

Heritage Statement

8 Minshull Street and 42 Bloom Street,
Manchester

July 2025

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1. Introduction

1.1 This Heritage Statement (the ‘Statement’) is prepared by Turley Heritage on behalf of VIEWS (Holdings) Limited (the ‘applicant’) in connection with applications for full planning permission and listed building consent for the repair, refurbishment, alteration and residential conversion of an existing vacant building (the ‘Proposed Development’) at 8 Minshull Street and 42 Bloom Street, Manchester, M1 3EF (the ‘Site’).

1.2 The description of development is as follows:

“Full Planning and Listed Building Consent for the change of use of 8 Minshull Street and 42 Bloom Street to a residential development (Use Class C3) and the internal and external works required to facilitate the use.”

1.3 The Site comprises the grade II listed 8 Minshull Street and 42 Bloom Street (list entry number 1219858). It does not form part of an area based heritage designation and there are no additional heritage assets in the vicinity with potential to be affected by the Proposed Development.

1.4 In determining the submitted applications, Manchester City Council (‘MCC’) has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹ Case law has established that ‘considerable importance and weight’ should be given to the statutory duties.

1.5 In regard to information requirements for applications, NPPF Paragraph 207 states the following:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’²

1.6 To comply with these requirements, Section 2 of this Statement introduces the Site and describes its context, history and development. Section 3 identifies the heritage asset with potential to be affected by the Proposed Development and Section 4 provides an assessment of its significance, proportionate to both the importance of the asset and the likely impacts. An assessment of the impact of the Proposed Development on the significance of the designated heritage asset is set out in Section 5, in light of the statutory duties of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set out in detail at **Appendix 1**). The conclusions of the Statement are summarised in Section 6.

¹ s16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

² MHCLG, 2024. *National Planning Policy Framework (NPPF)* - para. 207

- 1.7 This Statement has been prepared on the basis of published information, proportionate archival research and site visits carried out in October and December 2024. It is informed by Historic England Good Practice Advice on 'Managing Significance in Decision Taking in the Historic Environment' (GPA 2), 'The Setting of Heritage Assets' (GPA 3) and 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HEAN 12).

2. Site Context and Historical Development

Site Context

- 2.1 The Site is located in the centre of Manchester, at the junction between Minshull Street to the north east and Bloom Street to the south east (**Figure 2.1**). To the north west is Hart Street, which is currently used as an area of servicing for the neighbouring building. To the south west is an area of hardstanding currently used as a surface car park.

Figure 2.1: Aerial view of the Site and surrounding area (Google Earth)



- 2.2 The wider surrounding area is comprised of a mix of modern and traditional buildings and a number of surface car parks. The City Police Courts (grade II* listed building) are located to the east of the Site and 11 Bloom Street (grade II listed building) and Minshull House (grade II listed building) are located to the south. Minshull Street forms a key pedestrian and vehicular route from the core of Manchester City Centre to Manchester Piccadilly Station.

Historical Development of the Site and Surrounding Area

- 2.3 The centre of Manchester expanded rapidly following the construction of the Rochdale Canal and the advent of the railways in the 1830s and 40s. When first developed, the Site was originally occupied by residential terraced housing built for the growing local population (**Figure 2.2**).
- 2.4 The commercial boom of the Victorian era transformed the area around Minshull Street during the 1870s and 1880s, with new warehouses in the Italianate and Gothic styles being constructed. The building on the Site was constructed during this time and appears to have been speculatively developed as part of a larger complex of buildings, as illustrated in Goad's Fire Assurance Plan of 1886 (**Figure 2.3**).

Figure 2.2: Extract from the OS Town Plan of Manchester and Salford, 1851

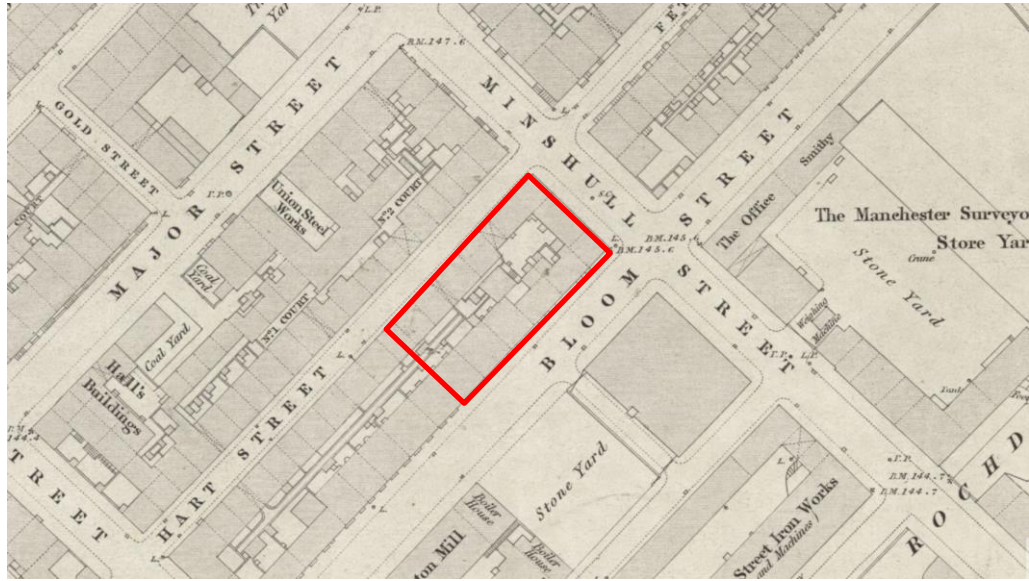
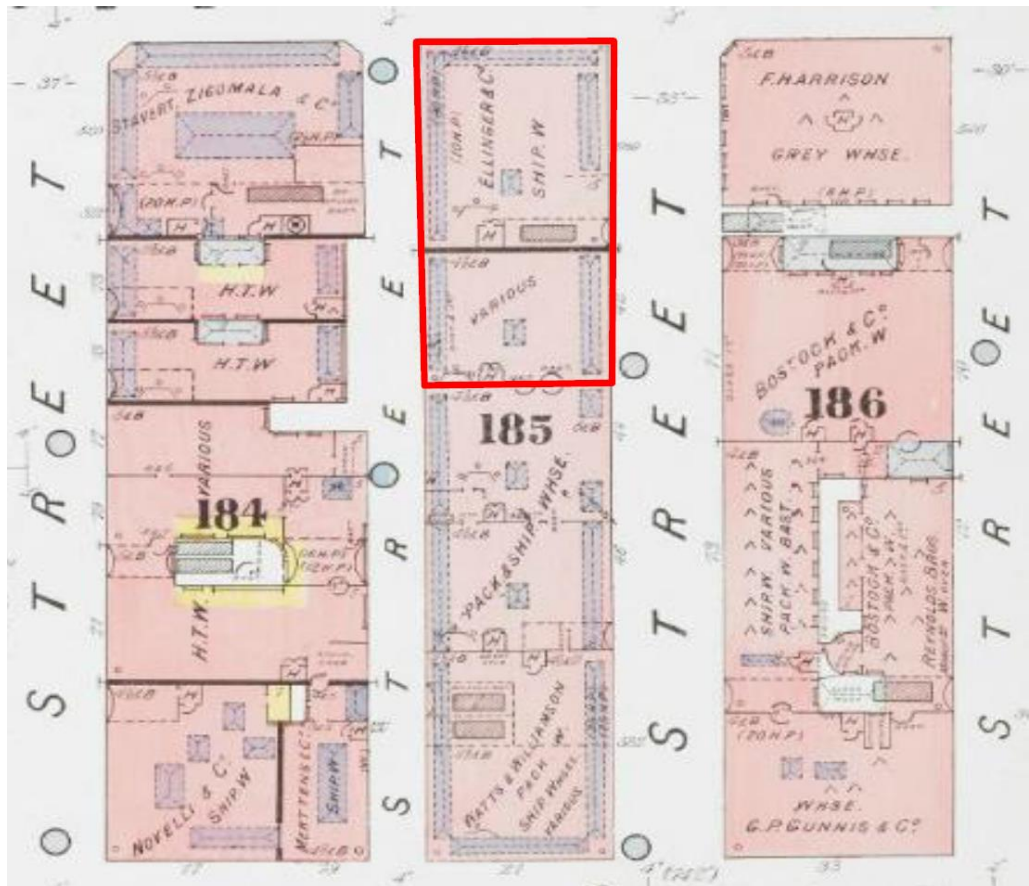


