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Planning, Development & Heritage Consultants

**University of Manchester (Estates Design
Services Group)**

Faraday Tower

Heritage Statement

August 2025

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Members of the Royal Town Planning Institute (RTPI). Recognised by the Institute of Historic Building Conservation (IHBC) as a Historic Environment Service Provider (HESPR).

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Job Number: 24.2106

Project: University of Manchester Faraday Tower

Client: University of Manchester (Estates Design Services Group)

File Name: heritage statement 15.08.2025 issued

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of the University of Manchester (Estates Design Services Group) to accompany a planning application for the demolition of the Faraday Tower, which is the remaining portion of a larger building complex. The site is proposed to be secured and screened temporarily with hoardings pending the submission of a permanent redevelopment proposal.
- 1.2 The building proposed to be demolished is not listed nor does it lie within a Conservation Area.
- 1.3 This Heritage Statement has been prepared to assess whether the building to be demolished has the potential to be regarded to be a Non-Designated Heritage Asset and if so whether the removal would accord with heritage policy. The Statement assesses the potential heritage significance of Faraday Tower and the potential impact of the proposed demolition upon the identified significance. Appropriate heritage mitigation will be identified where appropriate.
- 1.4 This Statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 4 December 2024), in addition to an examination, analysis and assessment of available historic records.
- 1.5 This Statement includes:
- A description of the application site's location;
 - A summary of the heritage planning policy guidance context;
 - An overview of the proposed scheme;
 - A summary of the historic development of the site
 - A summary of the condition of the building
 - A description and an assessment of the heritage significance of the building to be removed; and,

- An assessment of the impact of the proposed works upon the significance of the building and an assessment of the potential impacts upon the setting of various surrounding heritage assets arising from the proposals.

1.6 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

- 2.1 The Faraday Building is located at the University of Manchester North campus on Sackville Street, Manchester. The Faraday Building is a tower which formed part of a larger building which spanned across Sackville Street. The complex once housed the Chemistry Department although the tower has stood vacant since 2007. The four storey block which formed part of the building and housed mainly undergraduate facilities that was located on the opposite side of Sackville Street to Faraday Tower has been demolished and the land redeveloped with the Masdar Building. The former bridge link which connected the Faraday Tower with the Faraday undergraduate building has also been demolished. The Tower is in deteriorating condition externally and internally and is incapable of productive occupation in its current condition.
- 2.2 To the north, east and west of the site the land lies within the University of Manchester estate and forms part of North Campus. The buildings here are in educational use and include George Begg building to the east and further to the east beyond this is the John Garside Building. To the west of the site is Sackville Street and beyond this the Masdar Building and further to the east, the Ferranti Building. The Pariser building lies to the north east of Faraday Tower. To the south of the application site beyond Sackville Street is the Mancunian Way flyover which is accommodated on a raised roadway aside a landscaped area. To the north of the Faraday Tower is a Conference Centre and Weston Hall.
- 2.3 Figure 2.1 shows the approximate application site area in red with Figure 2.2 showing an aerial view of the site and surrounding area. The site is understood not to be subject to any Tree Preservation Orders. There are no listed buildings on site. The site is not included within a Conservation area. The closest conservation area is Whitworth Street and Princess Street Conservation Area which lies 100m north of the site and within which a number of listed buildings are located.

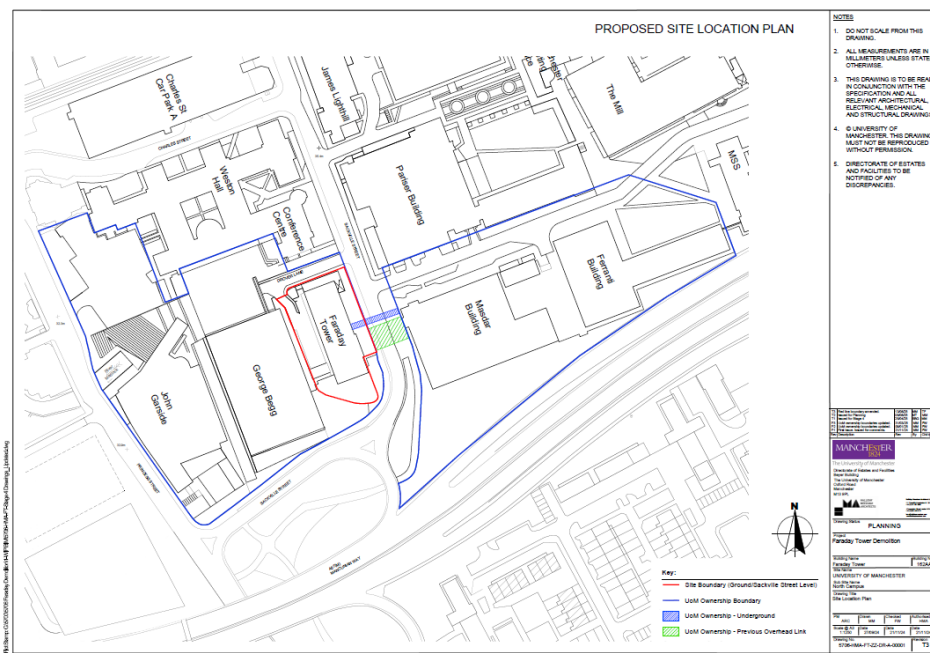


Figure 2.1: Plan showing approximate application site area in red.

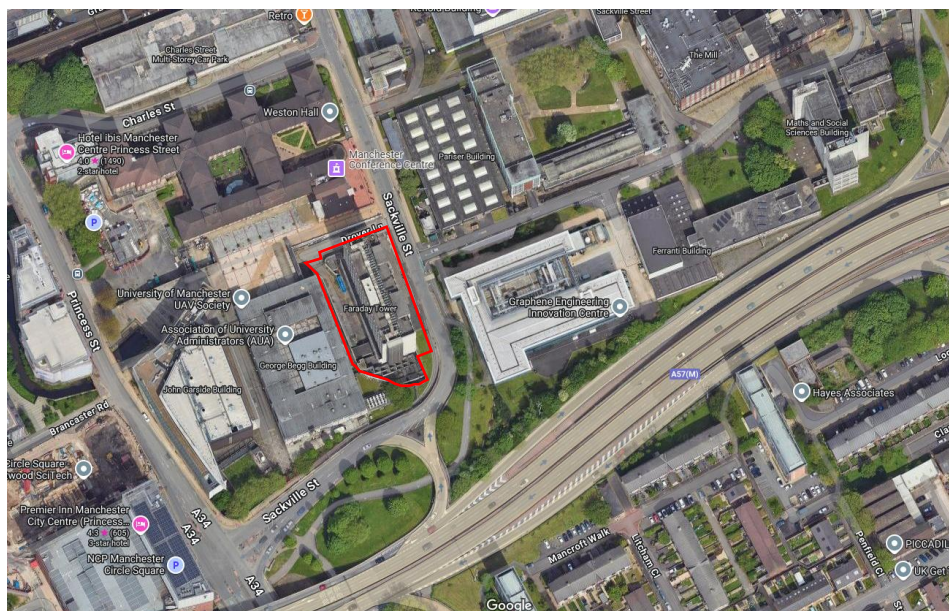


Figure 2.2: Aerial View showing approximate application site area in red.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and 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

- 3.2 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

- 3.3 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 area*'.
- 3.4 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).

National Planning Policy Framework (NPPF)

- 3.5 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.
- 3.6 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).
- 3.7 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.
- 3.8 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.
- 3.9 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

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

- 3.10 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.
- 3.11 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).
- 3.12 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)

- 3.13 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment (last updated 2019). Relevant paragraphs from the Guidance are set out below:
- 3.14 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 3.15 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.

- 3.16 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.
- 3.17 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 3.18 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.
- 3.19 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.
- 3.20 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, 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).

Local Planning Policy Guidance: The Development Plan for Manchester

Places for Everyone Joint Development Plan (March 2024)

- 3.21 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

Manchester Core Strategy Development Plan Document (July 2012)

- 3.22 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Policy EN3 'Heritage' 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)

- 3.23 The UDP was superseded by the Core Strategy. However, a number of UDP policies have been 'saved'. Extant policies 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)

- 3.24 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.

