' buildings were constructed in 1912 and were designed by Clegg, Fryer and Penman. They were made from a steel frame with the façade being made up of Portland stone with a green slated mansard roof. Built in the neo-baroque style, there are eight storeys plus dormers to the roof. There are symmetrical bays in the 3:6:3:6:3 style. The ground floor and the first floor and considerably more decorative than the upper floors which are slightly set back. In the middle there is square tower with a stepped baroque spire. On the roof there are moulded chimney stacks.
Picture:	
Contextual Picture:	There is no intervisibility between St James' Buildings and Faraday Tower.

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18 August 2025

Title:	Drill Hall
Address:	Drill Hall, Ardwick Green North
Code:	LB44
Listing Info:	Grade II LEN 1207590
Description:	This former Territorial Army Drill Hall and Offices of 1st Battalion Lancashire Volunteers was designed by Laurence Booth in a medieval style. It was built in 1886. It has three storeys and three wide bays plus a square four storey tower at the left end. The central bay has a segmental headed entrance archway. The outer bays have arcaded round headed windows to the ground floor, transomed arched windows to the first floor and slit windows to the second floor.
Picture:	 
Contextual Picture:	There is no intervisibility between the Drill Hall and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Grosvenor Building
Address:	Grosvenor Building, Manchester Metropolitan University, Faculty of Art and Design, Cavendish Street
Code:	LB45
Listing Info:	Grade II LEN 1293192
Description:	Manchester Municipal school of art was designed by G. T. Redmayne and built in 1880-1. In 1898 an addition was added to the rear, designed by J. G. Sankey. The building is constructed from sandstone ashlar and red brick with buff terracotta dressings, and a roof made from slate. The original building is rectangular in shape and is two storeys over a basement. The gothic style is evident throughout the building with large gabled and pinnacle wings flanking the main range. The building is characterised by bays and arches of varying sizes.
Picture:	 
Contextual Picture:	There is no intervisibility between the Grosvenor Building and Faraday Tower.

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Title:	94-98 Grosvenor Street
Address:	94-98 Grosvenor Street
Code:	LB46
Listing Info:	Grade II LEN 1218404
Description:	These former town houses were built in the early 19th century and are probably Georgian in origin. They are red brick with a Flemish bond with some sandstone dressings and a slate roof. Although each house is only single fronted, they are double depth with long extensions to the back. They are all three storeys over a cellar. Only no.98 retains its stone plin and round headed doorway. No.s 94 and 96 have a unified 20th century shop front to the ground floor. Each of the houses has a ridge chimney.
Picture:	
Contextual Picture:	There is no intervisibility between 94-98 Grosvenor Road and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Adult Deaf and Dumb Institute (former)
Address:	Adult deaf and Dumb Institute (former), Grosvenor Road
Code:	LB47
Listing Info:	Grade II LEN 1200839
Description:	This former Deaf and Dumb institute was designed by John Lowe and can be dated from the gable, on which is carved '1878.' Built in a gothic style, it is mostly ashlar sandstone with a slate roof. It consists of two storeys and a basement with three symmetrical bays and a gabled centre. There is a frieze which presents the name of the building. The centre has a wide doorway with parapets to the outer bays. At first floor level there is a large two centred arched head moulded in three orders and other fine decoration. There are gable chimneys to the roof. The institute forms a group with the Grosvenor Picture Palace.
Picture:	
Contextual Picture:	There is no intervisibility between The former Adult Deaf and Dumb Institute and Faraday Tower.

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Title:	Dancehouse Theatre including numbers 6-14
Address:	Dancehouse Theatre including numbers 6-14A, Oxford Road
Code:	LB48
Listing Info:	Grade II LEN 1384997
Description:	The former Manchester Cinema was buit 1929-30 by Pendleton and Dickenson for Emmanuel Nove. Built on a steel frame, there is a white faience clad façade with stock brick rear elevations and a flat roof with gable ends and flat pitched sides. The long, classical façade is divided into nine bays, each one being in use on the ground floor by a retail unit, except for the central bay which forms the entrance to the theatre. At first and second floor levels the bays are separated by giant pilasters. Each bay contains six windows. The third floor is set back behind a balcony. There are art deco folding gates at the entrance, these are not original but were added in 1992.
Picture:	 
Contextual Picture:	There is no intervisibility between The Dancehouse Theatre and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Chatham Mill
Address:	Chatham Mill, Chester Street
Code:	LB49
Listing Info:	Grade II LEN 1293040
Description:	Built in 1820, with an extension in 1823, this former cotton mill is now used as a warehouse. It is built from red brick and has clerestory windows and a slate roof. The original block is six storeys with 17 bays. There are remains of an internal engine house and chimney. To the Lower Ormand Street wing, there are four storeys with 12 bays and an entrance to the courtyard. The 1823 wing contains cast iron columns and beams which carry traverse brick arches.
Picture:	
Contextual Picture:	There is no intervisibility between Chatham Mill and Faraday Tower.