Figure 2.3: Extract from C. Goad's Fire Insurance Plan of Manchester, 1886



- 2.5 The Fire Assurance Plan confirms that 8 Minshull Street was occupied by 'Ellinger & Co', who are referred to in an 1888 article³ as merchants for over 30 years and "one of

³ Historical Publishing Company, 1888. *Manchester of Today* [Accessed via <http://www.chethams.org.uk>]

the most important in its line". The article described the building as "a large modern built stone warehouse, with most commodious, well-lighted offices."

- 2.6 The article also provides an overview of the business and workings of Ellinger & Co, stating that:

"The trade connections are scattered all over India, and the British and Dutch settlements in the Straits, the Eastern Archipelago, China, Japan and Persia. The shipments include every description of Manchester goods, from the heaviest twills to the lightest muslins and zephyrs, also velvets. Large parcels of Leeds and Bradford goods, and Batley and Dewsbury cloth; seals and rugs are also sent out. In addition, Messrs Ellinger & Co. ship considerable quantities of hardware, cutlet, tools, bar iron, guns, ammunition, and other Sheffield and Birmingham goods, machinery, and occasionally pottery and glass. Mr Ellinger and James Ellinger are the sole partners."

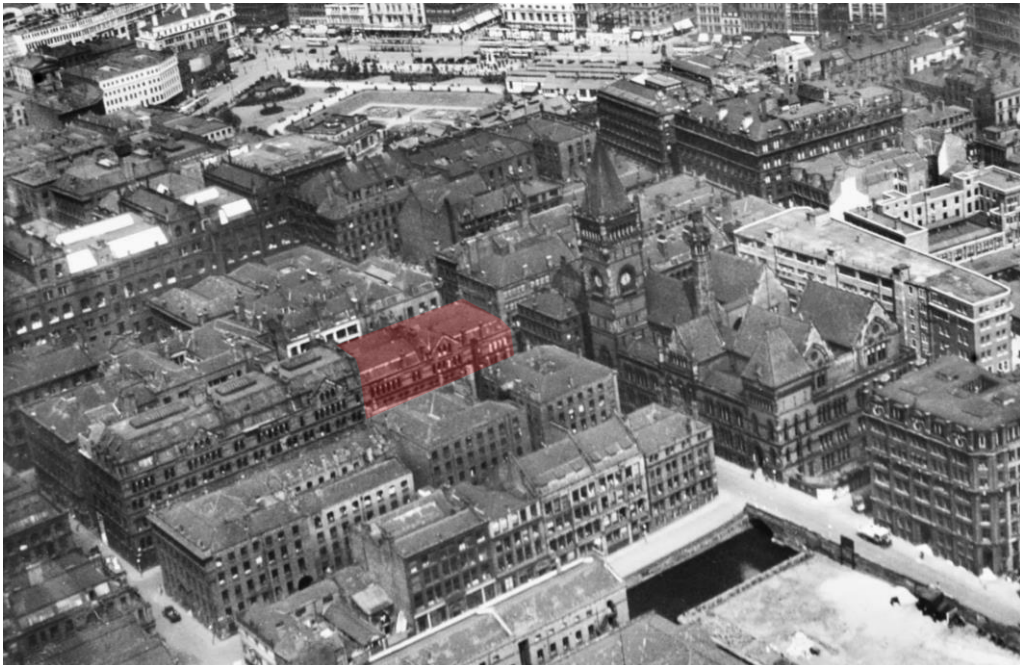
- 2.7 The plan doesn't indicate an occupier for 42 Bloom Street, which was in 'various' uses, likely to have been associated with packing and shipping. The remainder of the building complex, comprising 44-46 Bloom Street and 21 Chorlton Street, was in use as packing and shipping warehouses. The latter was owned by Watts and Williams.
- 2.8 Typically, the design of the warehouses to Minshull Street and Bloom Street (and wider areas within Manchester) arose as functional and expressive examples of the wealth of the merchants. The front of the warehouses were most often used for offices, while the rear of the buildings were used for storage space and for the inspection of goods in natural light. This led to six or seven storey buildings with opulent and deeply modelled front façades in brick and/or terracotta and much plainer rear elevations with large windows allowing the infiltration of natural light. This general arrangement is consistent with the building on the Site.
- 2.9 In the early 20th century, 8 Minshull Street was occupied by the firm 'Simpson and Godlee', which was owned by William Simpson and Francis Godlee and operated as a textile shipping warehouse to support their cotton manufacturing and calico printing factory in Swinton.⁴ At the opposite end of the block, 48 Bloom Street was owned by Gresham Shipping Warehouse. Archival research has not ascertained any further information on the owners and occupiers of other parts of the building.
- 2.10 During the early 20th century, Simpson and Godlee had a workforce of 1,500 people and, in 1914, Francis Godlee became the sole chairman following Simpson's death. The Site is illustrated in a historic photograph from 1917, which confirms that Simpson and Godlee occupied the building during the First World War (**Figure 2.4**). Further along Minshull Street, there was a dense concentration of shipping warehouses and offices, each set within buildings of broadly four storeys with consistent architectural detailing to 8 Minshull Street and 42 Bloom Street.