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

- 3.25 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

- 3.26 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

- 3.27 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.

4. The Proposed Scheme

- 4.1 The proposal is to demolish the tower to the level of Sackville Street. The site will be secured and screened pending a permanent redevelopment proposal being progressed and implemented.

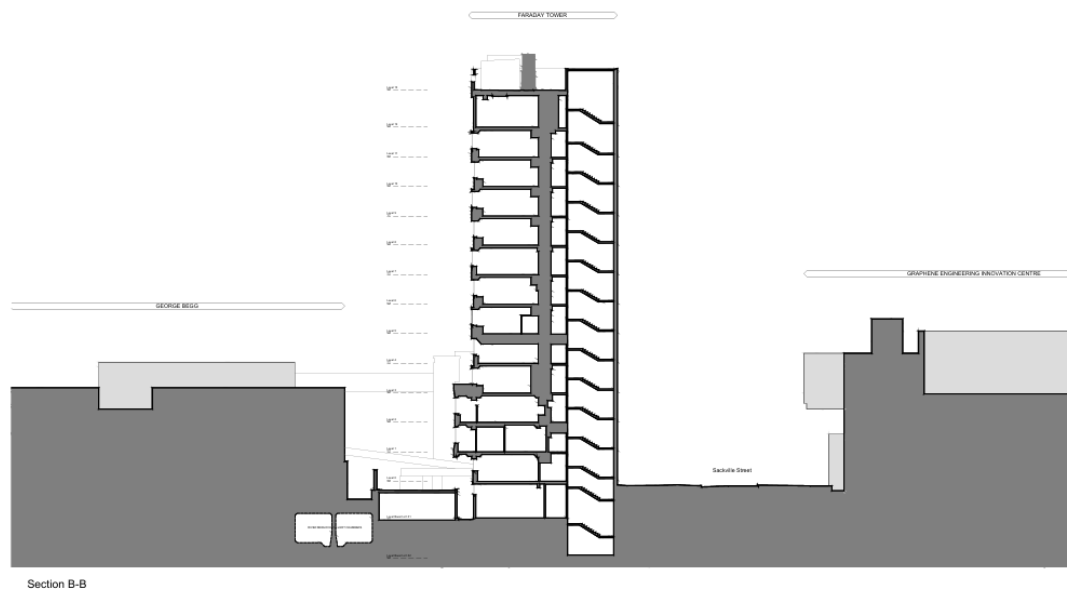


Figure 4.1: Existing section through remnant tower

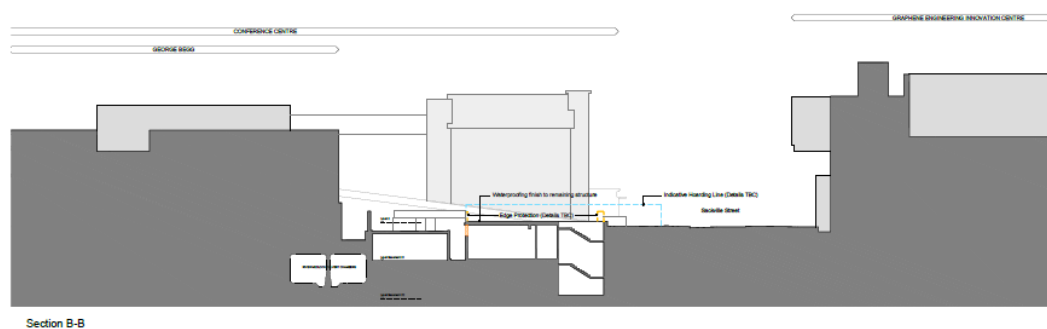


Figure 4.2: Proposed section through remnant tower

5. Historical Development

Historic Background

- 5.1 The application site and building comprise a small part of what historically was a much larger building which has diminished in size following previous demolitions and alterations (Figure 5.3). The following section summarises the development of the site.

Phase 1: The site prior to the development of UMIST

- 5.2 Prior to the clearing of the site for the construction of Faraday House and tower in 1967, it had been home to terraced houses and commercial premises. Evidence of previous uses can be seen in the maps from 1848-1955.



Figure 5.1: SJ8497-B Revised 1948-53, published 1955. Approximate position of site indicated.

Phase 2: UMIST and completion of the Faraday Building

- 5.3 UMIST had moved to the south of Manchester city centre at the end of the 19th century with the Sackville Street main building being purpose built for the institution in 1902. UMIST subsequently expanded to occupy a campus during a rapid period of growth in the mid 20th century. Much of the expansion took place in the 1960s when a number of large new buildings, often concrete, were built to accommodate the rapidly growing student numbers: The Renold Building (1962), Pariser Building (1963), the Wright Robinson Hall/Barnes Wallis Building (1963/1966), the Chemistry Building (1967) and the Maths and Social Sciences Tower (1969). The Faraday Tower formed part of the Chemistry Building constructed in 1967 which was named in honour of Michael Faraday, an English scientist born in 1791 who contributed to the fields of electromagnetism and electrochemistry. The 1968 map shows the newly constructed Faraday Building, labelled as 'Chemistry Building'.
- 5.4 The architect was Harry Fairhurst, of H. S. Fairhurst and Son, a long-established Manchester based practice who undertook many commissions for the University at this time. It was constructed by J. Gerrard and Sons a local building company established in 1864 by Jonathan Gerrard. Based in Swinton, Manchester, J. Gerrard and Sons would grow to become one of the largest in the United Kingdom involved in many large construction projects in the North West and across the country.
- 5.5 The newly completed Chemistry Building is described by Pevsner as '*concrete and quite extensive with abstract patterning by Anthony Holloway. There is a high slab, a bridge across Sackville Street, and a four storeyed part. The entrance opposite the Pariser building incorporates mosaics, The Alchemists Elements by Hans Tisdall, 1967.*' (Pevsner Lancashire: Manchester and South Lancashire p433). The 'high slab' describes Faraday Tower.



Figure 5.2: View of the Chemistry Building shortly after completion in c.1968 looking west from Mancunian Way. The four storey undergraduate part of the building in the foreground has been demolished.

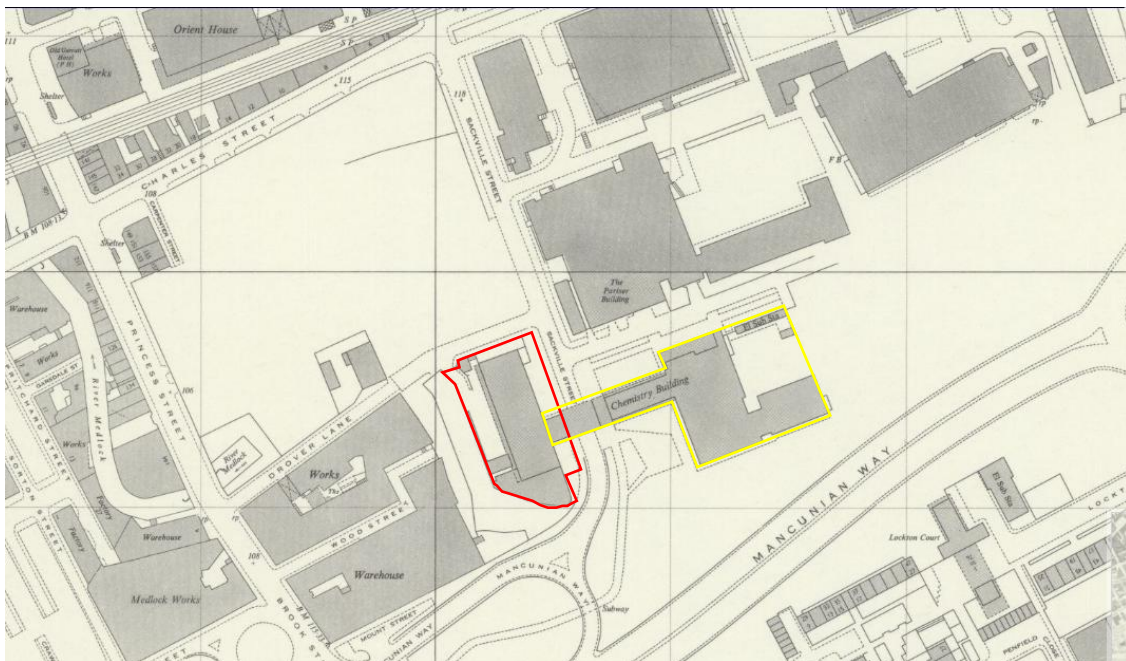


Figure 5.3: OS Plan of 1970 with low-rise parts of the building now demolished shown in yellow

- 5.6 It had originally been intended to construct the Faraday Building on a single site which was to be formed by closing Sackville Street and building over the former highway. The construction of the elevated Mancunian Way flyover in 1967 however demanded slip road

servicing whilst access would be required beneath and beyond to other areas of the City and City Centre with the result that Sackville Street could not be closed to traffic and built over with the Chemistry Building as originally intended.

