Drill Hall
Ardwick
Manchester

Heritage Statement

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Prepared for:

Manchester CCRC Trust LTD ("Fabric Church")

June 2024



Drill Hall, Ardwick, Manchester - Heritage Statement: Impact Assessment

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Cover photograph: 8th Territorial Army Battalion outside the Drill Hall at Ardwick Green, 1919. Source: The Manchester Regiment Archive. Ref No: MR00578.

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EXECUTIVE SUMMARY

Heritage Architecture Ltd (HA) have been commissioned by the Diocese of Manchester with Manchester CCRC Trust LTD ("Fabric Church") to produce a Heritage Statement (HS) for a Planning and Listed Building Consent (LBC) application in relation to the Grade II listed building identified within this report as 'Ardwick Drill Hall' (henceforth referred to as 'the Site'). This Heritage Statement should be read in conjunction with drawings and the Design and Access Statement by shedkm architects and the Planning Statement (AshtonHale).

The Ardwick Drill Hall was designed in 1886 and opened in 1887 for the 20th Lancashire (2nd Manchester Rifle Volunteers). The Site is formed of three distinct phases:

1. Late 19th century castellated barracks and drill hall to the rear, with a connecting caretakers' apartment,
2. 1930s raised drill hall and strong rooms below, and
3. 1950s extension to the north-west.

The building is Grade II listed and is considered to yield **high historic and architectural interest.** The Site is not located within a designated Conservation Area.

The Applicant Manchester CCRC Trust LTD ("Fabric Church") purchased the building in 2022 and submitted a Planning Application for change of use to *"... a place of worship with associated community facilities ..."* in March 2023 (application reference 136050/FO/2023). Permission, subject to conditions, was granted in September 2023.

A subsequent Planning and LBC application has recently been granted for the enabling works to the building which include the replacement of the drill hall roof and roof light of the barracks building (ref. 141801/LO/2024). These works will be commencing on site in summer 2025 to make the building watertight and arrest fabric deterioration.

The focus of the current Planning and LBC application is to develop the established use for the whole building and propose a series of internal and external alterations to the listed fabric of the site to ensure that the ongoing use meets all necessary safety, access and fire standards. The proposals seek to convert the barracks building to create a community hub, featuring a variety of spaces such as a library, a co-working space and meeting, activity and function rooms which will be open for daily use by the wider community. The principal entrance from Ardwick Green will be reactivated, leading members of the community into an open café. This will necessitate a new external stair for separate access to the west side of the building and reconfiguration of the internal stair arrangement. The first floor drill hall will become the main worship space, capable of accommodating the church's growing congregation. Outside of worship times, this space will be available for larger community gatherings. Please refer to the Design and Access Statement (DAS) prepared by shedkm for full details of the proposals.

The description of development is as follows:

"Internal and external works to the Grade II listed former Army Barracks Building, including internal alterations, the addition of an external stairway, and a new roof terrace associated with the continued worship and associated community uses at the site''.

The Heritage Statement (HS) accords with Historic England's recommended structure of the format of a 'Heritage Statement' which is necessary to evaluate the potential impact of the Proposed Development on the significance of the listed building. The evaluation methods utilised for the baseline Heritage Significance Appraisal, have been adapted from ICOMOS & Historic England guidance. The criteria serve to assess the significance of the site on a scale of low, medium and high significance based on the relative archaeological, architectural and artistic and historic interest. **Section 6** considers the relative architectural interest of the former Drill Hall's extant component's and summarises the overall significance and sensitivity of the building.

The Heritage Impact Assessment has demonstrated that the proposals will result in varying degrees of adverse and beneficial direct impacts on the fabric and character of the Grade II listed building. The most important consideration would be whether the impact of the alteration would *seriously affect* a key element of the building's special architectural or historic interest, (such as an original or highly significant building component). As stipulated within the Planning Practice Guidance (July 2019), it is the degree of 'harm' to the asset's significance, rather than the scale of the development that is to be assessed.

In this case the proposed changes/additions are required to ensure the building is put into a long-term viable use and meets current fire and safety standards; this has resulted in the approach to introduce new internal and external stairs, which has been identified to result in some demonstrable harm to the listed building. This harm is further compounded by the loss of the original balcony and the proposed blocking up of internal windows. These works have been identified by the project team as necessary to implement the proposals and create a suitable worship space at first floor level.

The overall degree of harm has been identified as *less than substantial harm*, taking into account some of the proposed work will utilise much of the original barracks building and retain original features such as original windows and reinstate the principal access from Ardwick Green, and remove insensitive alterations such as the upvc windows (replaced with appropriate historically designed versions). Consequently, this provides some counterbalance to the identified harm of the wider proposals (refer to Table 3, section 6.5 – Direct Impact Assessment for full details). The key design objective has been to secure a long-term, viable use for the building whilst maintaining its fundamental integrity as a Grade II listed asset.

With regards to setting, the impact assessment has demonstrated the proposals would result in a positive impact from Ardwick Green, with the principal entrance being reactivated and the new external stair and entrances to the west creating a positive new pedestrian environment, enhanced through greenery and planting. The dominance of the new stair and signage whilst signifying the active use of the site will however detract from the original design intent of the listed building, and thus the overall effect is judged to be minor adverse.

Although the proposals have been identified to result in harm to the Grade II listed building, the development will demonstrably enhance community engagement with the former Drill Hall and

create a more pedestrian friendly and accessible environment, allowing for a greater understanding and appreciation of its contribution to the townscape and wider, built historic environment. The proposals will clearly make a positive contribution to the vitality of this part of Manchester and make a positive contribution to the area's developing character and distinctiveness.

It will be clear the adverse impacts on the special interest of the listed building identified within this report will need to be appropriately balanced against the clear and demonstrable heritage and public benefits of the scheme, as required by **para 215 of the NPPF (2024)**. Please refer to the Planning Statement (Ashton Hale) for further information on the Planning balance.

1. INTRODUCTION

1.1 Purpose

Ardwick Drill Hall was established between 1886-1887 to a design by Lawrence Booth. Originally constructed as headquarters for the 20th Lancashire (2nd Manchester Rifle Volunteers), the medieval style building has a long, established history which is intrinsically connected to that of the British Army and the community of Ardwick. For the purposes of this report, the late-19th century Drill Hall will be referred to as 'the Subject Site' (**Figure 1, below**).

The purpose of the following Heritage Statement is to identify the significant components of the relevant areas within the Listed Building and qualify their significance and capacity for change. This will inform the assessment of potential impact of the development proposals. The overarching aim being to help the Local Planning Authority (Manchester City Council) understand the historic interest of the Site and the subsequent impact of the Proposals on the building's significance in line with local and National Planning Policy.



Figure 1: Photo of the Subject Site, 'Drill Hall at Ardwick Green North'. **Source:** SLHA 2024

1.2 Proposals

The description of development is as follows:

"Internal and external works to the Grade II listed former Army Barracks Building, including internal alterations, the addition of an external stairway, and a new roof terrace associated with the continued worship and associated community uses at the site".

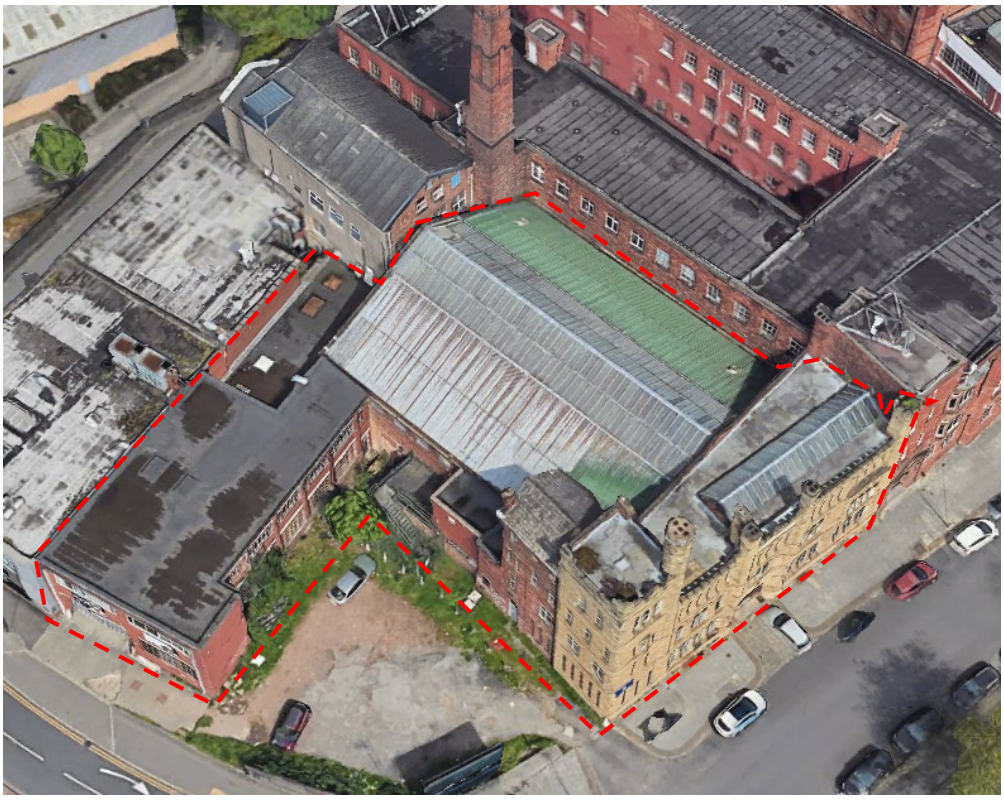


Figure 2: Aerial image of the Subject Site, 'Drill Hall at Ardwick Green North'. Approximate boundary in red. Source: Google Maps, accessed 2024.