⁴ Grace's Guide, 2020. *Simpson and Godlee* [Accessed via https://www.gracesguide.co.uk/Simpson_and_Godlee]

Figure 2.4: Photograph of 8 Minshull Street, 1917 (Manchester City Council)



Figure 2.5: Aerial photograph of the Site and surrounding area, 1927 (Historic England)



- 2.11 The full extent of the warehousing within and adjacent to the Site is more clearly illustrated in an aerial photograph from 1927 (**Figure 2.5**). In addition to 8 Minshull Street and 42 Bloom Street, the remainder of the urban block was consistent in form and architectural character, which suggests that the buildings were constructed in a single phase as a speculative complex of adjoining warehouses before being leased to different occupiers. The roof form of the adjoining warehouses, however, is notably

different and suggests that these roof structures were either replaced or substantially altered and extended in the early 20th century.

- 2.12 As the manufacturing and textile industries declined during the first half of the 20th century due to increasing competition with cheap imports, Simpson and Godlee began to utilise the Site principally as offices rather than for the storage of goods. A large number of independent companies were trading from the building in cellular offices by the mid 20th century.
- 2.13 During the Second World War, the centre of Manchester was subject to extensive bomb damage, particularly the area surrounding Piccadilly Gardens. The impact of the Blitz on the area surrounding the Site is illustrated in **Figure 2.6**, which shows extensive areas of cleared land to the north and west of the Site.
- 2.14 During the second half of the 20th century, Manchester was subject to various postwar redevelopment plans which involved the clearance of traditional warehouses and their replacement with modern office buildings. This included the redevelopment of the land to the west of the building complex as a multi-storey car park and bus station.

Figure 2.6: Aerial photograph of the Site and surrounding area, 1950 (Manchester City Council)



- 2.15 In 1962, Simpson and Godlee was acquired by Sir David Alliance and later Coats Group, by which time 8 Minshull Street had become vacant. At a similar time, 42 Bloom Street had been acquired separately and was used for the storage and distribution of fabrics. In the 1970s, the same owner purchased 8 Minshull Street and the two buildings were united and connected internally. The remainder of the complex (44-46 Bloom Street and 21 Chorlton Street) is believed to have remained vacant and was subsequently demolished in the early 1970s to facilitate the construction of Boulton House, an office building designed by E. Kirkby & Son. The office is shown under construction and alongside the multi-storey car park and bus station in a photograph from 1973 (**Figure**

2.7). The photograph also shows the newly formed gable wall of 42 Bloom Street, formerly an internal wall.

Figure 2.7: Photograph facing north east along Bloom Street towards the Site, 1973 (Manchester City Council)



- 2.16 More recently, 8 Minshull Street and 42 Bloom Street have been used for the storage and distribution of fabrics. The lower three floors to 8 Minshull Street were largely stripped out and reconfigured for use as a restaurant in the late 20th century, after which this part of the building came to be used as the 'Essential' nightclub between 2000 and 2014. The building has been vacant for over 10 years (since 2014), except for the occasional use of part of the ground floor as office accommodation.

Summary of Historical Development

- The centre of Manchester expanded rapidly during the first half of the 19th century and the Site was first occupied by residential terraced housing built during this period.
- The Site was redeveloped in the c.1880s when a row of large adjoining warehouses were built for the packing and shipping industry.
- The Site was used continually for packing and shipping under several different companies, including Simpson and Godlee, until well into the 20th century.
- As the manufacturing and textile industries declined during the first half of the 20th century, the Site began to be used primarily for offices.

- 8 Minshull Street and 42 Bloom Street were united under single ownership and connected internally in the 1970s, at which time the remainder of the adjoining former warehouses were demolished.
- The Site has more recently been used for the storage and distribution of fabrics. In the late 20th century, the lower three floors of 8 Minshull Street were reconfigured for use as a restaurant and later nightclub.
- The Site has been vacant for over 10 years, except for the occasional use of part of the ground floor as office accommodation.

3. Heritage Assets

Heritage Assets

- 3.1 The NPPF (2024) defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*⁵

- 3.2 This Statement addresses built heritage assets only and does not include consideration of the archaeological resource or below ground heritage assets.

Designated Heritage Assets

- 3.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. Designated heritage assets include, amongst others, conservation areas, listed buildings and scheduled monuments.

Conservation Areas

- 3.4 Whilst the Site does not form part of a conservation area, it is located to the north east of the Whitworth Street Conservation Area, the northern boundary of which follows part of Chorlton Street. Taking account of the scale and nature of the Proposed Development and the few external alterations proposed, it is concluded that there is no potential for the significance of the conservation area to be affected. The conservation area is therefore not considered further in this Statement.

Listed Buildings

- 3.5 The Site contains 8 Minshull Street and 42 Bloom Street (grade II listed building) and is also located in close proximity to a number of listed buildings.
- 3.6 Listed buildings located outside of the Site boundary are unlikely to experience effects arising from the Proposed Development due to the following considerations:
- The scale and nature of the Proposed Development, which involves few external alterations;
 - The nature and extent of their significance (including functional or historic connections);
 - Lack of visual relationship between the asset and the Proposed Development due to intervening development;
 - The orientation of views and the way in which a heritage asset is experienced and the contribution made by setting; and/or

⁵ MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary.*

- The existing urban context that characterises their setting in which the Proposed Development would also be experienced.