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Title:	Former Town Hall façade to Mabel Tylecote Building, Manchester Metropolitan University
Address:	Mabel Tylecote Building, Manchester Metropolitan University, Cavendish Street
Code:	LB50
Listing Info:	Grade II LEN 1283062
Description:	This former town hall façade was built in 1830-1 by Richard Lane. Large parts of the building have been demolished and rebuilt, with just the façade retained. Built in a Greek revival style with sandstone ashlar, it is two storeys in height. All symmetrical, there is a three bay portico, in a tetrastyle to the centre, channelled rustication to the ground floor and pilasters to the end bays. Both floors have 12 pane sash windows with plain reveals. This façade forms a group with the former Manchester Polytechnic School of Art.
Picture:	
Contextual Picture:	There is no intervisibility between The Former Townhall facade and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Former Manchester Ear Hospital
Address:	Former Manchester Ear Hospital, Lower Ormond Street
Code:	LB51
Listing Info:	Grade II LEN 1197922
Description:	Despite the façade dating from the early 19th century, the rest of the building was rebuilt in 1987. It is red brick with sandstone dressings and a slate roof. The façade is double fronted and the building is double depth. It is three storeys over a cellar with three symmetrical bays and a stone plinth. There is a sill band at first floor and a central doorway with four steps up. There are 12 pane sash windows to the ground and first floors and nine panes to the second floor. On the roof there are two gable chimneys.
Picture:	
Contextual Picture:	There is no intervisibility between The Former Manchester Ear Hospital and Faraday Tower.

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Title:	Former Grosvenor Picture Palace
Address:	Former Grosvenor Picture Palace, Grosvenor Street
Code:	LB52
Listing Info:	Grade II LEN 1218431
Description:	This former cinema was built in 1912. Its façade is made up of green and white faience tiles with a slate roof. It has a chamfered corner where the main entrance is situated. It consists of ionic columns and at first floor level there is a large panel with raised lettering. On the roof, is a parapet, which has coupled ionic columns. It has four bays on Grosvenor Street and six on Oxford Road. The ground floor façade is predominantly green tiles. Internally, most of the original decoration survives and when built it was said to be the largest cinema outside of London.
Picture:	 
Contextual Picture:	There is no intervisibility between The Former Grosvenor Picture Palace and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Dalton Statue in Forecourt of Dalton College
Address:	Dalton Statue in Forecourt of Dalton College
Code:	LB53
Listing Info:	Grade II LEN 1197791
Description:	Statue of John Dalton which was erected in 1854 by William Theed the Younger. The statue is made from bronze and sits on a stone plinth. The figure is seated and wears an academic gown and knee breached. The base is inscribed with 'Cast by Robinson &Cottam, Pimlico, London.' John Dalton was a chemist and a physicist and established the 19th century theoru that atoms were the smallest particles of matter. The statue originally resided in Piccadilly Gardens until it was moved in 1961.
Picture:	
Contextual Picture:	There is no intervisibility between The Dalton Statue and Faraday Tower.

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Title:	Oddfellows Hall
Address:	Oddfellows hall, 97 Grosvenor Street
Code:	LB54
Listing Info:	Grade II LEN 1200840
Description:	This former Friendly Society Office building was constructed c.1900-10. Built from brick but with a façade of cream terracotta, it has a rectangular plan form an dis in an Edwardian baroque style. It is three storeys high with symmetrical bays in a 1:2:1:2:1 format. The centre has a round headed doorway with a large cartouche key block and scrolled wrought iron fanlight. Windows to the upper floors have various decoration and there are segmental headed windows at ground level apart from those in the end bays which are square.
Picture:	
Contextual Picture:	There is no intervisibility between Oddfellows Hall and Faraday Tower.

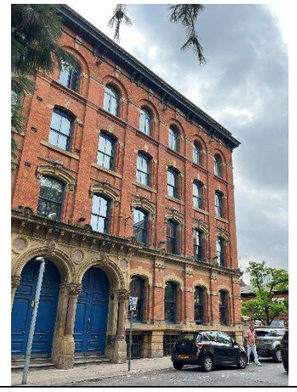
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Rochdale Canal Boundary Wall to canal between Chorlton Street and Minshull Street
Address:	Rochdale Canal Boundary Wall to canal between Chorlton Street and Minshull Street
Code:	LB55
Listing Info:	Grade II LEN 1247478
Description:	Boundary wall between canal and Canal Street which served as a towpath on this section. It was built in 1804 and consists of millstone grit slabs wih rounded top.
Picture:	
Contextual Picture:	There is no intervisibility between Rochdale Canal Boundary Wall to canal between Chorlton Street and Minshull Street and Faraday Tower.

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Title:	Rochdale Canal Boundary Wall to canal between Sackville Street and Chorlton Street
Address:	Rochdale Canal Boundary Wall to canal between Sackville Street and Chorlton Street
Code:	LB56
Listing Info:	Grade II LEN 1270837
Description:	Boundary wall between canal and Canal Street which served as a towpath on this section. It was built in 1804 and consists of millstone grit slabs with rounded top.
Picture:	
Contextual Picture:	There is no intervisibility between Rochdale Canal Boundary Wall to canal between Sackville Street and Chorlton Street and Faraday Tower.

Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	42 and 44 Sackville Street
Address:	42 and 44 Sackville Street
Code:	LB57
Listing Info:	Grade II LEN 1270791
Description:	These former packing warehouses were constructed c.1860-80 in red brick with a Flemish bond. They have sandstone dressings and a hipped slate roof and have been designed in a simple, late Georgian style. The site is in a rectangular plan on an end of block site that is parallel to the south side of the Rochdale canal. They consist of four storeys over a basement with ten, symmetrical bays. Whilst most of the floors have square windows, the upper floors are arched. In the centre of the ground floor, there are two arched doorways.
Picture:	 
Contextual Picture:	There is no intervisibility between 42 and 44 Sackville Street and Faraday Tower.