1.3 Research Methodology

This Heritage Statement is the result of an extensive process which synthesises literature and documentary research, analysis and processing of information, building surveying, and professional judgment.

The documentary research was based upon primary and secondary sources, including maps, drawings and reports, as well as the archive material provided by the Manchester City Council Archives and Tameside Council Archives.

Visual surveys of the Subject Site were conducted in May 2024 order to identify the significant components of the building and its setting.

1.4 Authorship

This report has been prepared by Stephen Levrant Heritage Architecture Ltd., a multidisciplinary conservation focused practice specialising exclusively in the historic cultural environment.

The authors were:

Sarah Stirling (BA (Hons), MA, IHBC) – Senior Heritage Consultant

2. POLICY CONTEXT

2.1 The Planning (Listed Building and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals to undertake works to the listed building as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management.

The statutory designation of the Drill Hall requires that it is necessary to evaluate the impact of any proposals in the context of **Section 66** of the Act, in terms of the potential impact on the fabric, character and 'setting' of the structure.

2.2 National Planning Policy Framework (NPPF) (2024)

The policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

The focus of the Government's planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 203**).

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

Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric, or the complete compromise of its setting (**para.214**). As stipulated by the PPG, substantial harm is a high test, and will not arise in many cases.

Less than substantial harm is a sliding scale, defined within **para.215** of the NPPF as follows: *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.*

Para 216 of the NPPF addresses the need to consider non-designated heritage assets, stating that: *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.*

It will be clear that any alteration or demolition of a heritage asset would have some impact on its fabric, and that it could be either beneficial, neutral, or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing evidence of the impact.

2.3 Planning Practice Guidance (PPG)

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

2.4 Local Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. The relevant, local heritage planning policy maintains the same focus as the NPPF. Manchester City Council's (MCC) heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment".* The following policies from Manchester's Core Strategy are of importance to the heritage assets considered within this statement.

Policy CC9 **(Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

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

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

3.4.1 Places for Everyone (PfE) Joint Development Plan

Manchester City Council as well as other local authorities within the remit of Greater Manchester have adopted the Places for Everyone Joint Development Plan, which is understood to replace some policies within the 2012 Core Strategy. The following relevant extracts from Policy JP-P2 'Heritage' regarding the built historic environment have been included for completeness:

- Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:
    - 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.
- 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.

2.5 Historic England's Good Practice Advice Notes

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. **Good Practice in Planning Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment, 2015)** and **Good Practice Advice Note 2 (Making Changes to Heritage Assets, 2016)** were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

3. HERITAGE CONTEXT

3.1 Location

The Subject Site is situated at the corner of Ardwick Green North and Downing Street (A6), which create a natural south-western boundary. **Figure 3 (below)** illustrates the relative boundaries of the proposed site area in the context of the surrounding streetscape. A two storey building fronting onto Charlton Street bounds the Subject Site to the north, with 'Tanzaro House' forming its eastern boundary. Situated to the east of the Subject Site, is Ardwick Green, which has been a central focal point to the area since its inception in the 18th century.



Figure 3: Map of the area, illustrating the location of the Site within the context of the surrounding townscape. Site area indicated in red. Blue triangles on the map indicate a listed building. Source: Historic England Website.

3.2 Heritage Context

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore, by definition, of heritage significance. Grading of Listed Buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

There are a number of listed buildings in the immediate area (**Figure 3**, indicated by blue triangles). Due to the isolated nature of the proposals, it is not considered there will be any meaningful impact on the setting of neighboring listed buildings. The focus of the following Heritage Statement report is therefore on the Grade II listed building contained within the red line boundary only.

The Subject Site was designated on the National Heritage List for England at Grade II on 3rd October 1974 as '*Drill Hall'.* The listing text below broadly defines the architectural and historic interest of the Listed Building:

> ***DRILL HALL***
>
> *Listed Building Grade: II*
>
> *List Entry Number: 1207590*
>
> *Date first listed: 03-Oct-1974*
>
> *Statutory Address: DRILL HALL, ARDWICK GREEN NORTH*
>
> *District: Manchester (Metropolitan Authority)*
>
> *Territorial Army Drill Hall and Offices of 1st Battalion Lancashire Volunteers, C Company. 1886, by Laurence Booth. Coursed sandstone rubble (roof concealed). Roughly rectangular plan. Medieval style. Three storeys and 3 wide bays plus square 4-storey tower at left end; with sill-band to ground floor, bands to both upper floors, corbel table and embattled parapet with small square corner turret to right, tall octagonal chimney to inner corner of tower, shorter square chimneys flanking the centre. The centre bay has a segmental-headed entrance archway and a 3-light 1st-floor window with transom and arched lights under a segmental arch, corbelled tourelles rising from this level and finished as chimneys, 5 narrow slit-windows to 2nd floor, and a raised parapet with panel lettered "ALWAYS READY". The outer bays have arcaded round-headed windows to ground floor, transomed arched windows to 1st floor including an 8-light oriel at the right-hand end with a frieze of blank shields over the lights, and slit windows to 2nd floor like those in the centre. The tower has 3 slit windows to ground floor, 2 to 1st floor, 2 similar windows flanking a small triangular oriel to 2nd floor, and an arcaded 3-light window to 3rd floor, with sashed lights, shafts and 2-centred arches; more regular fenestration to left side (and brick continuation). Interior not inspected.*
>
> *Listing NGR: SJ8500397309*
>
> *End of official listing*

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent must be applied for in order to make any changes to that building which might alter its special interest.

The building is not located within or near the boundary of any designated Conservation Areas.

4. Historical Development

4.1 Introduction

In order to understand the heritage significance of the building as a component of the surrounding historic environment it is first necessary to understand its historical development and the impact it made on the development of this part of Ardwick, Manchester. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base for which to assess the significance of the Subject Site.

4.2 Brief History of the surrounding area

Ardwick was first recorded as such in the 13th century, when it was known as 'Atherdwic'. In 1622, the medieval settlement was recognised as an independent township in the ancient parish of Manchester. Historically, the River Medlock formed a natural boundary to the north of Ardwick, providing a sense of enclosure from the city centre.

During the 18th century, the principal focus of the emerging township was 'Ardwick Green'. The three-acre recreation ground was originally created for private, residential use. It was fenced with low wooden posts, iron railings and gated entrances, keys for which were owned by the residents. By the late-18th century, the Green contained a long, curved lake, emulating the tranquillity of the affluent area. Georgian townhouses were promptly constructed overlooking the Green, with a number of grand country villas occupying the outskirts.

By the early-19th century, Ardwick had grown from a rural settlement into a pleasant and wealthy suburb of Manchester. As the population steadily grew, the once pastoral character of Ardwick began to change into a more densely developed, gentrified area.

In 1867, Ardwick Green was purchased by Manchester Corporation and was converted from a private park into a public open space.

The character of Ardwick was transformed during the 19th century, as a direct result of industrialisation. Large textile warehouses and expansive rows of terrace housing were built on the once open meadowland around Ardwick Green, as the working classes emigrated into the area.

4.3 Map Regression

In order to understand how the Site and surrounding estate have developed in detail, historic maps are interrogated. Through discursive commentary the identification of salient features and useful contextual and interpretative information can then be analysed which will inform the assessment of any features or assets that remain today.