3.7 The assets in proximity to the Site which are not considered to be affected by the Proposed Development are:

- City Police Courts (grade II* listed building)
- Minshull House (grade II listed building)
- 11 Bloom Street (grade II listed building)

Non-designated Heritage Assets

3.8 The NPPF clarifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing) – these are referred to as ‘non-designated heritage assets’.

3.9 Historic England’s guidance on ‘Managing Significance in Decision Taking in the Historic Environment’ (2015) states that:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”⁶

3.10 MCC does not maintain a Local List of non-designated heritage assets. The Greater Manchester HER has been consulted and there are no non-designated heritage assets in the vicinity of the Site with potential to be affected by the Proposed Development.

⁶ Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment*. Paragraph 5.

4. Significance of Heritage Assets

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁷

Listed Buildings

- 4.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest that are included in a list compiled or approved by the Secretary of State under Section 1 of the Planning Act 1990, for the purposes of the Act. The Principles of Selection for Listed Buildings (2025)⁸ was published by the Department for Digital, Culture, Media and Sport (‘DCMS’) and is supported by Historic England’s Listing Selection Guides for each building type.

Setting

- 4.3 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁹

- 4.4 Historic England has published guidance¹⁰ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that:

“Setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.”

Assessment

- 4.5 This section provides an assessment of the significance of 8 Minshull Street and 42 Bloom Street (grade II listed building). The assessment is intended to be proportionate to the importance of the heritage asset and no more than is sufficient to understand whether any potential impacts would arise from the Proposed Development. It has been informed by site visits carried out in October and December 2024, historic map regression and a review of existing published information.

⁷ MHCLG, 2024. *National Planning Policy Framework (NPPF)* – Annex 2: Glossary

⁸ DCMS, 2025. *Principles of Selection for Listed Buildings*

⁹ MHCLG, 2024. *National Planning Policy Framework (NPPF)* – Annex 2: Glossary

¹⁰ Historic England, 2017. *Good Practice Advice Note 3: The Setting of Heritage Assets*

8 Minshull Street and 42 Bloom Street (grade II listed building)

- 4.6 8 Minshull Street and 42 Bloom Street were built in the late 19th century as part of a linear range of four adjoining packing and shipping warehouses, two of which were demolished in the early 1970s. Having originally been in separate ownership and use, the buildings were brought under single ownership and connected internally in the 1970s. They were jointly listed in 1994 under list entry no. 1219858.

Architectural Interest

- 4.7 8 Minshull Street and 42 Bloom Street are of special architectural interest as packing and shipping warehouses in the Palazzo architectural style, which was fashionable for use in commercial and industrial buildings in Manchester during the late 19th century.
- 4.8 The listed building formed part of a longer row of buildings which was truncated in the early 1970s, but remains rectangular in plan and comprises two former warehouses which are now connected internally. The listed building is four storeys in height (plus basement and attic) and of red brick construction in Flemish bond with sandstone dressings and details. Much of the architectural interest of the building is derived from two highly decorative external elevations to Minshull Street (north east) and Bloom Street (south east). The north east elevation (**Figure 4.1**) is the principal elevation of 8 Minshull Street and consists of five bays with the fourth bay containing coupled round-headed doorways with colonnettes set within a large decorative sandstone architrave.

Figure 4.1: View of the principal (north east) elevation of 8 Minshull Street from the east on Minshull Street



- 4.9 The basement level is formed in vermiculated sandstone ashlar and features simple, square-headed openings with decorative wrought-iron railings. At all floor levels except

the fourth floor, the fenestration pattern alternates between single and coupled windows with a mixture of surrounds including round-headed windows with a central colonnette and shouldered or stilted segmental-headed windows. The elevation incorporates variously decorated sandstone sill bands to all floors and a corbel table to the cornice, which are typical features of the Italian palazzi.

- 4.10 The south east elevation forms the principal elevation of 42 Bloom Street and maintains the same style and level of architectural detailing as the north east elevation (**Figure 4.2**). It consists of ten bays, with a doorway set within decorative stone surrounds in the fourth bay and a segmental-headed loading bay in the fifth bay. The fenestration pattern differs from the north east elevation, featuring coupled round-headed windows at ground and second floor level, coupled segmental-headed windows at first floor level and a mixture of coupled and grouped segmental-headed windows at third floor level.

Figure 4.2: View north east on Bloom Street. The south east elevation of 42 Bloom Street is visible in the left hand side of the image



- 4.11 These elevations convey the Palazzo architectural style of the listed building and illustrate the popularity of the style for use in commercial buildings in Manchester during the late 19th century. The south west and north west elevations are comparatively plain and of lower architectural interest. The south west elevation, which was once an internal wall between two warehouses, is blank, rendered and painted white (**Figure 4.3**).

Figure 4.3: View of the south west elevation of 42 Bloom Street from the south on Bloom Street



- 4.12 The north west elevation to Hart Street incorporates openings in an ordered arrangement, but there is limited architectural embellishment throughout the elevation and it is more functional in appearance (**Figure 4.4**). The brickwork is in English garden wall bond (rather than the more costly Flemish bond) and the window openings feature simple stone cills with flat brick arch lintels. There is a plain doorway and loading door with the remnants of a hoist mechanism at the southern end of the elevation. Whilst of lower architectural interest than the principal elevations to Minshull Street and Bloom Street, the functional industrial character of the north west elevation to Hart Street is of some interest and reflects the original design of the building. The lower section of the elevation has been altered with the removal of wrought-iron railings and infilling of the basement openings in modern blockwork, covering of eight of the ground floor windows with metal security grilles and the addition of five air conditioning condenser units and a metal extract flue at ground floor level. These alterations have partly diminished the architectural interest of the lower part of the elevation.
- 4.13 Most of the windows in the principal (north east and south east) elevations are single glazed, timber, vertically sliding 1-over-1 sashes, which was the prevailing style in the

Late Victorian period. The windows in the north west elevation to Hart Street are a mixture of styles, but mostly single glazed, timber, vertically sliding 2-over-2 sashes. Several window openings in the north east and north west elevations at ground and first floor level have been infilled in blockwork or obscured. The attic level features modern timber rooflights with wired safety glazing. The listed building derives some architectural interest from the sash windows in the principal elevations, likely in the original style, and to a lesser extent from the sash windows to Hart Street.