5.7 The desire to retain Sackville Street was accommodated by constructing the new Chemistry Department building on two parcels of land to either side of the retained public highway. An innovative bridge link was proposed to span between the main body of the Chemistry Building to the east of Sackville Street linking it back to a taller tower element positioned to the western side of Sackville Street. The link spanning between the two parts of the building would accommodate the Chemistry Department Library. The bridge link allowed the movement of staff and students between the various parts of the building without needing to exit and cross Sackville Street. The separation of pedestrians and cars fitted in with a wider initiative of the time to separate people from traffic, known as 'Streets in the sky'. Subsequent redevelopment has removed the four storey block, which also displayed abstract concrete patterning by Anthony Holloway and also demolition of the connecting bridge link.

5.8 The tower part of the complex is likely to have housed most of the research labs and accommodation for staff, postgraduate students and final year undergraduates. The main building footprint to the east of Sackville Street likely accommodated predominantly undergraduate accommodation including Faraday House (a Hall of residence) in addition to a radio chemistry laboratory and chemical technology facility.

Phase 3: Occupation Phase 1967-2007

5.9 The building was purpose designed to fulfil the bespoke accommodation needs of the Chemistry Department and the tower was occupied for this purpose for the 30 years between 1967 and 2007. The laboratory and teaching accommodation within the building would however become outdated in the face of fast moving technological advancement and closure would follow in 2007 when the Department moved to new premises. As Section 6 of this report confirms, the standard of the accommodation within the Faraday building was at best basic with poor acoustic insulation and little if any thermal insulation.

5.10 John Polanyi and Michael Smith of the Manchester Chemistry Department both won Nobel Prizes in 1986 and 1993 respectively although these awards could not be linked to particular laboratory accommodation within the Faraday Tower:

- 1986 – Polanyi was part of a group of three including Dudley R. Herschbach and Yuan T. Lee who were awarded the Nobel prize for ‘their contributions concerning the dynamics of chemical elementary processes’.
- 1993 – Smith was half of a duo with Kary B. Mullis, recognised for Smith’s ‘fundamental contributions to the establishment of oligonucleotide-based, site directed mutagenesis and its development for protein studies’.

Phase 4: Vacancy

5.11 The Faraday Building has been vacant since 2007. The school of chemistry is now located at the Chemistry Building on Brunswick Street but a number of former Faraday based academics were relocated to the Manchester Interdisciplinary Biocentre.

5.12 The majority of the Faraday building footprint was demolished in 2016 when the four storey undergraduate building, bridge link accommodation and interface with the retained tower were all removed (Figure 5.3). The remnant tower part of the building has lain vacant and without use since 2007. The accommodation within is noted to be basic by today’s standards with poor levels of insulation and suffering from road noise from Mancunian Way due to the poorly insulated building envelope, with concrete walls and single glazed windows.

5.13 The mural referred to by Pevsner known as the ‘Alchemists elements’ which was created by Hans Tisdall and originally located within the entrance of the Faraday tower was relocated to the Schuster Building in 2022.



Figure 5.4: The 'Alchemists Elements' insitu on the Faraday Tower, since relocated.



Figure 5.5: The 'Alchemists Elements' now displayed on the Schuster Building following demolition of the Faraday Tower entrance

6. Building Condition

- 6.1 The concrete facades of the building are in poor condition with concrete spalling. Regular inspections are undertaken to remove any loose fragments of concrete from the facades. In addition, hoardings have been installed to provide an exclusion zone and prevent access to the site. Where University staff and contractors require temporary access to the building, protective scaffolding has been erected within the perimeter to cover over the front and rear entrances to protect personnel.
- 6.2 Internally the building is in equally poor condition and is judged to be incapable of productive occupation. During our visit paintwork was noted to be peeling from ceilings which is suggestive of damp/water ingress. Several of the lower floors appear to have been targeted by criminals intent on removing metals and cabling from the building. This was verified by UoM subsequently who confirmed security had been revised to address the issue. Our interior inspection confirmed the building to be constructed with single glazed aluminium windows and basic concrete facades. The facades appear to have been constructed without any insulation. Road noise from the Mancunian Way is particularly intrusive, entering the building through the facades themselves, via single glazed windows and also inserted vents.



Figure 6.1: Concrete failure is apparent on all facades of the building.



Figure 6.2: Scaffolding constructed to provide safe access into the rear entrance.



Figure 6.3: Deterioration of paint finishes to ceilings, likely due to damp/water ingress.



Figure 6.4: Metal theft has resulted in extensive damage to some of the lower floors.



Figure 6.5: View through the building façade where a vent has been inserted revealing the building construction is without insulation.

7. Assessment of Heritage Significance

- 7.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' the following criteria are employed within this report to assess significance:
- 7.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 7.3 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 7.4 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest'. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

Faraday Tower

Archaeological interest

- 7.5 GMAAS have confirmed they do not hold a HER entry for Faraday Tower. The Lancashire Series Ordnance Survey Town Plan of 1855 shows the site prior to clearance. A number of warehouses/commercial buildings are seen to be located on and close to the application site being sited between the River Medlock and Sackville Street. As the existing 'section' drawings submitted in support of the application show (See Section 4) the remnant tower of the Faraday Building has a deep and extensive basement whilst the rear service yard is also

deeply excavated. The construction will likely have removed any earlier remains associated with previous phases of warehouse/commercial development. The site is considered to have very low archaeological interest.

Architectural and artistic interest

- 7.6 Artistic Interest: The entrance to the building was once decorated by a bespoke mural known as the 'Alchemists Elements'. The mural was created by artist Hans Tisdall, a German-born artist, illustrator and designer. Following the Second World War, Tisdall became involved in the revival of public artwork becoming involved with projects to decorate both educational and industrial buildings. The mural was a bespoke commission for the Chemistry Department and consisted of two large panels measuring 4.5m in width and 3.8m in height and a third smaller panel made up of three individual vertical stripes with abstracted shapes of colourful glass, ceramic and marble tesserae. Demolition is understood to have removed the architectural context in which the mural was sited. The mural, referenced in Pevsner (1967) was removed from the Faraday building in c.2022 before being conserved by the Mosaic Restoration Company and relocated to the Schuster Building. Since the mural has been removed from the application premises and has been installed on another building this aspect of the building no longer contributes to the site's artistic interest.
- 7.7 Architectural Interest: The application building on completion in 1967 and prior to selective demolition was a more interesting architectural composition with taller and lower elements linked by a bridge carrying accommodation above Sackville Street. The building has been diminished by selective demolition and has reduced integrity. The construction is mainly finished from precast white concrete blocks as were many similar buildings of the period and is without specific interest. The external facades are generally unremarkable with the exception of the abstract patterning present to the concrete panels on the narrow north and south facing gables of the tower. These decorative shaped panels derived from a collaboration of the architect Harry M. Fairhurst and stained glass designer and craftsman Anthony Hollaway and were likely added as decoration to mask dull gable ends. Similar abstract panels were present on the corner elevations of the undergraduate block (now demolished).