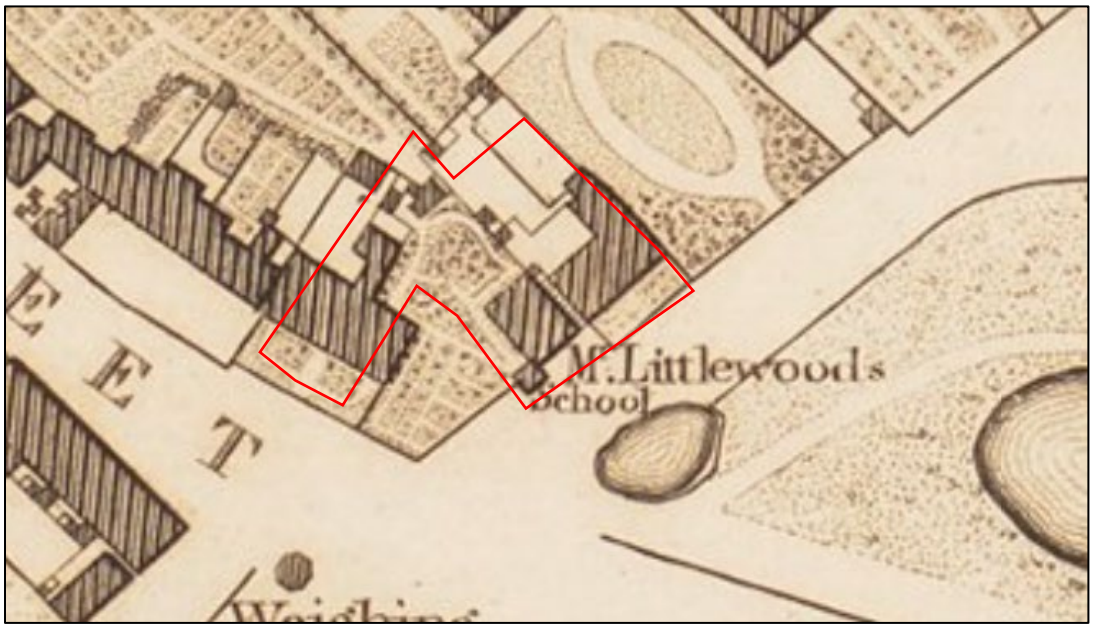


Figure 4: 1794 – William Green.

This is one of the earliest known maps of Ardwick. The late 18th century map illustrates that the 'M. Littlewoods School buildings' occupied the plot of land where the Drill Hall at Ardwick Green North would later come to occupy (indicated by red line). The building is shown to be stepped back from the street and surrounded by expansive, landscaped grounds and Georgian villas.

The general plan form of Ardwick's townscape had been laid out by the late-18th century, defined by principal routes still extant today. The central focus of the area was Ardwick Green, which is situated to the east of the Subject Site. The green was an open parkland, complete with a serpentine lake.

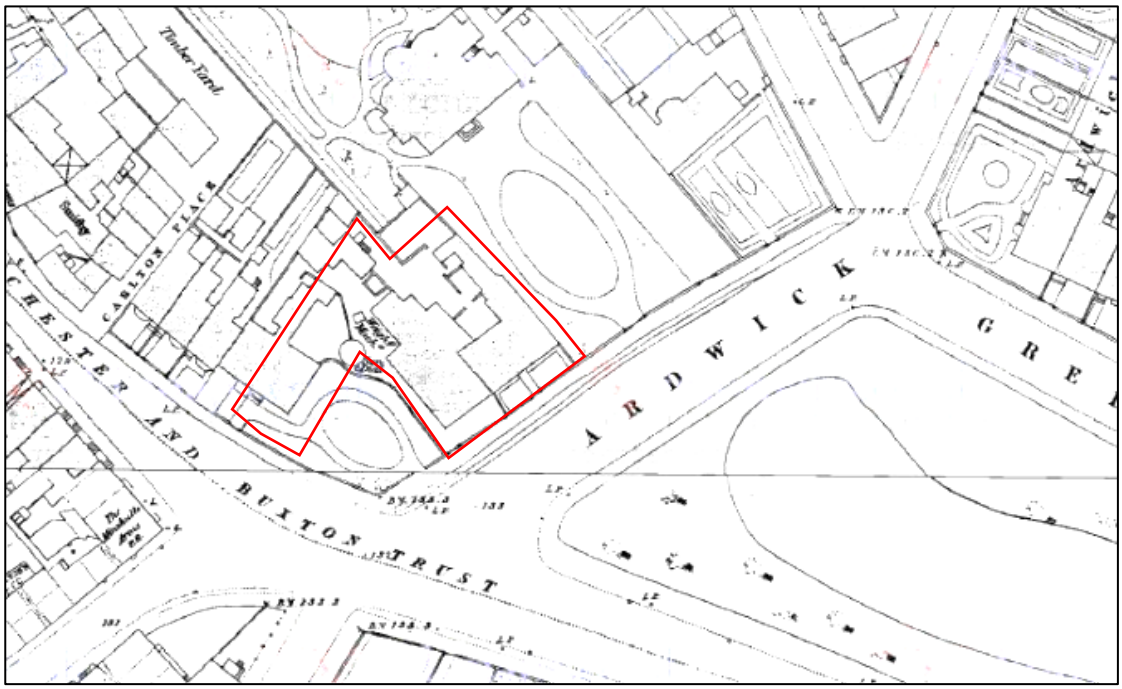


Figure 5: 1851 OS plan

The introduction of the railway in the mid-19th century transformed the rural settlement into one of the city's first thriving suburbs. By 1851 Ardwick Green was occupied by terrace lined streets and industrial premises. Breweries and schools were constructed, intercepting the Georgian townhouses and encouraging footfall into the area.

This mid-19th century map illustrates that the former Littlewood school buildings appears to have been extended to the rear. Records reveal that the building was used as headquarters for the 33rd Lancashire Volunteer Corps (of Ardwick) during the mid-19th century.

The map demonstrates the site and surrounding area prior to the present-day Drill Hall (erected 1886) having been built. Large Georgian villas with expansive gardens continue to characterise the surrounding area.



Figure 6:1891. OS Plan

The late-19th century map is the first to illustrate the Drill Hall (Subject Site) at Ardwick Green North, built in 1886 to the design of Lawrence Booth. The map lightly outlines the general plan form of the building, including the staircase to the south-west elevation which provided access to the caretaker's quarters and the extent of the Drill Hall to the rear. A narrow path leading to the secondary entrance has formed due to the erection of two narrow shop buildings and a savings bank at the corner of Ardwick Green North and Downing Street.

By the late-19th century the area of Ardwick, and indeed much of Manchester was subjected to an unprecedented wave of development on the back of the industrial revolution.

The introduction of the tramways into the area ensured better links to the city centre and thus, Ardwick became a prime location. As the population increased and the need for workers housing became a necessity and new housing encroached upon the formerly open, rural grasslands around Ardwick Green. The central Green itself also underwent transformation at this time, the central lake is now shown to be infilled and the green is characterised by landscaped paths, trees and fountains.

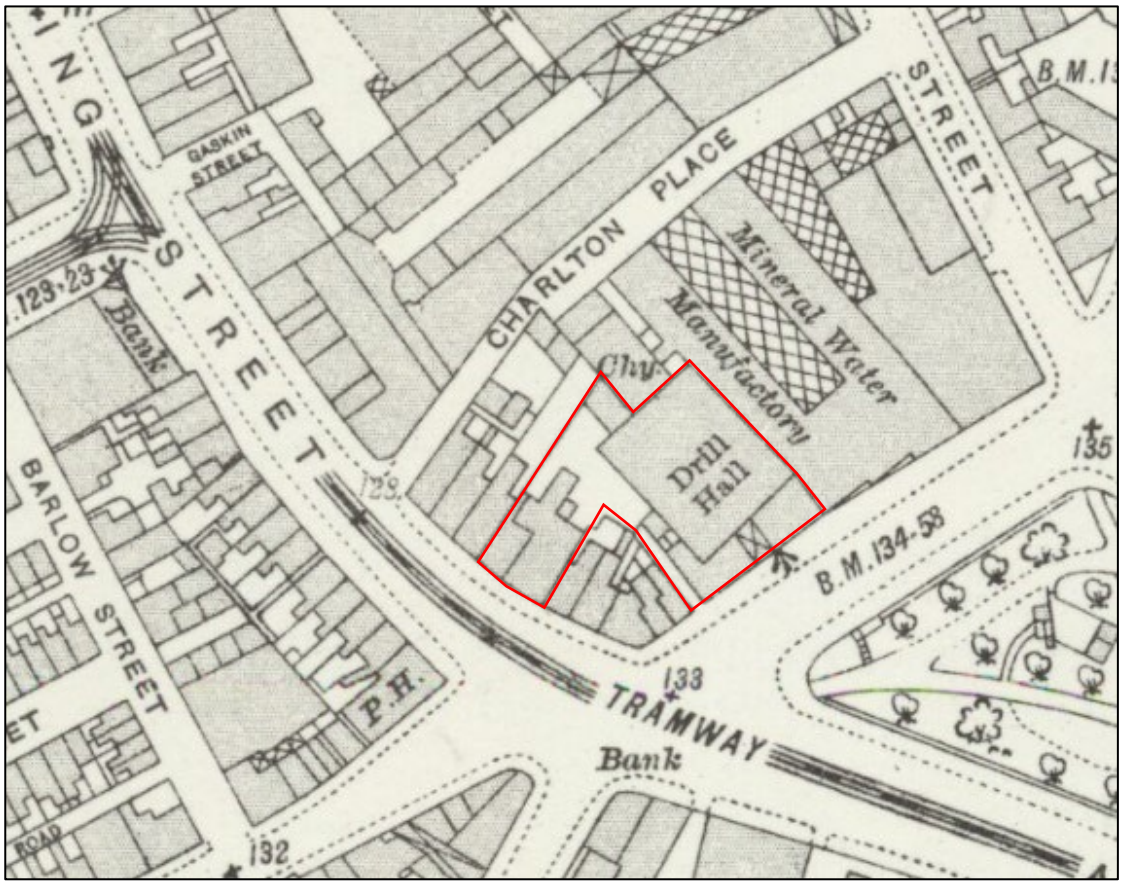


Figure 7: 1915-1916

By the beginning of the 20th century, the Subject Site appears to have undergone little change with the exception of a garage constructed to the rear of the Drill Hall. In the immediate area, a number of large commercial buildings, such as a Mineral Water Manufactory to the north-east of the Subject Site have been erected. With workers housing and warehousing in the surrounding area.