Figure 4.4: View of the north west elevation of 8 Minshull Street and 42 Bloom Street from the north west on Hart Street



- 4.14 Internally, the listed building draws architectural interest from surviving areas of the historic floor plan and architectural features and fixtures (which are identified in the Architectural Features Report prepared by Fletcher Rae Architects). The internal layout of the building is altered and reflects three key phases in its use through time. The first phase relates to the original use and layout of the building, which was generally open plan to the basement, second, third and fourth floors, with the more compartmentalised ground and first floors having accommodated offices, showrooms and waiting rooms. Evidence from this first phase is of architectural interest for its ability to illustrate the original layout and design of the interior of the building.
- 4.15 The second phase relates to a series of works undertaken in the early to mid 20th century, including the insertion of lifts, supplementary staircases, further partition walls and fittings such as desks and work benches. Evidence from this phase is of limited architectural interest but does provide an understanding of the historic evolution of the building and its decline in use for packing and shipping. The third phase relates to late 20th and 21st century alterations, particularly to the basement, ground and first floor of 8 Minshull Street, connected with the creation of a restaurant

and later nightclub. Fabric and features from this later phase are of no architectural interest.

- 4.16 The basement, second, third and attic floor levels of the listed building remain mostly open in plan and, in these areas, the volume of the space is an important aspect of their architectural character (**Figure 4.5**). The layout of the basement, ground and first floor levels of 8 Minshull Street is much altered as a result of its conversion for use as a restaurant and later nightclub and no architectural interest is derived from the reconfigured layout. The ground and first floors of 42 Bloom Street are more compartmentalised, reflecting their historic use as offices, showrooms and waiting rooms (**Figure 4.6**).
- 4.17 Architectural features present throughout the building include cast-iron columns arranged in rows and extending through the full height of the building, as well as original timber staircases in the western corner of each respective former warehouse. Original staircases also survive in the principal entrance areas from Bloom Street and Minshull Street, though in the latter the balustrade has been replaced. The Bloom Street entrance retains moulded plaster corning, a ceiling rose and applied 20th century applied panelling which conceals an earlier decorative scheme including glazed wall tiles. The staircase, now altered with a section removed, returns south westwards and extends to first floor level, providing access to the former offices and waiting rooms. The Minshull Street entrance also features moulded plaster corning and a ceiling rose. These remnants of the internal decorative scheme are of architectural interest for their ability to reflect the grand character of the entrance spaces.

Figure 4.5: View of the interior of 42 Bloom Street at second floor level



Figure 4.6: Views of the former ground floor offices in 8 Minshull Street



- 4.18 Other notable architectural features include glazed timber partition walls in the ground floor offices in 42 Bloom Street and second floor offices in 8 Minshull Street; plaster corncicing within the 42 Bloom Street ground and first floor offices; a decorative cast-iron spiral staircase linking first with second floor in 42 Bloom Street; fireplace surrounds and cast-iron inserts of varying styles throughout the building; later inserted staircases of early 20th century date; and various historic timber and metal doors, including lift doors. The roof is supported by a series of exposed timber king post trusses which are also of architectural interest.

Historic Interest

- 4.19 8 Minshull Street and 42 Bloom Street are of special historic interest as good examples of commercial packing and shipping warehouses constructed by speculative builders in Manchester in the 19th and early 20th centuries. The listed building draws historic interest from its ability to illustrate the growth of the building type in Manchester and the role of the city as an international commercial and industrial centre during this period.
- 4.20 Such warehouses were principally used for the picking, checking, labelling and packing of goods for export, but also often included areas for the display of finished goods for the home market. In spite of its alteration and the demolition of the adjoining former warehouses, the listed building reflects the typical arrangement and features of the late packing and shipping warehouse. By the late 19th century, these warehouses were built to a common design comprising steps to a raised ground floor with a showroom and offices, with the first floor often containing more offices and waiting rooms. The upper floors comprised comparably plain working areas where goods would have been sorted and packed before being sent to the basement on hoists to await dispatchment.
- 4.21 The listed building retains historic features and remnants of historic plan form which support the ability to appreciate its original use and function as two separate warehouses. Externally, this includes the two principal entrances to Minshull Street and Bloom Street and the loading bays and associated hoist mechanisms in the Hart Street and Bloom Street elevations. The architectural style and overall quality of the building's exterior reflects the wealth and confidence of the packing and shipping industry at the time of its construction. Internally, the listed building retains decorative entrance areas and former offices, waiting rooms and showrooms at ground, first and second floor level which reflect the historic function of the building and support the

ability to appreciate its former use. This is reinforced by the survival of specific historic features including two safes at basement and ground floor level in 8 Minshull Street, hoist machinery, fitted furniture such as desks and work benches, and lifts.

- 4.22 The difference in character between the open plan basement, second, third and attic levels and the more compartmentalised ground and first floors also reflects the historic use of the building. This has been diminished in part by the partial subdivision of the upper floor workspaces following the insertion of partition walls in connection with the changing requirements of the building through the 20th century. The internal alteration of 8 Minshull Street to facilitate the creation of a restaurant and later nightclub has also resulted in the loss of the original plan form at basement, ground and first floor level, including any former offices, waiting rooms and showrooms.

Contribution of Setting to Significance

Physical Surroundings

- 4.23 The listed building is bounded to the north west by Hart Street, north east by Minshull Street, south east by Bloom Street and to the south west by a surface car park associated with the adjacent Boulton House to the west. 6 Minshull Street is located immediately beyond Hart Street to the north west. The land to the east of Minshull Street comprises a surface car park bounded by trees on the north side of Bloom Street and, on the south side of Bloom Street, the Manchester Minshull Street Crown Court (grade II* listed building). 10 Minshull Street and 11 Bloom Street (both grade II listed buildings) are located immediately to the south east of Bloom Street, and a further surface car park lies to the south west.

Experience of the Asset

- 4.24 The listed building is experienced within a varied urban setting which is characterised by a mix of modern and historic buildings of varying scale, height, style and materials, surface car parks, roads and the Rochdale Canal to the south. The building is principally experienced from Minshull Street to the north and east and Bloom Street to the south and west, where the architectural detailing and quality of the principal elevations is best appreciated.
- 4.25 The building derives group value from neighbouring 11 Bloom Street, 10 Minshull Street (Minshull House) and the Manchester Minshull Street Crown Court, which together form a continuous section of late 19th century historic townscape united by their common material palette of red brick, sandstone dressings and slate tiles and the Palazzo / Italian Gothic architectural style. The presence of former warehouses in the area and the adjacency of the Rochdale Canal also supports the ability to appreciate the historic interest of the listed building as a former packing and shipping warehouse.