- 7.8 Hollaway and Fairhurst's collaboration on the Faraday panels, is not an unusual occurrence with the pair working together frequently on commissions in Cheshire, Manchester and Liverpool. The Faraday concrete patterning is one of their lesser-regarded collaborations and arguably, not as impressive or well designed as their other far more artistic/sculptural installations. Their more well known, and architecturally impressive work, can be seen in five stained glass windows in Manchester Cathedral (Grade I listed LEN: 1218041) and similarly at the Trinity Building at De Montfort University (Grade II LEN: 1074792). Holloway also worked in concrete designing several freestanding walls of the period including the brutalist 'Holloway wall' nearby on the UMIST campus (Grade II listed LEN: 1400857) and the Huyton Wall in Liverpool. These examples are much more symbolic of Holloway's work, as they are stand-alone pieces that embody his style of functionality and art.
- 7.9 The Faraday panels were meant solely to provide decoration to the gable ends of an otherwise bland tower and add to enhance appearance, as opposed to being sculptures in their own right. Both gables of the Tower were extensively modified when metal flue containments were installed over the fluted panels. These prevent full views of each textured gable which as a result are diminished through overcover and partial shading and no longer appreciable as the designers intended. The original fenestration of both gables are altered with windows blocked/enlarged to doorways. The Faraday gables are not as the designer originally intended having been covered over by the addition of metal flue containments added later in the life of the building. These obscure part of the patterning and prevent appreciation of each gable as a whole composition, disrupting the overall appreciation of the concrete texturing. Despite the alterations to the building, the facades remain of a limited interest and the building is accorded low architectural interest.

Historic Interest

- 7.10 The Faraday Building was not historically important in the development of Chemistry as a subject at the University. A variety of buildings accommodated the use prior to the erection of Faraday including the Dixon Laboratory (1946), Robinson Undergraduate laboratory (1950) and the Arthur Lapworth laboratories (1950) for physical chemistry. These earlier buildings were later vacated for the Faraday Building which in turn has been vacated for

more modern accommodation. The building is attributed very low historic interest as it has accommodated students between 1967 and 2007 and the remnant hulk will be a building familiar to previous alumni of chemistry students.

Setting

- 7.11 UMIST grew to occupy an entire campus during a rapid period of growth which took place in the 1960s when a number of large new buildings were built to accommodate the rapidly growing institution. The Chemistry Building was part of this phase of growth although the Faraday Tower is an outlier, positioned to the west of the main campus and even at the time of completion awkwardly straddling Sackville Street. Other buildings completed during this era include included the Renold Building (1962), Pariser Building (1963), the Wright Robinson Hall/Barnes Wallis Building (1963/1966) and the Maths and Social Sciences Tower (1969). Impact of the development on these buildings is explored in subsequent parts of this report.



OB1	Faraday Tower
OB2	Moffat Building
OB3	Morton Laboratory
OB4	Butterfly Stairs and Walkway Bridge
OB5	Staff House
OB6	Pariser Building
OB7	Mathematics and Social Science Building

OB8	The Mill
OB9	George Begg Building
OB10	Ferranti Building
OB11	Barnes Wallis and Wright Robinson Building

Figure 7.1: Former Unlisted UMIST Buildings

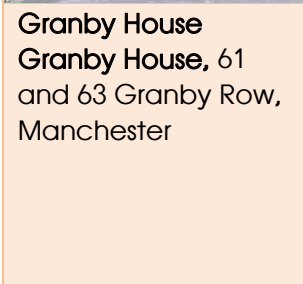
- 7.12 On completion in the late 1960s, the Chemistry Building was conceived and set within a landscaped setting with the undergraduate block in particular outlook onto newly formed landscaped areas aside the Mancunian Way. In contrast to the undergraduate block the Tower was associated with less landscaping.
- 7.13 The demolition of the undergraduate block, siting of new development on former landscaped areas, the removal of the bridge link and redevelopment with the Masdar building have reduced setting to a large degree although the framework provided by the surviving Mancunian Way road structure of 1967 and the presence of other former UMIST buildings are noted and will be explored in a later addendum to this report prepared as part of EIA processing. Setting is judged to make a positive contribution to the understanding to the application site.

Overall Heritage Significance

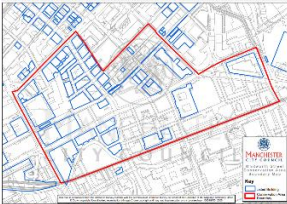
- 7.14 The built form of the Chemistry Building described in Pevsner in 1967 was '*concrete and quite extensive with abstract patterning by Anthony Holloway. There is a high slab, a bridge across Sackville Street, and a four storeyed part. The entrance opposite the Pariser building incorporates mosaics, The Alchemists Elements by Hans Tisdall, 1967.*' Had this brutalist building been retained unaltered and with its original landscaped setting intact, this report would have found the building to be of medium interest and of local importance. However, the four storeyed part is removed, the bridge link is demolished, former landscaped area has been developed and the Hans Tisdall mural is removed. The 'high slab' remains with textured concrete gables however these elevations are modified by metal flue containment and can't be appreciated in the whole as the designers intended. Despite the selective demolitions and alterations, the remnant tower is however regarded to be of limited interest and is therefore accorded low heritage significance.

Other Buildings

- 7.14 A summary of significance of the heritage assets that may be potentially impacted by the proposal is shown on the following pages using the above criteria.

Heritage Asset	Summary of Significance	Level of Significance
Renold Building Former UMIST Campus, Manchester 	Listed Grade II LEN 1491623. 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 considered a characteristic touch by architect, W. A. Gibbon.	High
Holloway Wall Former UMIST Campus, Manchester 	Listed Grade II and LEN 1400857. This unusual sculptural wall, constructed in 1968, was designed by Anthony Holloway 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.	High
Granby House Granby House , 61 and 63 Granby Row, Manchester 	Listed Grade II LEN 1218253. 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	High

Heritage Asset	Summary of Significance	Level of Significance
	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.	
The Institute of Science and Technology Sackville Street 	Listed Grade II and LEN 1247609. 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.	High
Lass O Gowrie Public House, Charles Street 	Listed Grade II LEN 1293175. 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.	High
Whitworth Street and Princess Street Conservation Area	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 1850-1920 and were often used as packing and shipping warehouses. Red brick buildings with sandstone dressings are characteristic of the	High

Heritage Asset	Summary of Significance	Level of Significance
	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.	
Moffat Building Former UMIST Campus, Manchester 	Prior to being first the Estates Department and then the Department for Optometry for the UMIST campus, this building was a former confectionary warehouse. This building has a certificate of immunity from listing, enacted October 2024.	Low
Morton Laboratory, Former UMIST Campus, Manchester 	Initially, this building was known as 'The Chemical Engineering Pilot Plant' and housed the departments complex processing equipment. It was later renamed the 'Morton building' after a former head of department. It was designed by Harry S. Fairhurst, who designed a large proportion of the 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.	Low
The Butterfly Stairs and Walkway Bridge	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	Low

Heritage Asset	Summary of Significance	Level of Significance
Former UMIST Campus, Manchester 	as essential in order to create an attractive working environment with recreational facilities. This building has a certificate of immunity, enacted October 2024.	
Staff House (Manchester Meeting Place) Former UMIST Campus, Manchester 	Staff House is the only building on campus to be designed by Thomas Worthington, although he had designed the overall masterplan for the campus. It opened in 1960 providing dining and recreational facilities for the academic staff.	Low
Pariser Building, UMIST Campus, Manchester Former UMIST Campus, Manchester 	This building was designed by Fairhurst and Son to be used for Civil Engineering and opened in 1963. It has eight storeys and is constructed from brick with copper cladding to the upper levels which has weathered 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.	Low

Heritage Asset	Summary of Significance	Level of Significance
Mathematics and Social Science Building Former UMIST Campus, Manchester 	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. The tower is very similar in materiality and colour to Faraday Tower.	Low
The Mill Former UMIST Campus, Manchester 	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 the cotton mill stopped trading in 1955. It was redesigned by H. S. Fairhurst, opening in May 1958 as the chemical engineering building. The Mill was intended to be temporary accommodation but remained in use until the UMIST campus closed. The tall chimney of the mill was demolished on conversion.	Low
The George Begg Building Former UMIST Campus, Manchester 	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 low rise three storey building and not largely visible from most of the campus. However, it was intended to be a focal point for the second phase of development of the UMIST campus but by 1974 financial difficulties were encountered and so the rest of the planned development never materialised.	Low

Heritage Asset	Summary of Significance	Level of Significance
Ferranti Building Former UMIST Campus 	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.	Low
Barnes Wallis and Wright Robinson Building Former UMIST Campus, Manchester 	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 working hours. It was designed by W. A. Gibbon of Cruickshank and Seward and his characteristic geometric style is again evident across the building.	Low

8. Analysis: Impact Assessment

- 8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 8.2 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 8.3 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 8.4 The following methodology is based on the guidance set out by ICOMOS (2011) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties. Although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

Faraday Tower

- 8.5 The remnant tower has been regarded to be of some limited interest and is accorded low heritage significance. The demolition of the tower will remove this low significance generating a **high adverse impact** upon the site.
- 8.6 The removal of Faraday Tower will result in a change to the setting of at least some of the buildings making up the UMIST campus and this impact is explored below.