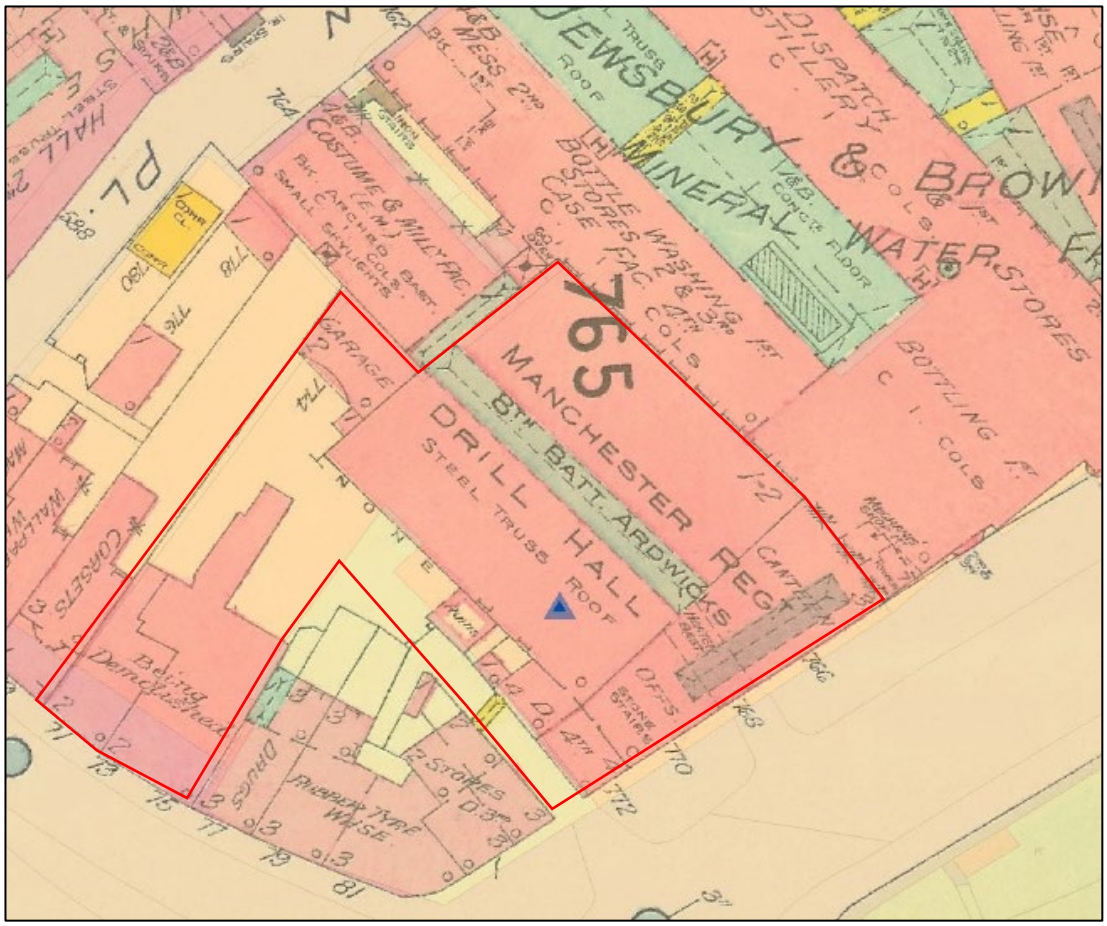


Figure 8: Goad Fire Insurance Plan – 1928.

The detailed plan illustrates the Subject Site and surrounding area in 1928. Buildings shaded in pink are built of brick/stone, and areas in blue indicate glass or a skylight. The Subject Site was occupied by the Manchester Regiment 8th Battalion (Ardwick) at this time. The plan indicates that an extensive skylight lit the Drill Hall below, with another lighting the top floor to the front of the building.

The principal entrance fronting onto Ardwick Green North is identified by the number 768. The office and canteen area flank the principal entrance. Original stone stairs are denoted on the plan within the front office. The caretaker's residence is denoted on the plan as a 4-storey dwelling (indicated by the 'D'), which could be accessed by a narrow passage to the south elevation. A 2-storey garage is denoted to the rear of the Drill Hall. Whilst additional details are somewhat limited, it is suggested that the Drill Hall comprised "1-2" storeys at this time, indicating the existence of a balcony or raised area overlooking a double heighted hall.

The plan illustrates that a number of narrow-fronted buildings along Downing Street had been demolished, creating a gap site. This would later come to be occupied by the mid-20th century extension to the Drill Hall.

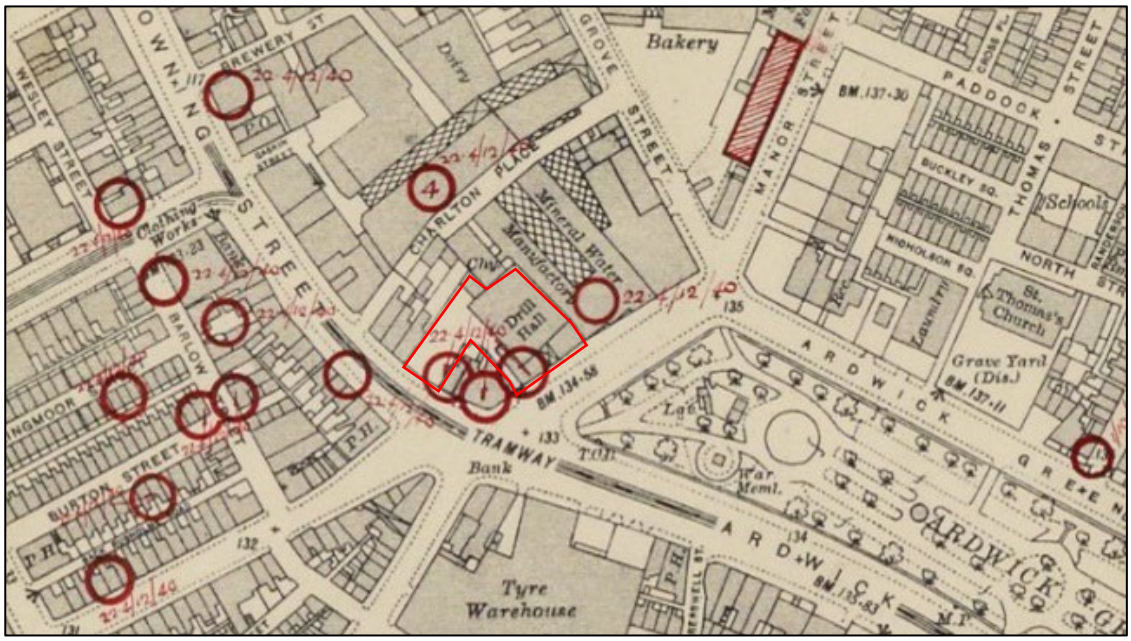


Figure 9: 1940-1941 Manchester Bomb Damage Map; indicating bomb damage to Ardwick by the Luftwaffe during the Blitz. The red circles on the plan indicate direct hits from firebombs. The south-western corner of the Subject Site is indicated on the plan as having suffered a direct hit on December 1940. Further bombs hit the shops and bank building to the immediate west of the Drill Hall, and to a number of houses in the surrounding area. In July 1921, a War Memorial was unveiled at the west end of Ardwick Green, commemorating those lost in the First World War (1914 – 1918). This is indicated on the map above.