5. Impact Assessment

Introduction

- 5.1 In determining the submitted full planning and listed building consent applications, MCC has statutory duties under s.16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 5.2 Case law has confirmed that Parliament's intention in enacting s.66(1) was that decision makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where to 'preserve' means 'to cause no harm'.
- 5.3 Paragraph 210 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.4 Paragraph 212 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 5.5 Paragraphs 214 and 215 differentiate between 'substantial' and 'less than substantial' harm and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.6 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.7 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in **Appendix 1**.
- 5.8 The key heritage issue to be taken into consideration in assessing the Proposed Development is therefore the impact on the significance and special interest of the grade II listed 8 Minshull Street and 42 Bloom Street as a designated heritage asset.

The Proposed Development

Background

- 5.9 Turley Heritage was instructed in October 2024 to support and inform the preparation of proposals for the residential conversion of 8 Minshull Street and 42 Bloom Street. The significance of the listed building was assessed at an early stage and presented to

the design team through the preparation of an Initial Heritage Appraisal which also identified features of architectural or historic interest. Subsequently, our attendance at regular design team meetings has enabled the emerging design of the Proposed Development to be shaped in a manner which sustains the significance of the listed building and avoids, minimises or mitigates potential harm.

- 5.10 The emerging proposals were shared with MCC as part of a formal pre-application process and a site meeting was arranged with MCC Officers in December 2024. The pre-application feedback received acknowledged the poor condition of the building and the challenges posed by the repair works. It highlighted the significance derived from the interior of the building and noted that the emerging proposals were encouraging in terms of the retention and refurbishment of a number of existing features.
- 5.11 It was requested that the proposed apartment layout be further refined to reduce the impact on exposed columns, wall partitions and other architectural features. The Proposed Development was subsequently amended with the following key design revisions/amendments having been made:
- Rearrangement of the proposed apartment layouts to expose columns and enable the retention of a representative sample of timber partitions and cornicing at ground, first and second floor level;
 - Retention of the first floor spiral staircase in-situ as a display feature;
 - Relocation of the proposed bin and bike stores to the north western side of 42 Bloom Street, to be accessed from the less conspicuous Hart Street. This change removes the need to alter an existing window in the Bloom Street elevation in addition to minimising alterations to the Hart Street elevation at street level;
 - Rearrangement of the proposed apartment layouts at attic level to allow for the exposure of the roof trusses; and
 - Efforts to retain (relocate) existing sprinkler pumps within the building as a display feature.

Proposed Development

- 5.12 Full planning permission and listed building consent is sought for internal and external works to facilitate the residential conversion of 8 Minshull Street and 42 Bloom Street to provide 39no. apartments (Class C3), comprising 16no. one bedroom, 19no. two bedroom and 4no. three bedroom apartments. Full details of the Proposed Development are contained in the measured planning application drawings and Design & Access Statement prepared by Fletcher Rae Architects. **Tables 5.1 and 5.2** provide a summary of the proposals that are of relevance to this assessment.

Table 5.1: Summary of relevant proposed external works

Proposed External Works
Whole Building

Repair of existing timber windows
Localised repair and repointing of elevations
North west elevation (Hart Street)
Removal of 'clutter' – air conditioning condenser units and metal grilles
Reopening of blocked ground floor windows and insertion of ventilation louvres
Widening of ground floor opening in the 5 th bay and insertion of double leaf door to provide access to the proposed plant room
Insertion of single leaf door in the existing opening in the 12 th bay to provide access to the proposed cycle and bin store
Cleaning of brickwork to remove graffiti
North east elevation (Minshull Street)
Reinstatement of wrought-iron railings to 1 st and 5 th bay
Retention and reopening of principal entrance to provide access to ground floor apartments
Reinstatement of windows where missing or obscured
South east elevation (Bloom Street)
Reinstatement of windows and wrought-iron railings to 3 rd and 8 th bays
Retention of principal entrance to provide access to all proposed apartments in 42 Bloom Street
Reinstatement of windows where missing or obscured
Retention of wrought iron gates to loading bay opening (to be fixed in place) and insertion of glazing to create an internal courtyard entrance to the proposed apartments in 8 Minshull Street
Roof
Removal of two rooflights and insertion of smoke vents
Replacement of existing rooflights with new units (composite timber interior and aluminium exterior)
Temporary removal and relaying of existing natural slate tiles to facilitate insertion of roof insulation
Extensive repairs to the existing roof structure (as per Structural Report)

Table 5.2: Summary of relevant proposed internal works

Proposed Internal Works
Whole building

Insertion of partition walls to form bike and cycle store, plant room, parcel room, storage areas and residential apartments with associated services and fixtures
Retention of the two principal staircases and reinstatement of a lift within the existing lift shaft in 8 Minshull Street
Retention of existing fireplace surrounds and inserts
Retention and revealment of existing cast-iron columns and timber beams
Removal of later inserted supplementary staircases and associated partitions
Insertion of secondary glazing to existing windows
Basement (lower ground floor)
Retention and alteration of existing safe for use as a bathroom in proposed apartment B04
Ground floor
Retention and repair of existing staircases
Retention of moulded plaster cornicing and ceiling roses in situ and insertion of suspended ceiling below
Part removal and part retention of glazed timber partition walls in the former offices within proposed apartment 005
Retention and alteration of existing safe for use as a bathroom in proposed apartment 005
Retention and slight relocation of hoist machinery within the proposed circulation area to 42 Bloom Street
Insertion of steps and platform lift within the proposed courtyard entrance area to 42 Bloom Street. This entrance area would be decorated with archive photographs and reclaimed fittings from within the building to create a bespoke entrance experience
First floor
Part removal and part retention of glazed timber partitions in the proposed first floor circulation space
Retention of the spiral staircase in situ within proposed apartment 106
Reconfiguration of the former offices for use as two apartments (105 and 106) in a similar quadripartite arrangement
Second floor
Part removal and part retention of glazed timber partitions in the former offices within proposed apartment 203
Third floor
No additional works
Attic (fourth floor)

Insertion of mezzanine floors and associated staircases within proposed apartments 401, 402, 403, 404, 405, 406 and 407

Impact Assessment

- 5.13 The Proposed Development involves a range of direct works to 8 Minshull Street and 42 Bloom Street including internal and external repairs and alterations intended to refurbish and convert the building for residential use.