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Title:	The Shena Simon Sixth Form College
Address:	The Shena Simon Sixth Form College, Whitworth Street
Code:	LB58
Listing Info:	Grade II LEN 1270607
Description:	This sixth form college was built between 1897 and 1901 with an extension in c.1911. It is red brick with terracotta dressings and a welsh slate roof with bricks and wall stacks, in the French renaissance style. It is mainly four storeys over a basement with a five window range on the main block and a three window range on the projection. The façade is enriched with pilasters and various other decorations. On the roof there are projecting square balustrades.
Picture:	
Contextual Picture:	There is no intervisibility between The Shena Simon Sixth Form College and Faraday Tower.

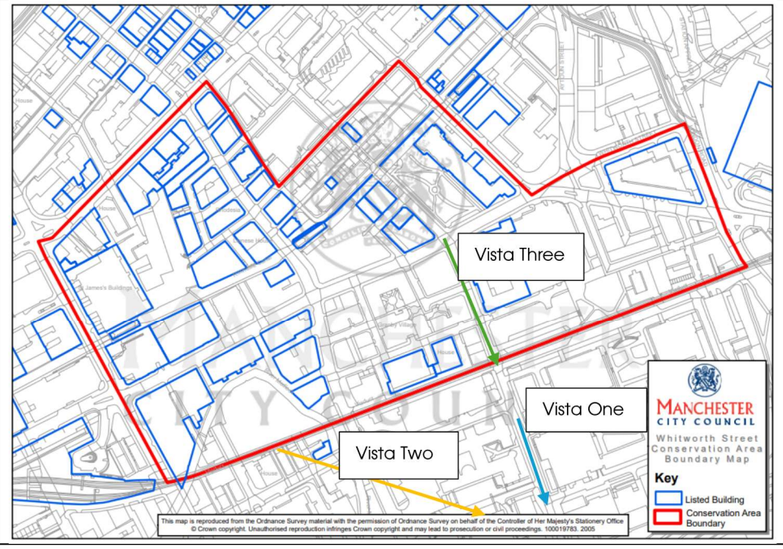
Appendix 6-D
Listed building descriptions, plates and contextual views where applicable

Title:	Renold Building
Address:	Renold Building, UMIST Campus, Manchester
Code:	LB59
Listing Info:	Grade II LEN 1491623
Description:	The Renold building was designed by W. A. Gibbon of Cruickshank to be at the centre of the first phase of UMIST campus. It was completed in 1962. The six-storey tower, with its lecture rooms, was on top of an extended two storey base. Named in honour of Sir Charles Renold, chair of the college's planning and development committee, it is believed to be the first purpose-built lecture theatre in the UK. It consisted of a 500-seat lecture theatre and two 200 seat theatres on the lower storeys. With another six, 140 seat lecture theatres and teaching rooms on each storey. It was also used for music and cultural performances, as well as external conferences. The parabolic shape of the roof plant room is characteristic touch by architect, W. A. Gibbon.
Picture:	 
Contextual Picture:	 There is intervisibility between the Renold Building and Faraday Tower

6-E: CONSERVATION AREA DESCRIPTION, PLATES AND CONTEXTUAL VIEWS

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Appendix 6-E: Conservation area description, plates and contextual views where applicable

Title:	Whitworth Street and Princess Street Conservation Area
Code:	CA1
Description:	The conservation area mainly derives its significance from the amount of prominent Victorian and Edwardian buildings that are present within it. They were mostly built between the period 1850-1920 were often used as packing and shipping warehouses. Red brick buildings with sandstone dressings are characteristic of the area, often being 4 or 5 storeys high. This represents the influence that the textile industry has had over Manchester in a wider sense, not just within the conservation area. The conservation area was first designated in 1974 but was extended to include Whitworth Street and the viaduct in 1985.
Area Map:	
General Pictures of the Conservation Area:	 

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Contextual Pictures:	Faraday Tower is visible from some vistas in the Conservation Area.  ***Vista 1:*** *Vista looking south along Sackville street (blue arrow – vista 1)*  ***Vista 2:*** *Vista looking south south east along Charles Street (yellow arrow – vista 2)*

Appendix 6-E
Conservation area description, plates and contextual views where applicable

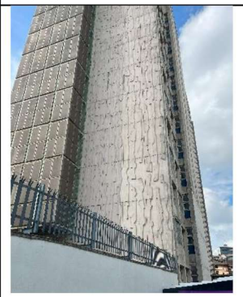


Vista 3: *Vista looking down Sackville street from Whitworth Street (green arrow – vista 3)*

6-F: OTHER BUILDINGS PLATES AND CONTEXTUAL VIEW

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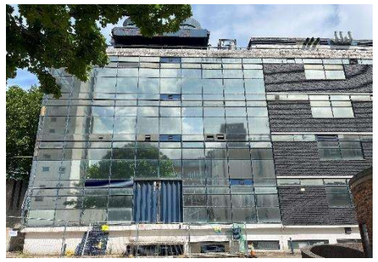
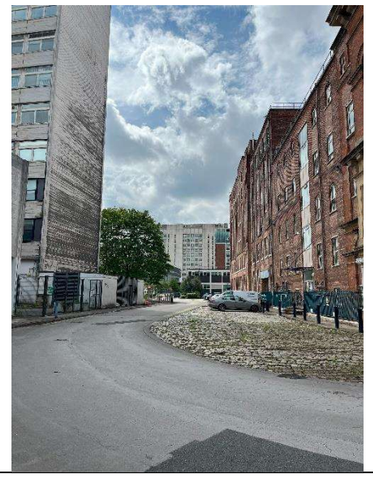
Appendix 6-F: Other buildings plates and contextual view where applicable

Title:	Faraday Tower
Address:	Faraday Tower, UMIST Campus, Sackville Street, Manchester
Code:	OB1
Listing Info:	Not listed.
Description:	Built in 1967 as part of the first stage of the UMIST campus, Faraday tower is 13 storeys and built from concrete. Originally it housed the chemistry department. When first built, the tower was linked to Faraday house by a bridge over the road, however both of these aspects were demolished in 2015.
Picture:	 
Contextual Picture:	Application building - N/a

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Title:	Moffat Building
Address:	Moffat Building, UMIST Campus, Manchester
Code:	OB2
Listing Info:	This building has a certificate of immunity. (enacted October 2024)
Description:	Prior to being first the Estates Department and then the Department for Optometry for the UMIST campus, this building was a former confectionary warehouse.
Picture:	 
Contextual Picture:	There is no intervisibility between the Moffat Building and the Faraday Tower.