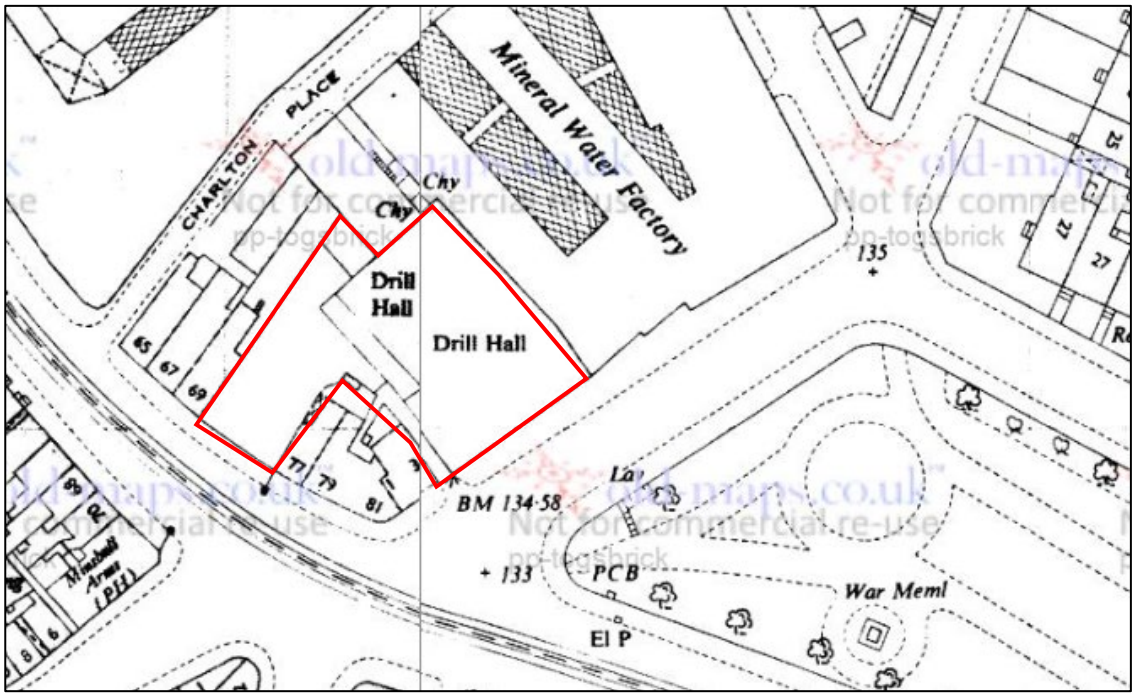


Figure 10: 1948 By the mid-19th century, the Subject Site and much of the surrounding area appears relatively unchanged. The OS map illustrates the Site prior to the 1956 extension to the west.

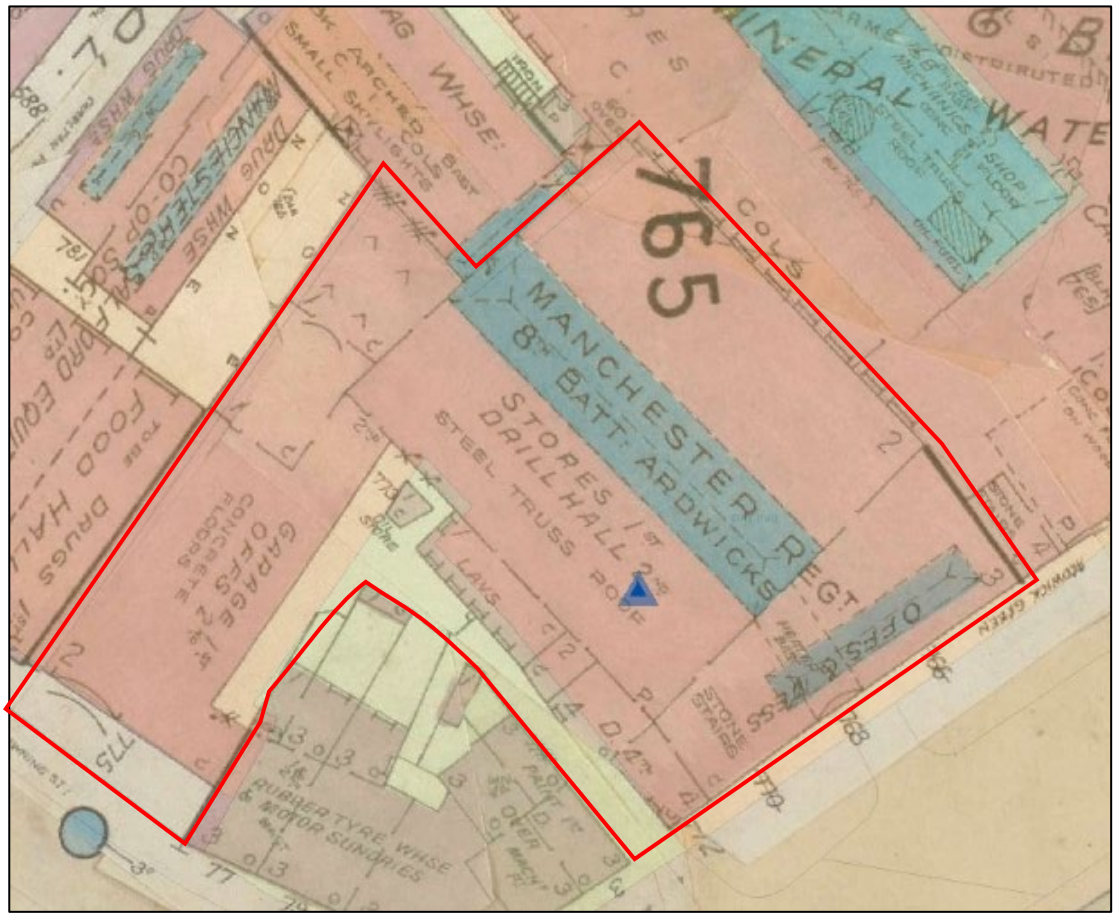


Figure 11: Goad Fire Insurance Plan 1962

The detailed plan illustrates the substantial changes which were made to both the Subject Site during the mid-20th century.

The Drill Hall has been extended, utilising the plot of land to the west which lay vacant since the 1920s. The new 2-storey extension (c.1956) was built primarily of concrete and provided new garage and office space. The central skylight appears slightly larger across the drill hall, suggesting some potential reconstruction during this mid-20th century period. There are no further maps, images or archival material to confirm this / may just be a distortion in the mapping.

The plan further reveals changes to the interior of the principal building. The original double height Drill Hall with a balcony above has been divided, resulting in "Stores at 1st and Drill Hall 2nd". Additional changes to the site include a new lavatory block to the west elevation and an oil store.

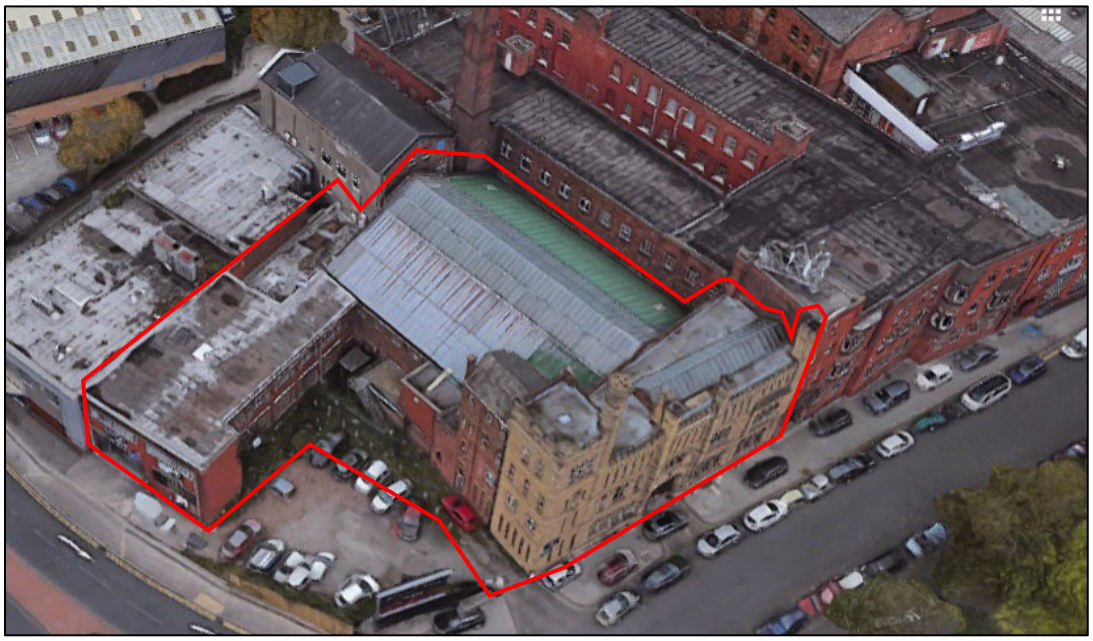


Figure 12: 2024.