External Works

- 5.14 The proposed external repairs including the repair and retrofit of the existing windows, removal of graffiti from the Hart Street elevation, localised repair and repointing of the elevations, removal of later additions (i.e. air conditioning condenser units and metal grilles) and repair and relaying of the existing roof tiles will enhance the external appearance of the building, whilst sustaining its architectural interest and significance. These works are necessitated by the poor cosmetic condition of the building and the requirement for an acceptable internal acoustic and thermal environment for residential use. They constitute a heritage benefit which should be weighed in the planning balance.
- 5.15 Wrought-iron window railings in the original style will be reinstated where previously removed to restore the original appearance of the principal north east and south east elevations. Similarly, windows will also be reinstated where missing or obscured in these key elevations in a style to match the existing units in the elevation. These works will improve the completeness or cohesion of the elevations, together with the retention and repair of the principal entrances, and will enhance the architectural interest and significance of the listed building. They constitute a heritage benefit which should be weighed in the planning balance.
- 5.16 A number of alterations are proposed to the north west elevation (to Hart Street) in connection with the proposed plant room and cycle and bin storage areas. These include the reopening of blocked ground floor windows and insertion of ventilation louvres; the widening of one ground floor opening and insertion of a double leaf door; and the insertion of a single leaf door in an existing opening. As described in Section 4, this elevation is functional in appearance and has been altered at ground floor level with most of the windows having been infilled with modern blockwork and covered with metal security grilles. The proposed works would have a very minor impact on historic wall fabric but would represent a visual improvement, particularly when considered alongside the proposed removal of air conditioning condenser units and metal grilles. This elevation, being functional in appearance, is considered to be the most appropriate location for louvred panels which are required to provide ventilation to the proposed plant.
- 5.17 The ground floor fenestration would also be reinstated in the first three bays of the north west elevation in connection with the creation of apartment B01. This part of the elevation is located close to Minshull Street and is experienced in combination with the principal (north east) façade. The proposed design of the window grilles is intended to be plainer than in the principal elevations to reflect the functional character of the Hart Street elevation. The restoration of the ground floor fenestration and introduction of

window grilles would have an enhancing effect on the architectural interest and significance of the listed building.

- 5.18 The proposed glazing of the large loading bay opening in the south east elevation (to Bloom Street) to create an internal courtyard area is motivated in part by the need to provide level access to the residential units, which cannot otherwise be accommodated by the existing stepped entrances. The glazed panel would be a lightweight and visually permeable intervention which supports the ability to appreciate the form and function of the loading bay opening while maintaining a view into the internal courtyard. The existing wrought iron gates would also be retained (and fixed in place) as part of the intervention, thus sustaining the architectural interest derived from this feature.

Internal Works

- 5.19 The proposed internal subdivision of parts of the building which were historically open in plan and where the volume of the space contributes to significance will cause some harm. This applies in particular to the lower ground, second, third and fourth floors of 42 Bloom Street and the basement, third and fourth floors of 8 Minshull Street. It applies to a lesser degree to the other floor levels which were either intended to be subdivided as offices, showrooms and waiting rooms, or in the case of the ground and first floors of 8 Minshull Street were altered in connection with its previous use as a restaurant and nightclub.
- 5.20 The Proposed Development involves the retention and in some cases revealment and repair of historic architectural features and industrial machinery. This includes the two original principal staircases and balustrading, a metal spiral staircase, fireplace surrounds and inserts, cast-iron columns, timber beams, safes, moulded plaster cornicing, ceiling roses, ceramic tiling, hoist mechanisms, fire alarms, radiators, lift doors, scissor gates and a lift hoist mechanism (refer to the Architectural Features Report prepared by Fletcher Rae Architects). Movable fittings, such as the industrial scales (arm only) and water pressure valve, will also be retained and relocated to the proposed internal entrance lobby to form part of a permanent exhibition on the history of the building. The retention of architectural and industrial features, fixtures and fittings will sustain the significance of the listed building.
- 5.21 The proposed removal of modern partition walls, staircases and other fixtures associated with the most recent use of the listed building as a restaurant and nightclub will have no effect on significance. The Proposed Development requires the removal of a number of historic partition walls of varying ages at ground, first and second floor level, resulting in some harm. These partitions are partially glazed and relate to the historic use of parts of the building as offices, showrooms and waiting rooms during the late 19th and early 20th centuries.
- 5.22 Whilst consideration has been given to the retention of the partitions, their physical characteristics (notably their fragility and poor acoustic properties) and potential fire risk makes this option impractical. It is instead proposed to retain a representative sample of the different types of partitions at each floor level within apartments 005, 106, 303, 304, to maintain the character of the internal space at least in part and sustain the historic and architectural interest derived from these features. The layout

of apartment 005 is also directly informed by the layout of the partitions and would therefore reflect the intended subdivision of the space when used as offices.

- 5.23 The existing moulded plaster detailing in the entrance areas and former offices is proposed to be retained in situ and concealed above a suspended ceiling for posterity. Whilst consideration was given to the possibility of leaving the cornicing and ceiling roses exposed, this was unfeasible due to fire safety requirements which necessitate the insertion of a fire-rated ceiling beneath the existing ceiling level. The concealment of the features would cause some harm due to the change in character of the internal space, although this is limited by the fact that the features would be retained in situ and in their current form.
- 5.24 The proposed extensive timber repairs to the existing roof structure (as detailed in the Structural Report) will address longstanding issues of water ingress and damage and support the long term conservation of the listed building. This is a heritage benefit to be weighed in the planning balance.
- 5.25 The significance which the listed building derives from its setting, notably its relationship with neighbouring contemporaneous former warehouses in a similar architectural style and materials, would be sustained by the Proposed Development. Similarly, the historic interest derived from the building's use as a packing and shipping warehouse, its association with a number of different proprietors through time and ability to illustrate the development of the industry in Manchester in the late 19th century together with other nearby former warehouses would be sustained.

Summary

- 5.26 In summary, the Proposed Development would facilitate the introduction of a long term, sustainable and viable use to the listed building. Aspects of the proposal, notably the proposed external works and repairs, will have an enhancing effect on significance and would support the long term conservation of the building. Other aspects as identified above will cause harm, the level of which has been mitigated through design including through pre-application discussions with MCC. The level of harm is concluded to be 'less than substantial' in NPPF terms and at the lower end of that scale.