Appendix 6-F
Other buildings plates and contextual view where applicable

Title:	Morton Laboratory
Address:	Morton Laboratory, UMIST Campus, Manchester
Code:	OB3
Listing Info:	This building has a certificate of immunity. (enacted October 2024).
Description:	To begin with, this building was known as 'The Chemical Engineering Pilot Plant' and was used to house the departments complex processing equipment. However, it was later renamed the 'Morton building' after a former head of department. It was designed by Harry S Fairhurst, who designed a lot of the initial UMIST buildings. It is a three-storey construction with engineering brick at one end and a glazed section at the other. It opened for use in 1966.
Picture:	 
Contextual Picture:	There is some intervisibility between the Morton Laboratory and Faraday Tower. 

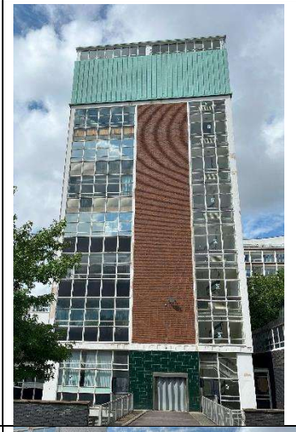
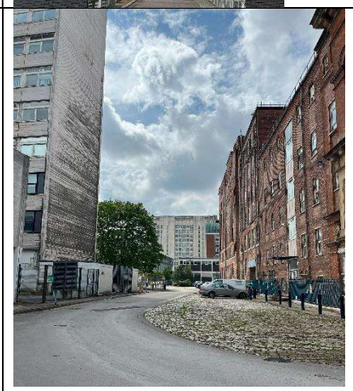
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Title:	The Butterfly Stairs and Walkway Bridge
Address:	The Butterfly Stairs and Walkway Bridge, UMIST Campus, Manchester
Code:	OB4
Listing Info:	This building has a certificate of immunity. (enacted October 2024).
Description:	Designed by Hubert Withington, the stairs were originally known as 'The Sir Hubert Withington Stair.' They provided access from the main building to the front lawn. They are an important monument on the campus as they emphasise the perceived importance of green space when UMIST was being built. Green spaces were seen as essential in order to create an attractive working environment with recreational facilities.
Picture:	 
Contextual Picture:	There is no intervisibility between the stairs and the Faraday Tower.

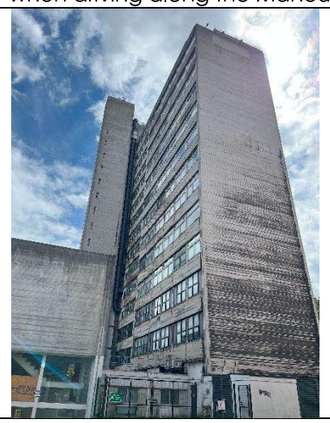
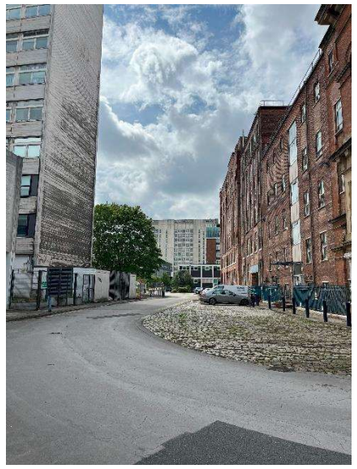
Appendix 6-F
Other buildings plates and contextual view where applicable

Title:	Staff House (Manchester Meeting Place)
Address:	Staff House, UMIST Campus, Manchester
Code:	OB5
Listing Info:	This building has a certificate of immunity. (enacted October 2024).
Description:	The only building on campus to be designed by Thomas Worthington, although he had designed the overall masterplan of the campus. It was opened in 1960 as the dining and recreational facilities for the academic staff.
Picture:	 
Contextual Picture:	There is no intervisibility between Staff House and Faraday Tower.

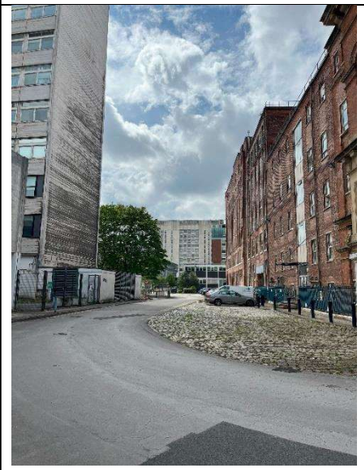
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Title:	Pariser Building
Address:	Pariser Building, UMIST Campus, Manchester
Code:	OB6
Listing Info:	Not listed.
Description:	This building was designed by Fairhurst and Son to be used for Civil Engineering and opened in 1963. Itis similar to their other buildings on campus and has eight storeys and is constructed from brick with copper cladding to the upper levels, although this has now gone green. It was named after Sir Maurice Pariser, who was a city councillor and former chair of the UMIST council. At the time of completion, it included offices, lecture theatres and an industrial design centre with a weather station on the roof. It was later extended in 1966/7 to provide extra laboratory space.
Picture:	 
Contextual Picture:	 There is intervisibility between the Pariser Building and Faraday Tower.