Aerial view of the proposed development Site today. The former bank building and narrow fronted shops to the corner of Ardwick Green North have been demolished and now comprise a surface car park.

The distinctive stone façade and medieval features are still apparent, including the two skylights as shown on the Goad Fire Insurance Plan of 1929. Tanzarno House is still extant to the north-east of the Site.

4.4 History and Development of the Rifle Volunteer Movement

Introduction

The following section will provide a brief overview of the Rifle Volunteer Movement which emerged during the middle of the 19th century. The history of this movement in Lancashire alone is both expansive and comprehensive, this report will therefore focus on the Volunteer Corps of Ardwick (1859 – present).

For the purpose of this assessment, the successive phases of the Volunteer Corps at Ardwick may be referred to as:

- The 1st Manchester Volunteer Battalion (c.1859-1860)
- The 20th Lancashire (2nd Manchester Rifle Volunteers) (1860-1888)
- The 5th (Ardwick) Volunteer Battalion of the Manchester Regiment (1888-1908)
- The 8th (Ardwick) Manchester Regiment Territorial Force Battalion (1908-c.late 20th C)

This unit later evolved to become C (King's) Company of the King's and Cheshire Regiment at the end of the 20th century and latterly the D (Inkerman) Company of the 4th Battalion of the Duke of Lancaster's Regiment.

The Emergence of the Rifle Volunteer Movement

Despite the alliance between Britain and France during the Crimean War of 1854-56, the outbreak of war between France and Austria-Hungary in April 1859 caused Britain to be wary of their own military defences. This apprehension was exacerbated by the local press and would ultimately lead to the establishment of Britain's volunteer military corps.

It was argued that expanding the Regular Army would result in a subsequent increase in taxation, whereas Volunteer Corps would not only provide support for the Regular Army but would also instil the country with military knowledge. Consequently, on 12th May 1859 the War Office sanctioned the formation of Volunteer Corps.

This comprised mostly of riflemen units, although there were also artillery, engineer and cavalry formations. Volunteers kept their civilian jobs and trained for one night a week, one weekend a month and attended an annual "camp" of around two weeks, in which each they would engage in rifle competitions and exercises.

Whilst unpaid, joining the Volunteer Corps was widely considered to be an attractive opportunity. Activities such as fund-raising balls, concerts, bazaars and theatrical performances all added to the entertainment available through membership of the Volunteers, as did the internal activities of the various units such as diners, prize-giving ceremonies, shooting clubs, cricket and football teams.

The Lancashire Rifle Volunteer Corps (LRVC) in Manchester

The emergence of the Lancashire Rifle Volunteer Corps (LRVC) is well documented. The first enthusiasts met at the Star Hotel on the 20th May 1859 to *"consider the desirability of raising a local rifle corps"*. This was followed shortly thereafter by a public meeting held at Manchester Town Hall, in which it was decided that a brigade should be formed, consisting of three regiments each with six hundred men.

Membership of the different regiments varied considerably. Those who enlisted in the 1st, 2nd and 3rd Manchester Volunteers were mainly warehousemen and clerks, living in the inner suburbs and enlisting at a HQ conveniently near to the facilities where they worked. Men who were later to enlist in the areas of Ardwick, Oldham and Wigan were more likely to be artisans or worked in local mills and factories. In all these areas, there was said to be a remarkable response from skilled workers demonstrating, as one prominent Volunteer wrote*, 'even a higher public-spirit than the professional volunteers'.* (Volunteer Journal, 5th Feb 1870, p.41).

Such was local enthusiasm that an advertisement dated 19th November 1859 announced that *'The 1st Company of the Ardwick Volunteers is now filled and a list for the 2nd Company is opened'*. A further hundred volunteers assembled at Lyon Street and enlisted.

Shortly thereafter, a Mr A. Wilmot Mawson, a Manchester solicitor and local landowner, agreed to promote the formation of the 3rd Company. Headquarters were rapidly established at 1 Ardwick Green, with accommodation at the local Assembly Rooms being hired for drill.

The early Volunteers did, however, lack coordination. In 1860, the War Office subsequently authorised a system of consolidating battalions (or brigades in case of artillery) whereby several companies from a city or town became a larger unit. The Ardwick Battalion was originally formed in 1859, as the result of the amalgamation of the 28th Lancashire Rifle Volunteers and the 33rd Lancashire Rifle Volunteers and given the name of the 1st Manchester Volunteer Battalion.

By the end of that same year, over seventy local Infantry units had been raised. Uniforms, equipment, drill halls, rifle ranges, instructors and most weapons were initially provided at private expense or by public subscription and fundraising events such as fêtes and bazaars.

Drill Halls as a building type.

The 'drill hall' has consequently been a part of British military and social life since the 1860s, when Corps of Rifle Volunteers constructed premises to practice and perform military drills. Most volunteer units were based in towns and cities where existing public buildings generally lacked spare capacity. Accordingly, drill halls emerged as dedicated facilities for the Volunteer Forces in almost every urban community.

By the end of 1860 more than 120,000 men had signed up. This vast new force needed accommodation and local barracks and depots were unable to take the strain. These units required a large, open space within which to practice, as well as secure storage for weapons. They were expected to train for between 21 and 56 days during the summer and, given the often inclement nature of British weather, it was generally felt that a covered area for drilling was preferable to the use of an outdoor space. Although many early volunteer groups adapted existing buildings such as village halls to their needs, a purpose-built drill hall was considered the most desirable option.

Whilst there is no such thing as a standard 'Drill Hall design', many contained three essential elements: firstly, an administrative block containing rooms such as offices, stores and an armoury; secondly, a large, open hall (often with an indoor target range to one side and viewing balconies at either end); and thirdly, accommodation for the caretaker or drill instructor which could be included within the administrative block or placed separately to the rear of the hall.

The earliest drill halls (1859-1880) were often privately funded and therefore tended to be small and unassuming. The heyday of the drill hall began in the 1880s, following the Cardwell reforms of the Army, (in which the Rifle Volunteers were formed into Volunteer Battalions of the County regiments to which they were affiliated).

Given the increased alignment of the volunteer forces with the regular Army it was inevitable that drill halls for volunteers would increasingly resemble those for the regular forces. With this came stricter specifications, including those governing the storage of arms.

In the late 19th century, drill hall buildings consequently became larger, and usually of Tudor Revival and castellated Gothic designs. The drill hall at Ardwick Green North (the Subject Site) was influenced by an earlier drill hall in Bury (1868), designed by Henry Styan and James Farrier (**Figure 13**, below).

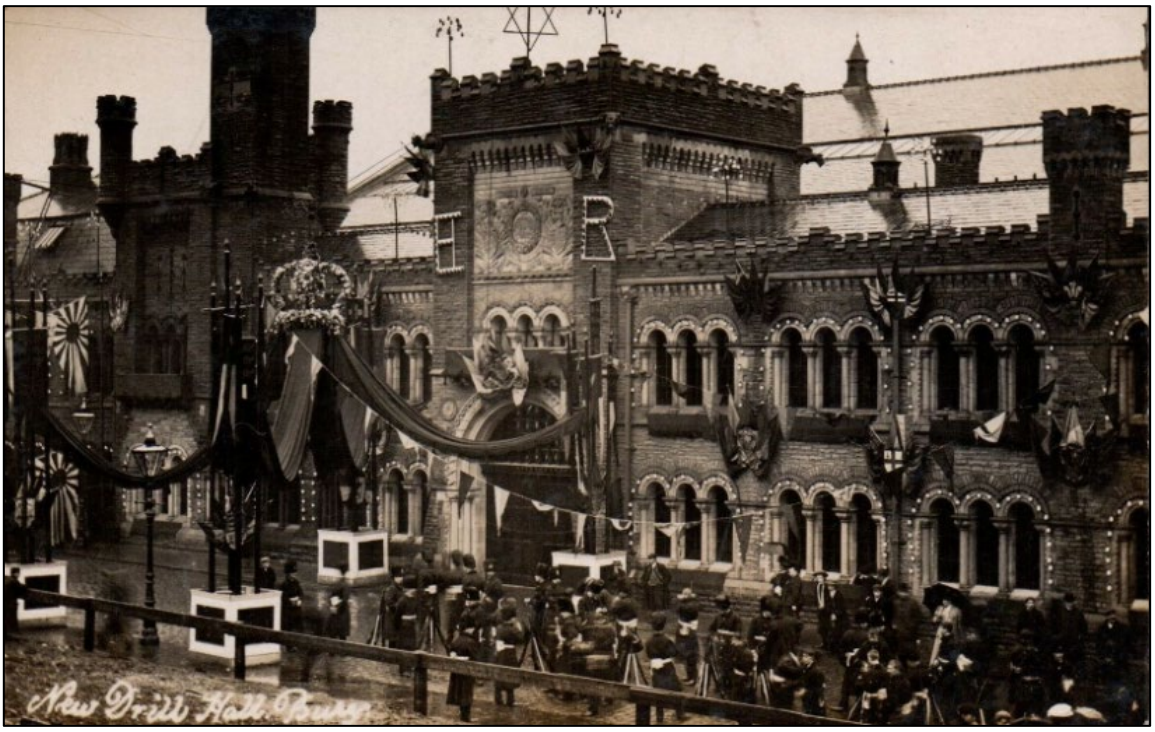


Figure 13: Bury - New Drill Hall, Opened by Duke of Connaught 1907. **Source**: Manchester Image archive.