Statutory Duties and National Planning Policy

- 5.27 Based on the above assessment, it is concluded that there would be a degree of harm to the significance of grade II listed 8 Minshull Street and 42 Bloom Street, the level of which is concluded to be 'less than substantial' in NPPF terms and at the lower end of that scale. As such, Paragraph 215 of the NPPF is engaged which states the following:

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

- 5.28 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.

5.29 NPPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in Paragraph 8 of the NPPF. This includes heritage benefits, such as the reducing or removal of risks to the conservation of the heritage asset and securing the optimum viable use of a heritage asset in support of its long term conservation. The Proposed Development would deliver the following heritage benefits, which should be considered in the context of NPPF Paragraph 215:

- Reintroduction of a long term, sustainable and viable use to the listed building which has been substantially vacant for over 10 years;
- External refurbishment works including the repair and retrofit of existing timber windows, cleaning of the Hart Street elevation, localised repair and repointing and removal of visual clutter (air conditioning condenser units and metal grilles);
- Extensive scheme of repairs to the existing timber roof structure; and
- Reinstatement of wrought-iron window railings and windows, where missing, to restore the visual completeness of the principal elevations.

5.30 A full review of the public benefits of the Proposed Development and the balancing of identified harm with those public benefits, as required by Paragraph 215 of the NPPF, is undertaken in the accompanying Planning Statement prepared by Ashton Hale, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duties.¹¹

Local Planning Policy

5.31 In accordance with Policy EN 3 of the Core Strategy DPD and Policy DC19.1 of the Unitary Development Plan, this Statement provides a description of the significance of grade II listed 8 Minshull Street and 42 Bloom Street and an assessment of the potential impact of the Proposed Development. A degree of less than substantial harm has been found to the significance of the listed building and this should be considered within the context of the NPPF having regard to the considerable importance and weight to be given to the statutory duty.

¹¹ s.16(2) and s.66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

6. Conclusions

- 6.1 This Heritage Statement (the ‘Statement’) is prepared by Turley Heritage on behalf of VIEWS (Holdings) Limited (the ‘applicant’) in connection with applications for full planning permission and listed building consent for the repair, refurbishment, alteration and residential conversion of an existing vacant building (the ‘Proposed Development’) at 8 Minshull Street and 42 Bloom Street, Manchester, M1 3EF (the ‘Site’).
- 6.2 The Site comprises the grade II listed 8 Minshull Street and 42 Bloom Street (list entry number 1219858). It does not form part of an area based heritage designation and there are no additional heritage assets in the vicinity with potential to be affected by the Proposed Development.
- 6.3 In determining the applications, Manchester City Council (‘MCC’) has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹² Case law has established that ‘considerable importance and weight’ should be given to this statutory duty.
- 6.4 A review of the history and development of the Site has been undertaken in Section 2 and the significance and setting of the listed building has been described in Section 4. An assessment of the impact of the Proposed Development on the significance of the listed building is set out in Section 5, in light of the statutory duties of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set out in detail in **Appendix 1**).
- 6.5 8 Minshull Street and 42 Bloom Street has been substantially vacant for over 10 years, having last been used in part as a nightclub. The Proposed Development seeks to reintroduce a sustainable, long term and viable use to the building, and the design has been informed and refined through the pre-application process with an emphasis on retaining and incorporating architectural features and sustaining significance wherever practicable.
- 6.6 Based on our assessment, it is concluded that there would be a degree of harm to the significance of the listed building, the level of which is concluded to be ‘less than substantial’ in NPPF terms and at the lower end of that scale. As such, Paragraph 215 of the NPPF is engaged which states the following:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 6.7 The Proposed Development would deliver the following heritage benefits, which should be considered in the context of NPPF Paragraph 215:

¹² s16(2) and s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

- Reintroduction of a long term, sustainable and viable use to the listed building which has been substantially vacant for over 10 years;
- External refurbishment works including the repair and retrofit of existing timber windows, cleaning of the Hart Street elevation, localised repair and repointing and removal of visual clutter (air conditioning condenser units and metal grilles);
- Extensive scheme of repairs to the existing timber roof structure; and
- Reinstatement of wrought-iron window railings and windows, where missing, to restore the visual completeness of the principal elevations.

6.8 A full review of the public benefits of the Proposed Development and the balancing of identified harm with those public benefits as required by Paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Ashton Hale, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duties.¹³

¹³ s.16(2) and s.66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications for full planning permission and listed building affecting statutory listed buildings, the following duties are placed on the decision maker:

“s.16 (2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“s.66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Case law has confirmed that Parliament’s intention in enacting section 66(1) was that decision makers should give *“considerable importance and weight”* to the desirability of preserving the special interest and setting of listed buildings, where *“preserve”* means to *“to do no harm”*. The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

National Planning Policy

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework provides a statement of Government planning policies with regard to the protection of all heritage assets. One of the core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 207 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 210 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance

of the heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 confirms 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 conservation and the more important the asset, the greater the weight should be. It is also confirmed that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Paragraph 213 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

1. the nature of the heritage asset prevents all reasonable uses of the site; and
2. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
3. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
4. the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National Guidance

National Planning Practice Guidance (NPPG) (2024)

Whilst not planning policy, Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in NPPG and earlier documents NPPG will take precedence.

NPPG states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the NPPF requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of the asset.

Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development.

It advises that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the NPPF. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- Reducing or removing risks to a heritage asset
- Securing the optimum viable use of a heritage asset in support of its long term conservation

Historic England – Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Historic England – Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) (2017)

Historic England has published guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

Historic England – Historic England Advice Note 12. Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

HEAN 12 explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

Local Policy and Guidance

Places for Everyone Joint Development Plan Document, March 2024

Policy JP-P2: Heritage states:

“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, 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. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which help safeguard the significance of and secure a sustainable future for Greater Manchester’s heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

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.”

This policy supersedes paragraph 2 of Policy EN 3 of the Manchester Core Strategy.

Manchester City Council: Core Strategy Development Plan Document (July 2012)

Policy CC 9 Design and Heritage

“Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects to see in the City Centre and contribute to a coherent and integrated physical environment.”

Policy EN 3 Heritage

“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.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

Manchester City Council: Extant Unitary Development Policies

Policy DC19.1 Listed Buildings

“In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- (a) Not grant listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*
- (b) Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*
- (c) Not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural and historic character;*
- (d) Seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;*
- (e) Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;*
- (f) Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.”*

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