Impact on Setting of Other Buildings

- 8.7 The Renold Building was opened on 23 November 1962 for the Manchester College of Science and Technology (UMIST) as part of a major expansion of its campus in the 1960s. The architect was W.A. Gibbon of Cruickshank and Seward. Like Faraday Tower the Renold Building, is constructed in concrete and presents as a two-storey base supporting a six-storey tower. A large glass-sided stair tower projects on the side. Inside is an entrance hall on two levels with a large mural titled Metamorphosis, by Victor Pasmore. Unlike the Renold Building,

the alchemist mural at Faraday Tower has been relocated. Views of Faraday Tower, from the Renold Building are largely obscured by the Pariser Building, Madsar Building and James Lighthill Building. Faraday Tower is visible from a small number of positions at ground floor and likely from the upper floors of the Renold Building, although views from the upper levels will be restricted to users of the building. The proposed demolition of the Faraday Tower is therefore judged to have a small change on the setting of the Renold Building. The effect is regarded to be low adverse.

8.8 Granby House was built in 1911 by Goldsmith and Son as a warehouse and predates Faraday Tower. It is six storeys with basement and attic. When standing on Granby Row looking south toward the railway viaduct, a vista of Faraday Tower exists between 48-24 Granby Row and Granby House, both brick built buildings. Faraday Tower is the focal point of this vista and rises above the red brick railway viaduct. It dominates the vista and, to a degree, takes away from the setting that would have existed when the warehouse was first built in 1911. The demolition of Faraday Tower would result in this view being improved as currently, the gable and ventilation shafts of the tower are highly visible. Removing Faraday Tower would return the vista to a position more fitting for this important listed building. The proposed demolition of the Faraday Tower is therefore judged to have a low beneficial impact on the setting of Granby House.

8.9 The Institute of Science and Technology was built in 1895-1902 by Spalding and Cross in a French renaissance style. When looking south down Sackville Street, from the pavement outside the Institute, there is intervisibility between the Institute and Faraday Tower. The vista is contained by medium rise red/orange brick buildings with ornate frontages and sandstone embellishment. The vista is spanned to the south by a red brick railway viaduct. To the rear of the railway viaduct the light grey gable of Faraday Tower juts out into this vista projecting beyond the placement of the late nineteenth/early twentieth century buildings which form the near part of this vista. The demolition of Faraday Tower will be positive for the Institute because it will restore the vista to containment by red brick buildings of a similar height to the Institute. Removing Faraday Tower would return the vista to a position more fitting for this important listed building. The proposed demolition of the Faraday Tower is therefore judged to have a low beneficial impact on the setting of the Institute of Science and Technology.

- 8.10 Lass O Gowrie Public House dates back to the 1840s. Originally a Scottish pub named after a poem by Lady Caroline Nairne, it was later frequented by the predominantly Irish immigrant population in the area. The Lass O Gowrie is located on Charles Street and has an association with Manchester's industrial past. When looking south south-east from Charles Street there is intervisibility between the Lass O Gowrie and Faraday Tower. Faraday Tower has visibility as a skyline building and is considered to detract from the general setting of the public house. It is noted that there are a variety of more modern buildings within the setting of the public house and these have a greater negative influence than Faraday Tower, nonetheless the removal of Faraday Tower is judged to a low beneficial impact on the setting of the public house
- 8.11 Whitworth Street and Princess Street Conservation Area lies to the north of Faraday Tower. The conservation area mainly derives its significance in the range of buildings which it accommodates, dating from between 1850-1920. These buildings are a record of the development of Manchester and highlight the evolving nature of the city during this period. Since Faraday Tower is not located within the conservation area, the potential changes considered during our site visits were views from within the conservation area looking toward Faraday Tower and consideration of how these might change. Analysis confirmed that although Faraday Tower is reasonably close to the conservation area, it can only be seen from a limited number of publicly accessible positions within the Conservation Area. The main views out of the conservation area include vistas looking south along Sackville street, south-south-east along Charles Street and from Whitworth Street. Removing Faraday Tower would return these views and vistas to a position more fitting for the historical period for which the Conservation Area were designated to protect. Whilst these views/vistas do not hold great significance for the conservation area as a whole, the proposed demolition of the Faraday Tower is judged to have a low beneficial impact on the setting of the Conservation Area.
- 8.12 There is no ground level intervisibility between the Moffat Building and the Faraday Tower. Neither is there ground level intervisibility between the Holloway Wall and Faraday Building.

- 8.13 Morton Laboratory was part of the first stage of the development of UMIST and was opened in 1966. The interest of this building arises from it being designed by Fairhurst's and its group value with the other buildings from the early stage of UMIST's expansion. The Morton Laboratory has intervisibility with Faraday Tower when viewed standing at the south-west corner of the building. The view from this location takes in the MSS, Ferranti Building and Madsar Building before the Faraday Tower in the far distance. The demolition of Faraday Tower will have a low adverse impact on the setting of Morton Laboratory.
- 8.14 There is no ground level intervisibility between Butterfly stairs and the Faraday Tower. Neither is there ground level intervisibility between Staff House and Faraday Tower.
- 8.15 Pariser Building was designed by H. M. Fairhurst in 1963. During its time as part of UMIST it was home to the Civil and Construction Engineering, as well as the Dalton Institute and the Joule Centre. The Pariser was designed and opened just before the completion of Faraday House and Faraday Tower in 1967 although the materiality of the two buildings is very different. The Pariser Building is constructed in red brick with extensive use of copper to the upper part of the building and is similar in terms of materiality to other Fairhurst buildings of the time including those on UMIST campus and others such as Simon Building on Oxford Road which forms part of the main University of Manchester Campus. With regard to appearance and design, the Pariser Building displays greater modelling than the remnant Faraday Tower which presents a plainer and more functional aesthetic. Whilst the two buildings contrast in terms of design and appearance, the Pariser does date from a similar period to Faraday and the two were developed as part of the expansion of UMIST in the 1960s and are relatively tall constructions, the Pariser being 8 storeys. Given the common historical connection with the expansion of UMIST the demolition of the remnant Faraday Tower will have a low adverse impact on the setting of the Pariser Building.
- 8.16 The Mathematics and Social Science (MSS) Building was constructed in 1969, as part of the expansion of the UMIST campus. It reaches fifteen stories and like the Faraday Tower was constructed in reinforced concrete. The MSS building was designed by architects Cruikshank and Seward. MSS is sited just north of the Mancunian way and reaches an overall height of approximately 50 metres, making it the tallest building of the former UMIST campus. The MSS

building is designed to have the appearance of several slabs of differing heights abutting one another with decorative towers to the north and south ends. The MSS and the remnant Faraday Tower look toward each other along an internalised campus service road which extends from the base of MSS to link to Sackville Street with this vista obstructed by the Masdar Building and Ferranti Building which both act to prevent an unobstructed view. The MSS and remnant Faraday Tower are both constructed in reinforced concrete and date from a similar period and today have weathered to show a similar colouration. Both were developed as part of the expansion of UMIST in the mid-late 1960s and are tall constructions visible from the vehicular deck of the Mancunian Way. Given the common historical connection with the expansion of UMIST, the demolition of the remnant Faraday Tower is judged to have a low adverse impact on the setting of the MSS building, although this change is limited since the setting of MSS has already been diminished by redevelopment of Faraday House with the Masdar Building.