Appendix 6-F
Other buildings plates and contextual view where applicable

Title:	Mathematics and Social Science Building
Address:	Mathematics and Social Science Building, UMIST Campus, Manchester
Code:	OB7
Listing Info:	Not listed.
Description:	The mathematics and social science building is the tallest building on the UMIST campus and reflected the desire to expand beyond purely science and technology subjects. The main tower is joined by a largely windowless, two storey lecture theatre, which opened in 1970. This tower is very similar in structure to Faraday and there is a designed view both on campus and when driving along the Mancunian way, with both towers standing out.
Picture:	 
Contextual Picture:	 There is intervisibility between the Mathematics and Social Science Building and Faraday Tower.

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Title:	The Mill
Address:	The Mill, UMIST Campus, Manchester
Code:	OB8
Listing Info:	Not listed.
Description:	At the time of the creation of UMIST, The Mill was a relatively modern building which had been reconstructed in the early 20th century from an earlier building. It was considered viable for redevelopment after cotton mill stopped trading in 1955 and was redesigned by H S Fairhurst. It opened in May 1958 as the chemical engineering building, in what was meant to only be temporary but remained in use until the North Campus closed. The tall chimney of the mill was demolished on conversion, and the river Medlock was culverted in the first phase of development.
Picture:	
Contextual Picture:	 There is intervisibility between the Mill and Faraday Tower.
Title:	The George Begg Building

Appendix 6-F
Other buildings plates and contextual view where applicable

Address:	The George Begg Building, UMIST Campus, Manchester
Code:	OB9
Listing Info:	Not listed.
Description:	The George Begg Building opened in 1974, to provide a home for mechanical engineering. It is situated next to Faraday Tower and was also designed by Fairhurst and Son. It is a reasonably small, three storey building and not largely visible on campus. However, it was Intended to be a focal point for the second area of development on the UMIST campus but by 1974 the money had run out, and so the rest of the development never materialised.
Picture:	 
Contextual Picture:	 There is intervisibility between the Mill and Faraday Tower.

Title:	Ferranti Building

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Address:	Ferranti Building, UMIST Campus, Manchester
Code:	OB10
Listing Info:	Not listed.
Description:	The Ferranti building housed the department of electrical and electronic engineering and was situated between the maths and social science and faraday towers and was part of the first phase of development on the UMIST campus. Designed by Cruickshank and Seward, the building was dominated by its high voltage library, which was a windowless aluminium and concrete block. An adjoining three storey section opened in 1970.
Picture:	  
Contextual Picture:	 There is intervisibility between the Ferranti Building and Faraday Tower.

Title:	Barnes Wallis and Wright Robinson Building

Appendix 6-F
Other buildings plates and contextual view where applicable

Address:	Barnes Wallis and Wright Robinson Building, UMIST Campus, Manchester
Code:	OB11
Listing Info:	This building has a certificate of immunity (enacted October 2024).
Description:	Former adjoining UMIST buildings. The Wright Robinson building was a hall of residence and completed in 1965. The Barnes Wallis building, which was the student union, was completed the year after, in 1966, and named after the famous inventor. The aim of the building was to create a focus for life outside of work, but that was still on campus, in order to create a space for use outside of the '9-5' working hours. It was designed by W. A. Gibbon of Cruickshank and Seward and his characteristic geometric style is evident throughout the building.
Picture:	 
Contextual Picture:	There is no intervisibility between Barnes Wallis and Wright Robinson Building and Faraday Tower.

6-G: HERITAGE ASSET LOCATION MAPS

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Appendix 6-G: Heritage Asset Location Maps

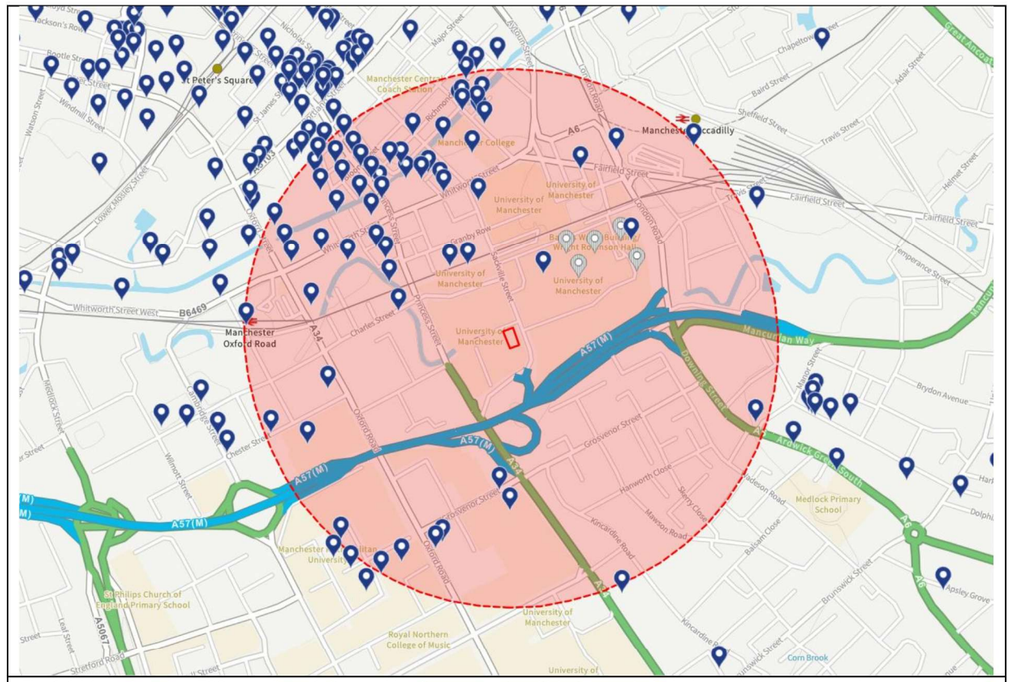


Fig 1.1 *Map showing 500m radius of site and heritage assets within the red circle have been assessed.*