Further changes in the development of drill hall design occurred following the disbandment of the Volunteers and the formation under the Haldane reforms in 1908. Which saw the merger of the various volunteer units – infantry, cavalry, artillery and engineers – to form the Territorial Force.

Over the 20th century, adaptations and extensions to drill halls largely came to reflect the shifting demands made on the military and the volunteer forces. Advances in technology and warfare had a significant impact not only on the organisation of the forces but also upon the architecture of their premises, with an increased focus on improved mobility and efficiency.

4.5 The History and Development of the Drill Hall at Ardwick Green 1886

When Colonel Henry Rocca took over command of the Ardwick Corps in December 1885, one of his first priorities was to establish suitable premises for the Volunteers (then absorbed into the 20th Lancashire – 2nd Manchester Rifle Volunteers).

It was decided that the most sensible and practical course was to buy the existing building at 1 Ardwick Green (which had been the existing HQ for a number of years previous) and acquire the freehold of the site.



Figure 14: Colonel Henry Rocca. **Source:** Manchester Regiment Image Archive.

Rather than carry out the usual methods of raising funds for such a project by soliciting donations and holding fund-raising bazaars, Colonel Rocca generously provided the necessary funds at a low rate of interest. This to be repaid out of the Government capitation grants as circumstances permitted. This arrangement was sanctioned by the War Office, allowing planning to proceed.

The new premises situated to the west side of Ardwick Green were built in 1886 to the design of Manchester based architect, Lawrence Booth. Whilst original plans of the building are thought to not have survived, an article extract in the Manchester Courier dated 16th March 1886 describes, in precise detail, the preliminary layout and provisions of the new headquarters at Ardwick Green:

> *NEW HEADQUARTERS FOR THE 2nd MANCHESTER VOLUNTEERS - No time has been lost in making the preliminary arrangements for carrying out the intentions expressed by Colonel Rocca at the last annual meeting for the distribution of prizes; and sufficient progress has been made to justify the expectation that the next annual meeting will be held the regiment's new quarters.*
>
> *A site of land has been secured, which includes the premises now occupied the 2nd Manchester at Ardwick, supplemented by other land adjoining it, which will give frontage for the new buildings of 90ft. in length to Ardwick Green. Mr. Lawrence Booth, FRIBA, of this city, has been commissioned to prepare the necessary plans and designs, and, in consultation with Colonel Rocca and other officers, has arranged the extent and design of new structure. The scheme, as approved, provides for a large drill-hall 72 feet in width, having a roof of permanent character, properly lighted, and a floor composed of wood block pavement laid on concrete. This will be approached from Ardwick Green through an archway having a clear width of 12ft. On the right this which will be the principal entrance, there will be, on the ground floor level, the men's room, the sergeants' room, and the bar; and the left, the staff sergeants' office, the principal staircase, and the armoury. Over these rooms, and on the first floor, there will be the commanding officer's room, orderly room, officers' room, committee room, and clothing store, together with lavatory, etc. All these rooms communicate with a balcony 72 feet in length and six feet in width, extending across one end of the drill hall.*

The accommodation on the second floor comprises a shooting gallery 48 feet by 23 feet, which will also be used for recruit drill, a practising room for the band, and a store room. There will also be on this floor level, but cut off from the other rooms, the sitting room, kitchen, scullery, and other conveniences of the caretaker's residence, and immediately over them the necessary bed rooms. The residential portion of the building will be approached by a separate entrance and staircase from the side street.

The whole of the building, except the drill hall and the armoury, will be cellared, as to provide accommodation for warming apparatus, stores, etc. Having regard to the exceptionally fine character of the site, the importance of the purposes to be served, and the spirit in which the project has been initiated, the architect has endeavoured to design a building worthy of all those considerations. The first or lower storey is in the Norman style, the intermediate in the Tudor, and the upper in what is known as the castellated. The several styles grew originally out of each other, and are in fact only parts of what is generally called the Gothic style; and in their present adaptation are intended to indicate in a distinctive manner the several purposes of the new building. Looking at the front of the structure the extreme left is marked a massive flagstaff tower, rising considerably higher than the other portions of the building; and on the extreme right by subordinate turret. The central feature the large Norman archway with the portcullis giving access to drill hall, &c. Over this and enclosing it is another arch, under which are the windows of the commanding officer's room, from which latter an outside balcony is projected on brackets. Surmounting the whole is a large panel containing the regiment's well-known motto—" Always Ready"—in bold raised letters. The walling is to be faced with parpoints, and the dressings will be of millstone grit or other suitable sandstone. The several floors will be of concrete carried on wrought iron joists, and boarded where necessary on wood sleepers bedded therein, and will be fireproof. The roof or flat, over the whole of the building, except the drill-hall, will be of similar construction, and be covered with an impervious asphalte. The principal staircase will be of stone. An apparatus will be fixed the basement to warm all the rooms, but in addition to this each room will have open fire place and grate. Glazed and enamelled bricks will be used as inside linings to the walls where necessary, and tinted glass in most of the windows. The building operations are intended to be commenced whenever the necessary builders' estimates of cost have been procured, which will probably be within a month from this time. [Manchester Courier 16 March 1886 page 7].

On 30th September 1887, the Drill Hall was opened by H.R.H the Duke of Cambridge, who was Commander-in-Chief of the Forces at the time. A memorial tablet was laid at the barracks to commemorate the event (Figure 15 below). The opening ceremony of the new premises at Ardwick Green were celebrated in an article in the Manchester Courier and Lancashire General Advertiser (1st October 1887), in which the front portion of the building which fronts onto Ardwick Green was described as a 'screen' to the drill hall to the rear.

The castellated structure or 'screen' was built of sandstone with narrow slit windows utilised throughout, enhancing the medieval character intended for the building **(Figure 17, below).** The transomed arched windows at ground and first floor level (which lighted the principal office rooms), were slightly larger and more decorative, with many featuring stained glass. Of particular

note, is the easternmost window to the first storey, as the four stained glass panels contain the initials of the officers responsible for the construction of the Drill Hall **(Figure 16, below).**





Figure 16: (left) Commemorative tablet celebrating the opening of the Drill Hall (location unknown)**. Source:** The Manchester Regiment Archive and **Figure 17: (right)** Stained glass window depicting the initials of Henry L. Rocca, one of the four officers responsible for the creation of the Drill Hall



Figure 15: The principal facade of the new Headquarters / Drill Hall fronting onto Ardwick Green North, pictured here in the mid-20th century.

The vast Drill Hall would have been accessed through the large arched entrance fronting onto Ardwick Green. The 'ordinary routine of drill' for the Ardwick Volunteers involved marching and rifle drill (including cleaning, disassembling and re-assembling of their weapons). These weekly and sometimes daily training sessions were managed by commanding officers

The year 1908 saw the end to the long history of the Volunteer movement when by act of Parliament, all Volunteer units were consolidated into the Territorial Force. The Ardwick Battalion consequently came to be known as the 8th Battalion (Ardwick) Manchester Regiment.

On the 4th of August 1914, the Battalion was mobilised at the drill hall before being deployed to Gallipoli and ultimately to the Western Front. The subsequent number of fatalities was catastrophic, with very few men returning home. A war memorial was promptly constructed to the west side of Ardwick Green in July 1921 to commemorate the fallen **(Figure 18, below).**



Figure 18: Looking north along Ardwick Green c.1930. The war memorial erected in July 1921 is visible in the middle of the view, with the Drill Hall and Tanzaro House behind. The glazed skylight to the roof of the front building is just glimpsed into view (outlined in red). **Source:** Manchester Regiment Image Archive.

After the First World War, the Battalion was restored with new recruits. Exhibiting the same pride and determination as their predecessors; the Drill Hall at Ardwick Green continued to be used as premises for which to practice and perform military drills.

4.6 Reconstruction of the Drill Hall (1930)

The 8th Battalion (Ardwick) are pictured **(Figure 19, below)** standing at the centre of the Drill Hall in 1921, a decorative iron balcony is visible in the distance, allowing for views across the hall. Distinctive features such the wooden parquet floor and large, arched internal windows and doors are depicted in the photograph. The early 20th century image illustrates the double heighted Drill Hall as per Lawrence Booth's original design prior to the drastic alterations made to the premises in 1930.