- 8.17 The Mill is an early 20th century mill that was renovated for student use in 1955. As the oldest building on the former UMIST campus, it existed well before Faraday Tower was built. The Mill architecture, although converted for educational use, is representative of the industrial phase of development in Manchester and whilst it has been altered and in use for education purposes for over 70 years it is not a purpose designed educational building and does not form part of the planned campus which was developed in the 1960s. The proposed demolition is therefore judged to have a neutral impact on the setting of the Mill.
- 8.18 George Begg is a functional building which lies directly to the west of Faraday Tower. It was designed by H. M. Fairhurst and Sons in 1974. Like the Faraday Tower, the George Begg building is relatively isolated from the main part of the campus which lies to the opposite side of Sackville Street and where UMIST buildings are purposefully sited to form courtyards with green spaces. Originally the George Begg building had large basement laboratories and drawing offices and lecture rooms on the upper floor. The George Begg building is a low-rise building and constructed in concrete. It lies in very close proximity to Faraday Tower which had already been completed when the George Begg building was completed. The George Begg Building is one of the least inspiring buildings of the former UMIST campus and followed on a few years later than the Faraday Building. Both were developed as part of the

expansion of UMIST and given this common historical connection with the demolition of the remnant Faraday Tower, is judged to be a low adverse impact on the setting of the Geroge Begg Building.

8.19 The now vacant Ferranti Building constructed around 1970 was designed by the architect W. A. Gibbon of the architectural practice of Cruickshank and Seward. It is noted in Pevsner to be, 'A low three-storey reinforced concrete block, with at the western end a High Voltage Laboratory, a stark box clad in ribbed aluminium'. The concrete finish of Ferranti is shared by the Faraday complex. The setting of the Ferranti building, however, was greatly diminished in 2015 when Faraday House abutting Ferranti was demolished and subsequently replaced by the Masdar Building. The Masdar Building (formerly the Graphene Building) is taller than the Ferranti Building and views between the two are somewhat constrained. The glazed curtainwall finishes of the Madsar Building provide a contemporary architectural break and buffer between the Faraday Tower and the Ferranti Building. The proposed project is therefore judged to have a neutral impact on the setting of the Madsar Building.

8.20 There is no ground floor intervisibility between Barnes Wallis and Wright Robinson Building and Faraday Tower. Impacts on other buildings are summarised below

Heritage Asset	Level of Significance	Impact upon Significance
Renold Building (Listed Grade II) Former UMIST Campus, Manchester	High	Low Adverse
Granby House (Listed Grade II)	High	Low Beneficial
The Institute of Science and Technology (Listed Grade II)	High	Low Beneficial
Holloway Wall (Listed Grade II)	High	Neutral
Lass O Gowrie Public House (Listed Grade II)	High	Low Beneficial

Heritage Asset	Level of Significance	Impact upon Significance
Whitworth Street and Princess Street Conservation Area, Manchester	High	Low Beneficial
Moffat Building Former UMIST Campus, Manchester (NDHA)	Low	Neutral
Morton Laboratory , Former UMIST Campus, Manchester (NDHA)	Low	Low Adverse
The Butterfly Stairs and Walkway Bridge Former UMIST Campus, Manchester (NDHA)	Low	Neutral
Staff House (Manchester Meeting Place) Former UMIST Campus, Manchester (NDHA)	Low	Neutral
Pariser Building , Former UMIST Campus, Manchester (NDHA)	Low	Low Adverse
Mathematics and Social Science Building Former UMIST Campus,	Low	Low Adverse
The Mill Former UMIST Campus, Manchester (NDHA)	Low	Neutral
George Begg Former UMIST Campus, Manchester (NDHA)	Low	Low Adverse
Ferranti Building Former UMIST Campus, Manchester (NDHA)	Low	Neutral
Barnes Wallis and Wright Robinson Building Former UMIST Campus, Manchester	Low	Neutral

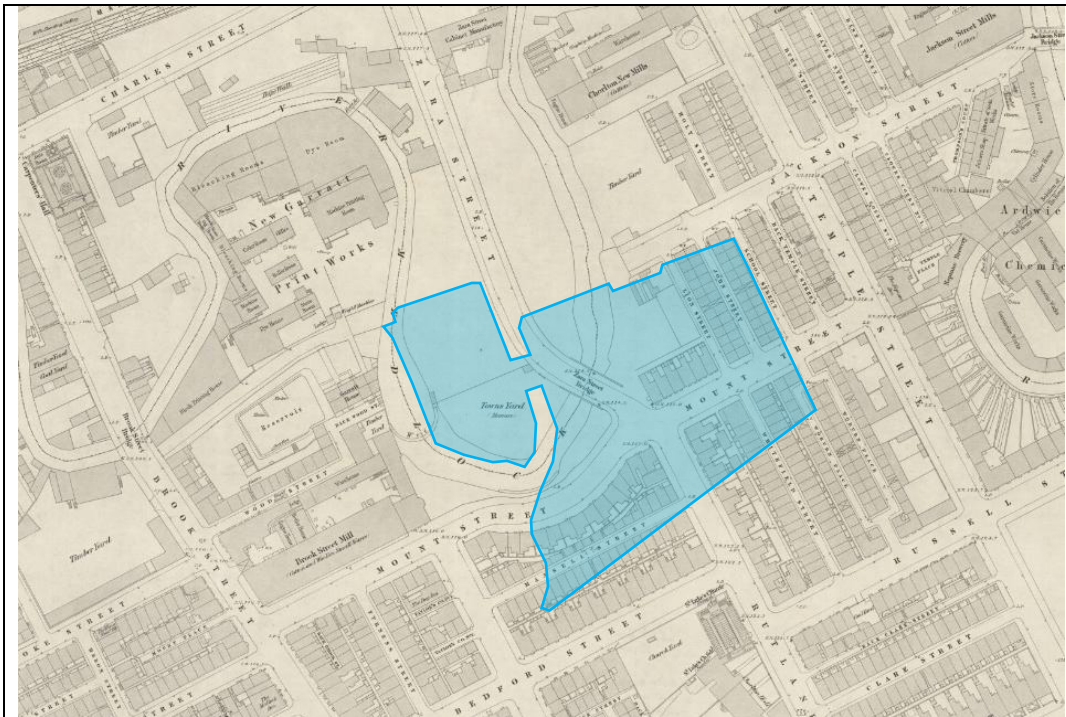
9. Conclusion

- 9.1 This Heritage Statement has been prepared to consider the impact of a development proposal on the heritage significance of the Faraday Tower building. The report has established the remnant tower can be regarded to be of limited interest and is accorded low heritage significance. The demolition of the tower will remove this low significance generating a high adverse impact upon this significance. The demolition will have impacts on the setting of other heritage assets although all are either low beneficial or low adverse.
- 9.2 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). In this instance the poor structural/failing condition of the building envelope, low quality of accommodation within and specialised nature of the fixtures and fittings (labs etc) mean it is highly unlikely the building can be reused. In these circumstances demolition and clearance in advance of redevelopment with a new building can be regarded policy compliant. On this basis it has been demonstrated that the proposals accord with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.