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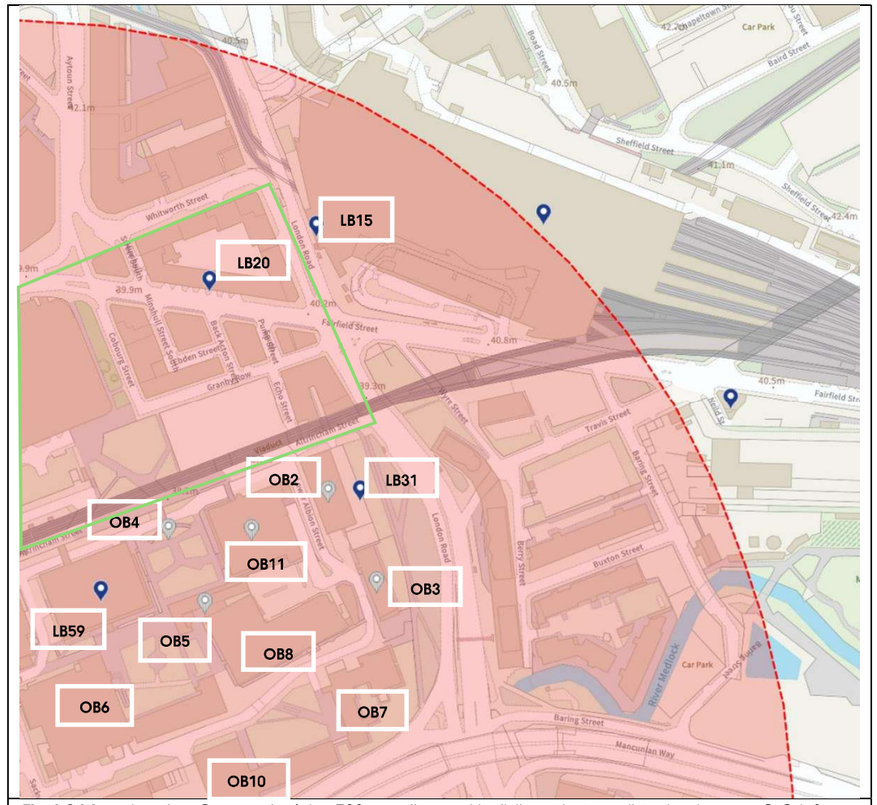


Fig 1.2 *Map showing Quarter 1 of the 500m radius and buildings that are listed or have a C.O.I. See Table 1.1 for a list of the buildings contained within this quarter. The green line represents the parts of CA1 which are visible in this quarter.*

Heritage Assets in Quarter 1

Receptor	Heritage Asset
LB15	Former Goods Offices to Piccadilly Station; Listed Building Grade II; LEN 1197919
LB20	Police and Fire Station; Listed Building Grade II*; LEN 1197918
LB31	Sculptural Wall; Listed Building; Grade II; LEN1400857
LB59	Renold Building, UMIST Campus: Grade II: LEN 1491623
OB2	Moffat Building (C.O.I)
OB3	Morton Laboratory (C.O.I)
OB4	Butterfly Stairs and Walkway Bridge (formerly known as The Sir Hubert Worthington Stair) (C.O.I)
OB5	Staff House (Manchester Meeting Place) (C.O.I)
OB11	Barnes Wallis and Wright Robinson (C.O.I)
OB6	Pariser Building
OB7	Mathematics and Social Science Building
OB8	The Mill
OB10	Ferranti Building
CA1	Whitworth Street and Princess Street Conservation Area