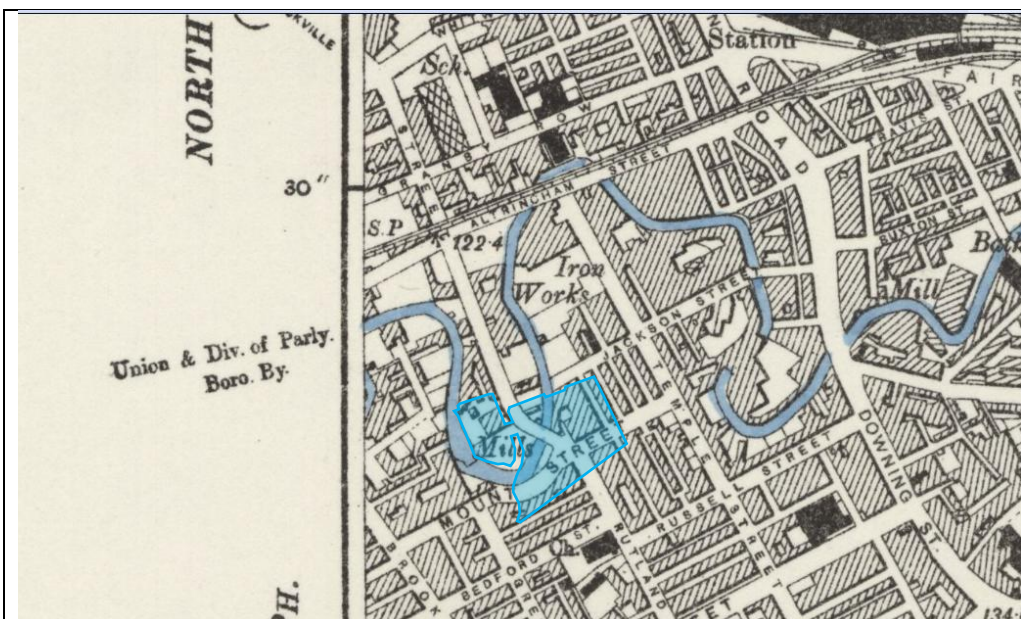
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- <https://www.manchester.ac.uk/about/history-heritage/history/nobel-prize/> (all noble prize winners at Manchester Uni, no specific buildings named)
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Appendix 1: Map Regression



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



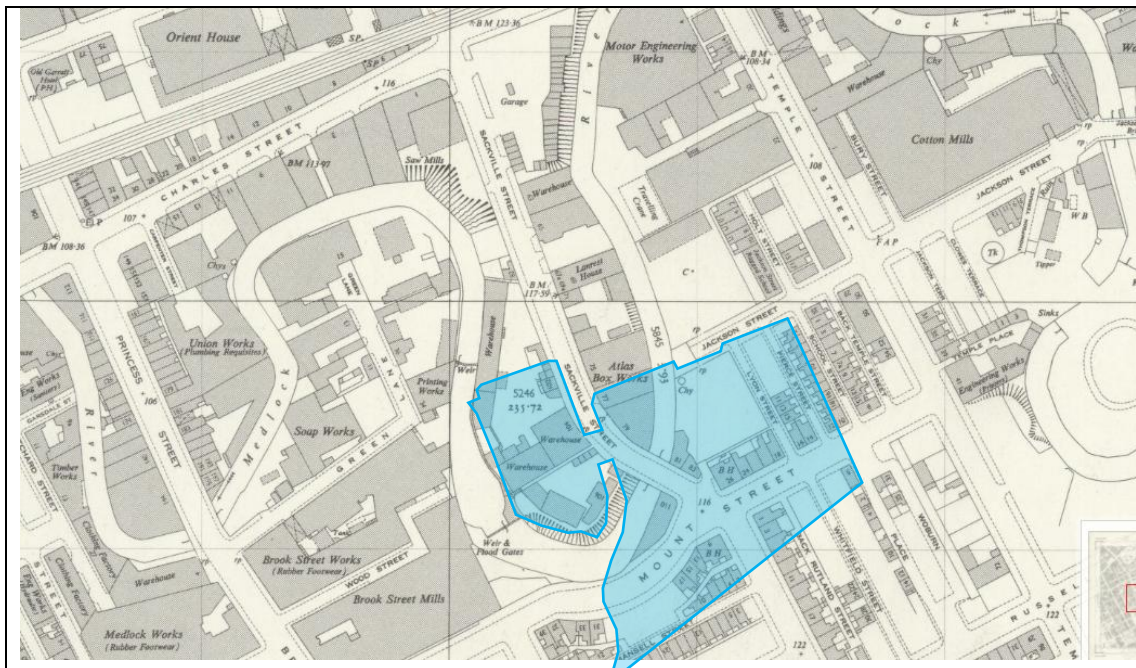
Lancashire Sheet CIV SE, surveyed 1888-90. Published 1894



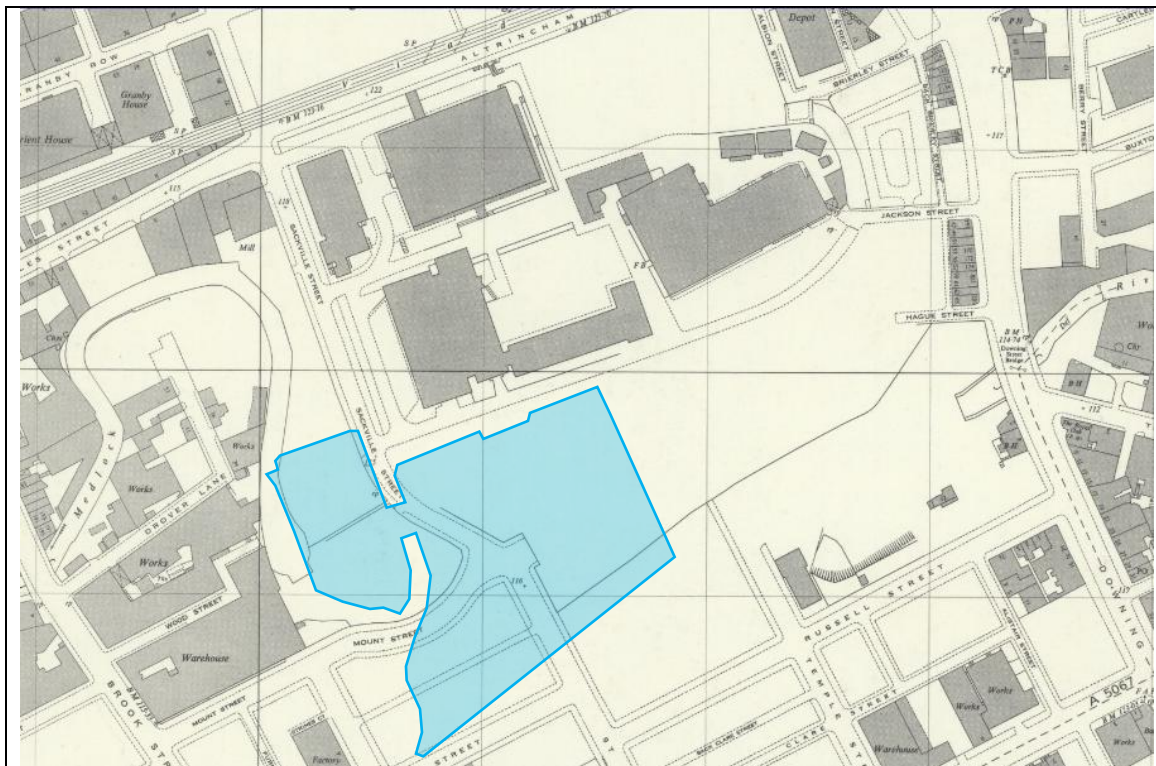
Lancashire Sheet CIV.SE, revised 1905, published 1909