Appendix 6-G
Heritage Assets Location Map

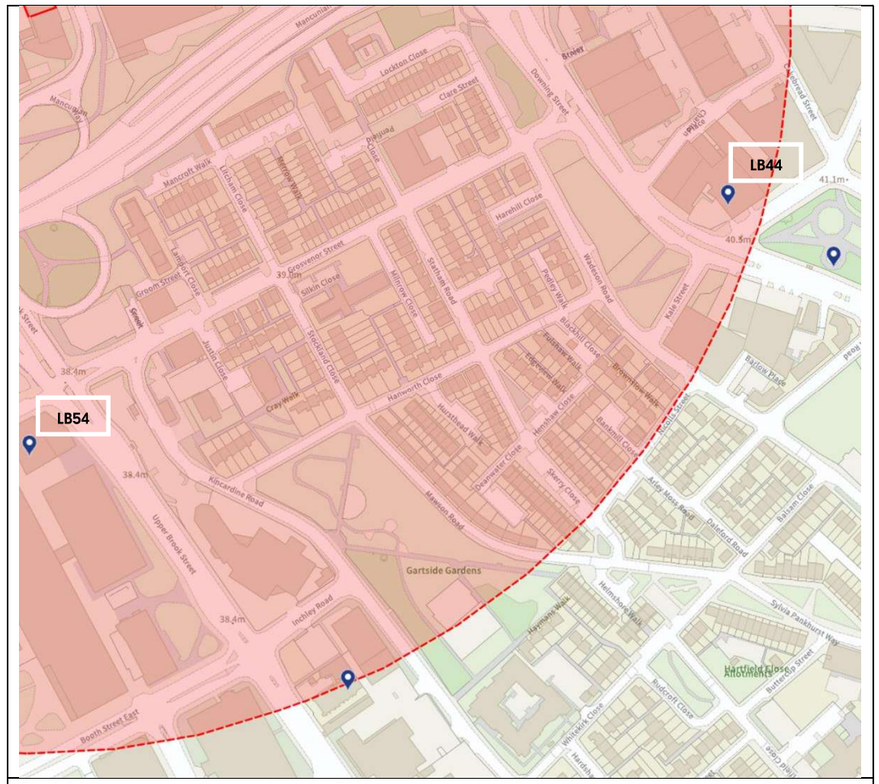


Fig 1.3 *Map showing Quarter 2 of the 500m radius and buildings that are listed or have a C.O.I. See Table 1.2 for a list of the buildings contained within this quarter.*

Heritage Assets from Quarter 2	
Receptor	Heritage Asset
LB44	Drill Hall; Listed Building Grade II; LEN 1207590
LB54	Oddfellows Hall; Listed Building Grade II; LEN 1200840

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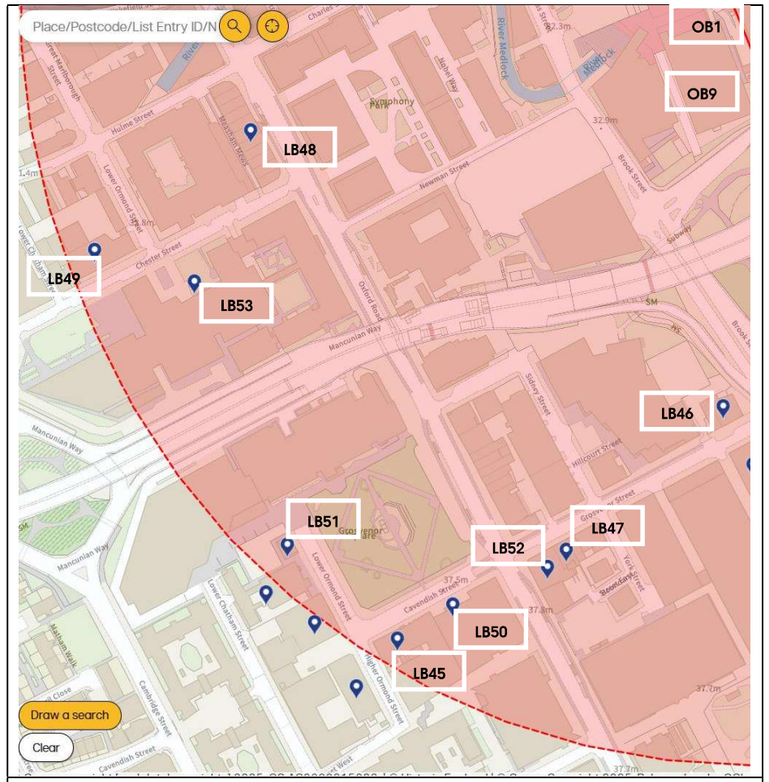


Fig 1.4 *Map showing Quarter 3 of the 500m radius and buildings that are listed or have a C.O.I. See Table 1.3 for a list of the buildings contained within this quarter.*

Heritage Assets from Quarter 3	
Receptor	Heritage Asset
LB46	94-98, Grosvenor Street; Listed Building Grade II; LEN 1218404
LB47	Adult Deaf and Dumb Institute (Former); Listed Building Grade II; LEN 1200839
LB52	Former Grosvenor Picture Palace; Listed Building Grade II; LEN1218431
LB50	Former Town Hall Facade to Mabel Tylecote Building, Manchester Metropolitan University; Listed Building Grade II; LEN 1283062
LB45	Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design; Listed Building Grade II; LEN 1293192
LB51	Former Manchester Ear Hospital; Listed Building Grade II; LEN 1197922
LB53	Dalton Statue in Forecourt of Dalton College; Listed Building Grade II; LEN1197791
LB49	Chatham Mill; Listed Building Grade II; LEN 1293040
LB48	Dancehouse Theatre including Numbers 6-14; Listed Building Grade II; LEN 1384997
OB9	George Begg Building
OB1	Faraday Tower

Appendix 6-G
Heritage Assets Location Map

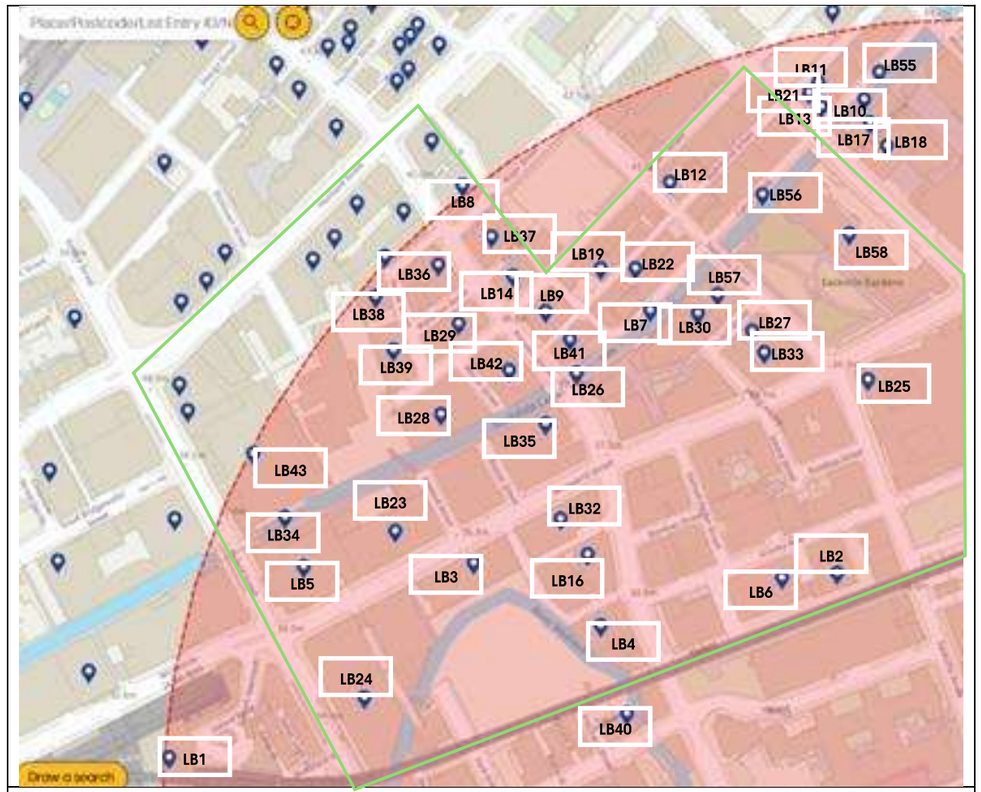


Fig 1.5 *Map showing Quarter 4 of the 500m radius and buildings that are listed or have a C.O.I. See Table 1.4 for a list of the buildings contained within this quarter. The green outline represents the area of CA1 that is visible within this quarter.*

Heritage Assets located within Quarter 4	
Receptor	Heritage Asset
LB1	Manchester Oxford Road Station (including platform structures); Listed Building Grade II; LEN 1255053
LB24	Former Refuge Assurance Company Offices; Listed Building Grade II*; LEN 1271429
LB40	Lass O Gowrie Public House; Listed Building Grade II; LEN 1293175
LB2	Granby House; Listed Building Grade II; LEN 1218253
LB6	Orient House; Listed Building Grade II; LEN1200838
LB4	Manchester House; Listed Building Grade II; LEN 1270897
LB16	Asia House; Listed Building Grade II*; LEN 1247432
LB32	Lancaster House; Grade II; LEN 1218404
LB3	India House (Including attached wrought iron Gateway link to Lancaster House); Listed Building Grade II*; LEN 125483
LB23	Bridgewater House; Listed Building Grade II; LEN 1270606
LB5	The Place Theatre; Listed Building Grade II; LEN 1271227
LB34	Rochdale Canal Lock Number 88, to east of Oxford Street; Listed Building Grade II; LEN 1270857
LB43	St James Buildings; Listed Building Grade II; LEN 1246571
LB28	Former Electricity Power Station; Listed Building Grade II; LEN 1255031

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LB39	104, Bloom Street; Listed Building Grade II; LEN 1218476
LB38	2, Harter Street; Listed Building Grade II; LEN 1200841
LB36	Transact House; Listed Building Grade II; LEN 1247386
LB29	Rhodesia House; Listed Building Grade II; LEN 1270911
LB42	Lionesse House; Listed Building Grade II; LEN 1247387
LB35	Central House; Listed Building Grade II; LEN 1247389
LB26	Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street; Listed Building Grade II; LEN 1247580
LB41	New Union Public House; Listed Building Grade II; LEN 1247444
LB9	109, Princess Street; Listed Building Grade II; LEN 1270914
LB14	Brazil House; Listed Building Grade II; LEN 1270871
LB37	103, Princess Street; Listed Building Grade: II*; LEN 1247391
LB8	101, Princess Street; Listed Building Grade II; LEN 1270899
LB19	Former Warehouse; Listed Building Grade II; LEN 1431770
LB22	51 and 53, Richmond Street; Listed Building Grade II; LEN 1270835
LB7	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street Rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street; Listed Building Grade II; LEN1247555
LB30	3, Brazil Street; Listed Building; Grade II; LEN 1283077
LB57	42 and 44 Sackville Street, Grade II, LEN 1270791
LB27	46, Sackville Street; Listed Building Grade II; LEN 1247608
LB33	Regency House with Barclays Bank; Grade II; LEN 1254835
LB25	Institute of Science and Technology (University Of Manchester); Listed Building Grade II; LEN 1247609
LB58	The Shena Simon Sixth Form College, Grade II, LEN 1270607
LB56	Rochdale Canal Boundary Wall to canal between Sackville Street and Chorlton Street, Grade II, LEN 1270837
LB12	27, Sackville Street; Listed Building Grade II; LEN 1247607
LB18	Minshull House; Listed Building Grade II; LEN 1283092
LB10	Rochdale Canal Lock Number 86, to East of Chorlton Street; Listed Building Grade II; LEN 1247481
LB17	Mintierna House; Listed Building Grade II; LEN 1197759
LB55	Rochdale Canal Boundary Wall to Canal Between Chorlton Street and Minshull Street Grade II; LEN 1247478
LB11	9, Richmond Street; Listed Building Grade II; LEN1247476
LB21	The Churchill Public House; Listed Building Grade II; LEN 1197758
LB13	39, Chorlton Street; Listed Building Grade II; LEN 1283091
CA1	Whitworth Street and Princess Street Conservation Area

Appendix 6-G
Heritage Assets Location Map