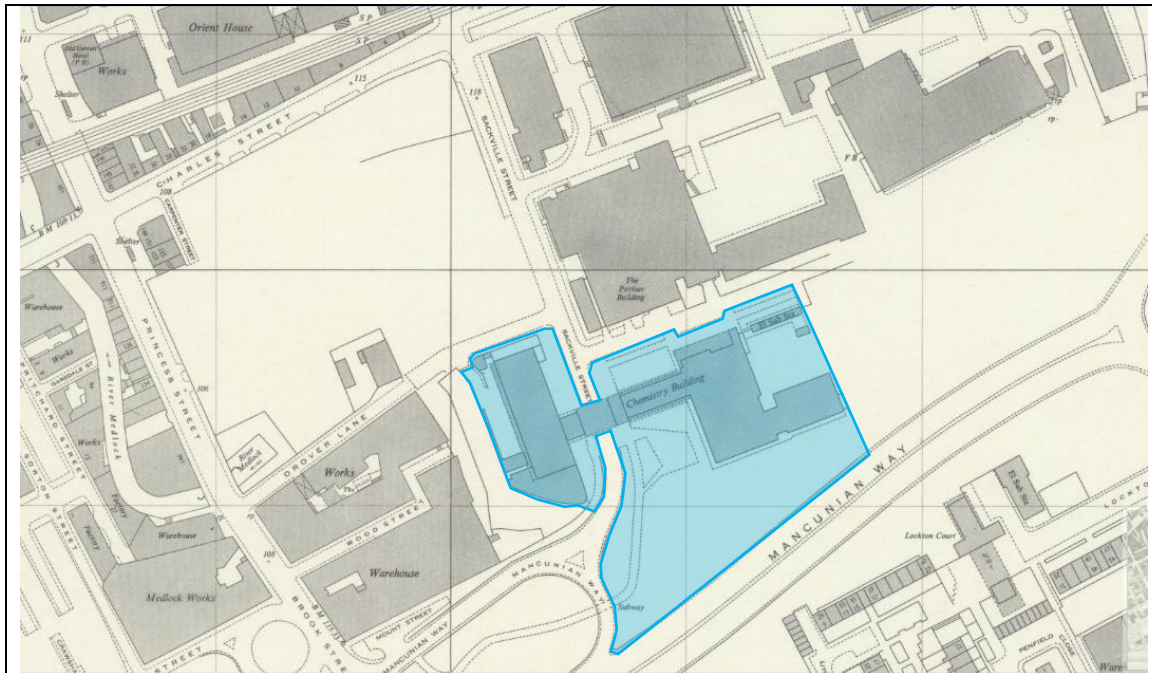
Lancashire Sheet CIV.SE Revised 1932-3, published 1938



SJ8497 - B Revised 1948-53, published 1955



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



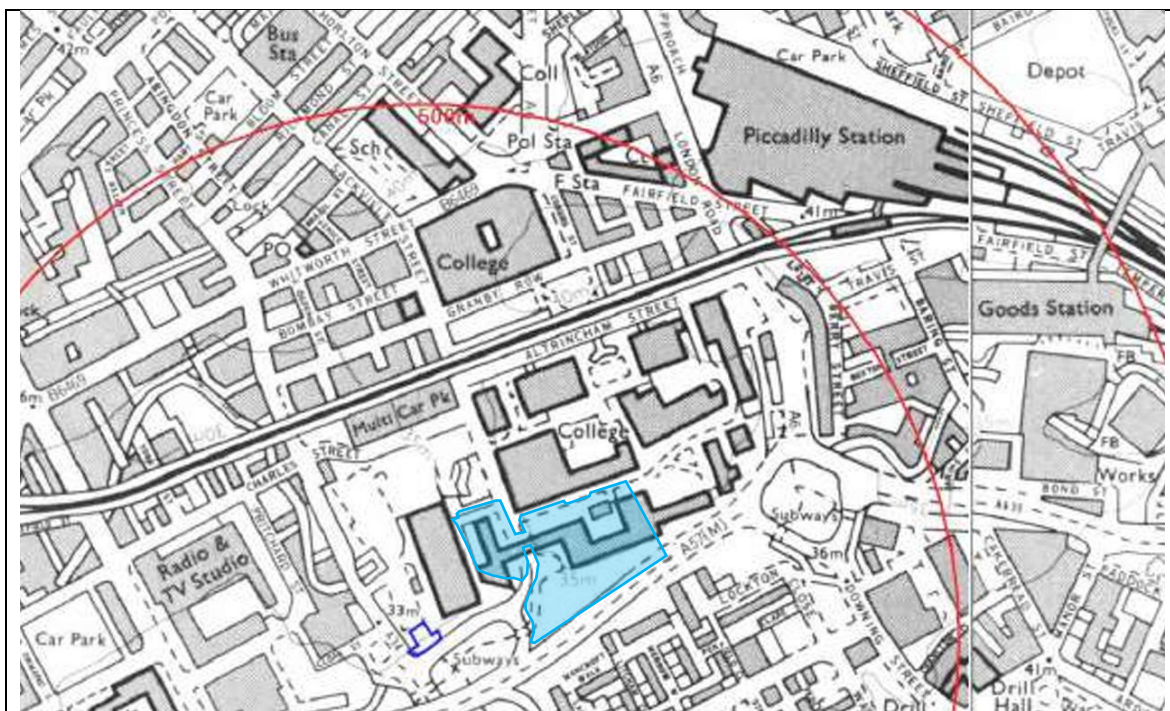
SJ8497-SJ8597 – DD Revised 1954-1968 Published 1970



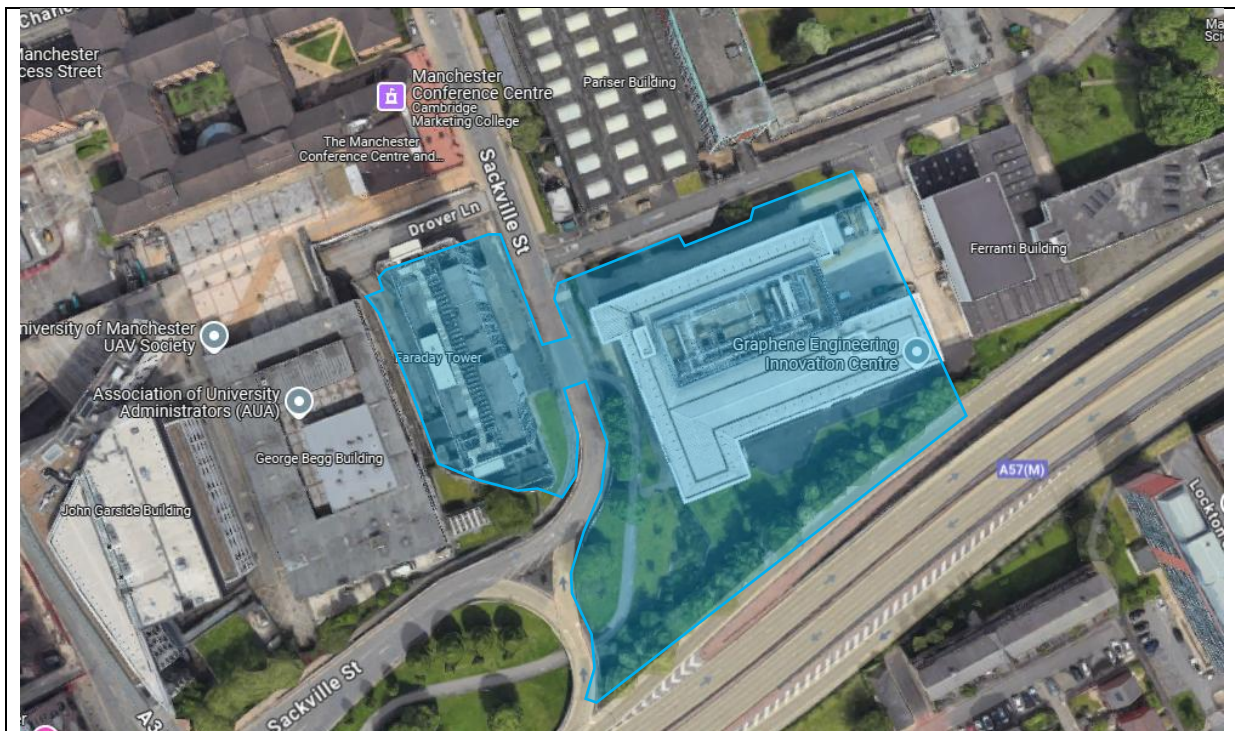
SJ89NW – A. Surveyed/ revised 1949 to 1972. Published 1972



c. 1994



c. 1998



2025, Google Maps screenshot of the site.

Appendix 2: Archive Photographs



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)



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)



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)



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)



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)



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 3: Site Visit Photographs



Rear of building, looking south from Drover Lane.



View into service yard from Drover Lane.



Façade facing Drover Lane showing later addition of metal flue containment.



Later flue containments covering and altering original fenestration.



Façade to Sackville Street showing location of removed bridge link and former entrance.



Façade to Sackville Street showing location of removed bridge link and entrance to left of picture.



Façade to Sackville Street showing location of removed bridge link and entrance.



View from Sackville Street looking north showing added flue containment.