Figure 19: Officers of the 8th Battalion Defense Force, pictured 11th April 1921. Taken at Ardwick Drill Hall **Source:** Manchester Regiment Image Archive.

After the voluntary forces were consolidated into the Territorial Army during the early 20th century, it was increasingly felt that the existing headquarters at Ardwick suffered from lack of satisfactory accommodation and facilities.

In the year 1930 it was finally agreed that the best solution was to raise the Drill Hall some ten feet above the ground floor. Thereby dividing the double heighted space and allowing for a new hall of similar spatial quality to that of the original, with the additional benefit of creating office space below. Four staircases were installed to permit access to the new raised hall and provided a sufficient number of exit points.

A newspaper article dated 5th May 1930 documents the 'opening of the reconstructed Drill Hall' (The Manchester Guardian) which took place two days prior **(Figure 20, below).** The article states that the decision to make such drastic alterations was praised by the War Office, as it would be of *"mutual benefit to both the regular and the territorial army if they had the opportunity to train together".*

The changes to the original headquarters had the additional benefit of resolving the ongoing issue of inadequate accommodation and improvements to lighting, heating and ventilation.



The Ardwicks'
Way Out.

Visitors at the opening of the reconstructed Ardwick Drill Hall last nigh were able to observe the ingenious way in which the 8th (Ardwick) Battalion of the Manchester Regiment have solved their long-standing problem of accommodation. The unit has suffered for many years for want of satisfactory quartermaster's stores, company offices, lecture-room, and space to stow wagons, while when the miniature range was in use floor area was, of necessity, limited. As long ago as 1908 negotiations were proceeding with the War Office, and in 1920 another scheme for the purchase of land was spoken of.

Here is the Ardwicks' way out. A new floor has been built some ten feet above the old; the lofty hall easily allows of this without losing much in the process. Underneath are all the offices, the need for which has been felt for so long. The scheme has cost from four to five thousand pounds, which also includes improvements to the lavatory, heating, and lighting services. When Lieutenant General Sir R. B. Stephens declared it open last night the officers and men of the Ardwicks, together with the traditional "wives and sweethearts," all seemed willing to give it a very jovial send-off

Figure 20: CORRESPONDENT, S., 1930, May 05. IN MANCHESTER: A PEACEFUL DEMONSTRATION. The Manchester Guardian (1901-1959), 13. **Source:** ProQuest Historical Newspapers: The Guardian and The Observer.



Figure 21: 8th Battalion Officers, Warrant Officers and Sergeants. c.1945-1958 within the reconstructed Ardwick Drill Hall. Note the original trusses and batons, outlined in red. **Source:** Manchester Regiment Image Archive.

During the Second World War the 8th Battalion were once again mobilised for active service overseas. The men were stationed in Malta from 1940-1943.

Throughout the Second World War and in the years that followed, construction of new facilities to drill halls across the country remained a very low priority. A reduction in size of the Territorial Army resulted many drill halls consequently being demolished or converted into new uses.

4.7 Ardwick Green Drill Hall – 1956 Extension and alterations

Drill hall construction resumed in the 1950s as resources became more readily available. Proposals to extend and improve the headquarters at Ardwick Green were made in 1951 but were never fully realised. It was not until 1956 that plans for the new and improved headquarters were finally implemented.

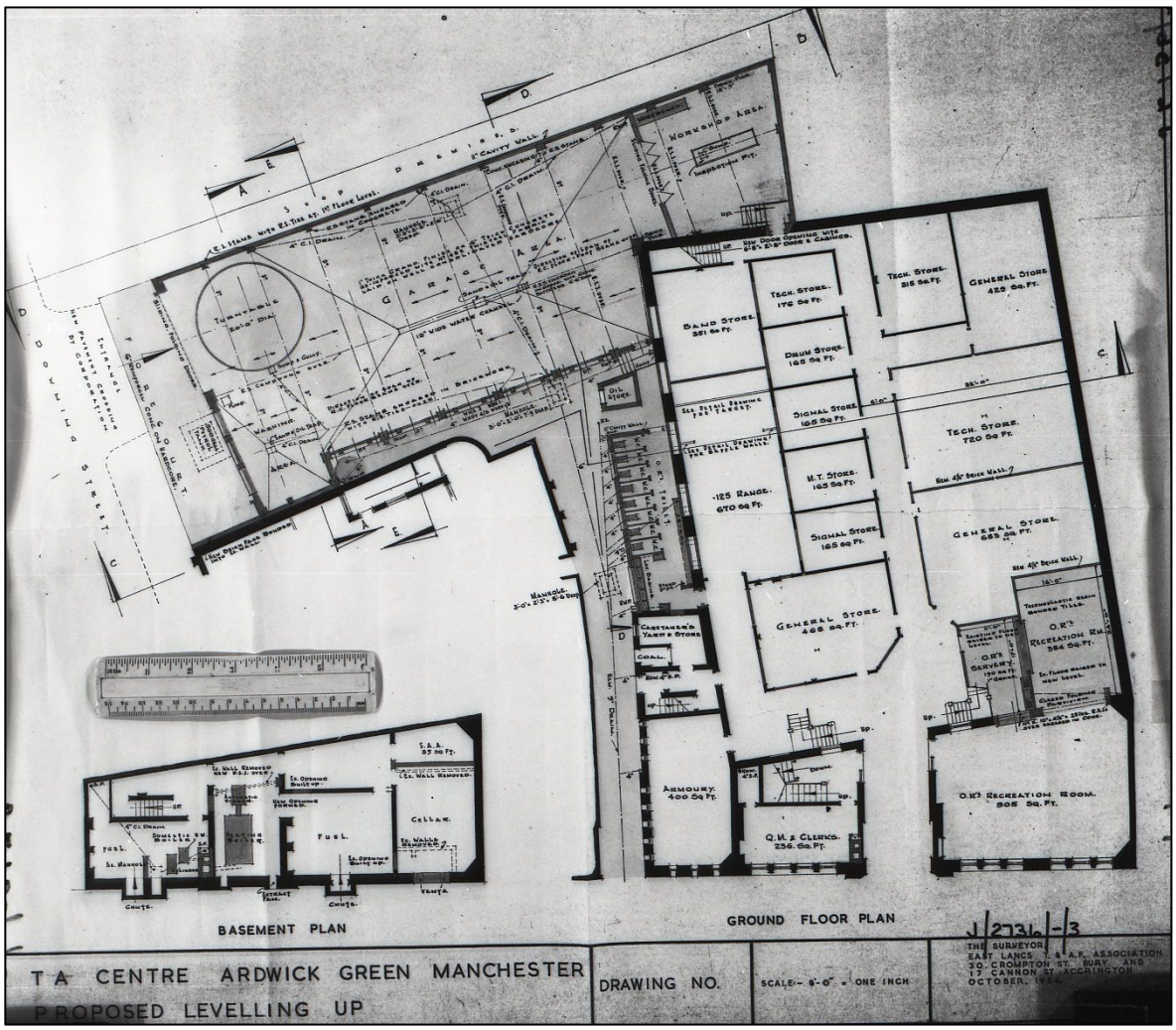


Figure 22: Plans to make alterations to Ardwick Drill Hall. 1956. The shaded areas indicate areas of proposed change / extension. **Source**: Manchester Central Archive.

A two-storey brick-built extension was built to the west of the original Drill Hall, providing a new garage with offices above. The early 20th century garage to the rear of the hall was no longer fit

for purpose and subsequently extended as part of the proposals. By the mid-20th century, suitable garaging and provision of space became increasingly important technology and equipment evolved.

The utilitarian 1956 extension was built of brick and concrete, comprising metal framed windows and a large garage door permitting access to the road.

The plan of the ground floor **(Figure 22, above)** illustrates some minor changes and alterations were made to the east side of the building, allowing for a kitchenette area to be installed and the floors to be raised.



Figure 23: Raised Drill Hall. C1958 within the newly reconstructed/raised drill hall evident. The roof trusses now slightly hidden by temporary material. **Source:** Manchester Central Archive.

From the mid-20th century to the early 21st century, the Drill Hall at Ardwick Green continued to be used for a variety of purposes under the Territorial Army. During the Second World War, the building was said to have been used as a detention centre for deserters and prisoners of war.

After the War, the building was restored to use as the headquarters of the 8th Battalion of the Manchester Regiment. The building subsequently became home to the Manchester Regiment (Ardwick and Ashton) Territorials in 1967 and then became base to C Company of 5th/8th (Volunteer) Battalion of the King's Regiment in 1971. This unit evolved to become C (King's) Company of the King's and Cheshire Regiment, still based at Ardwick Green, in 1999.

From 2006, the building was the home was the home of D (Inkerman) Company of the 4th Battalion of the Duke of Lancaster's Regiment. The building was vacated in 2018 and put up for sale in 2019, with the Fabric Church occupying the building since c.2024.

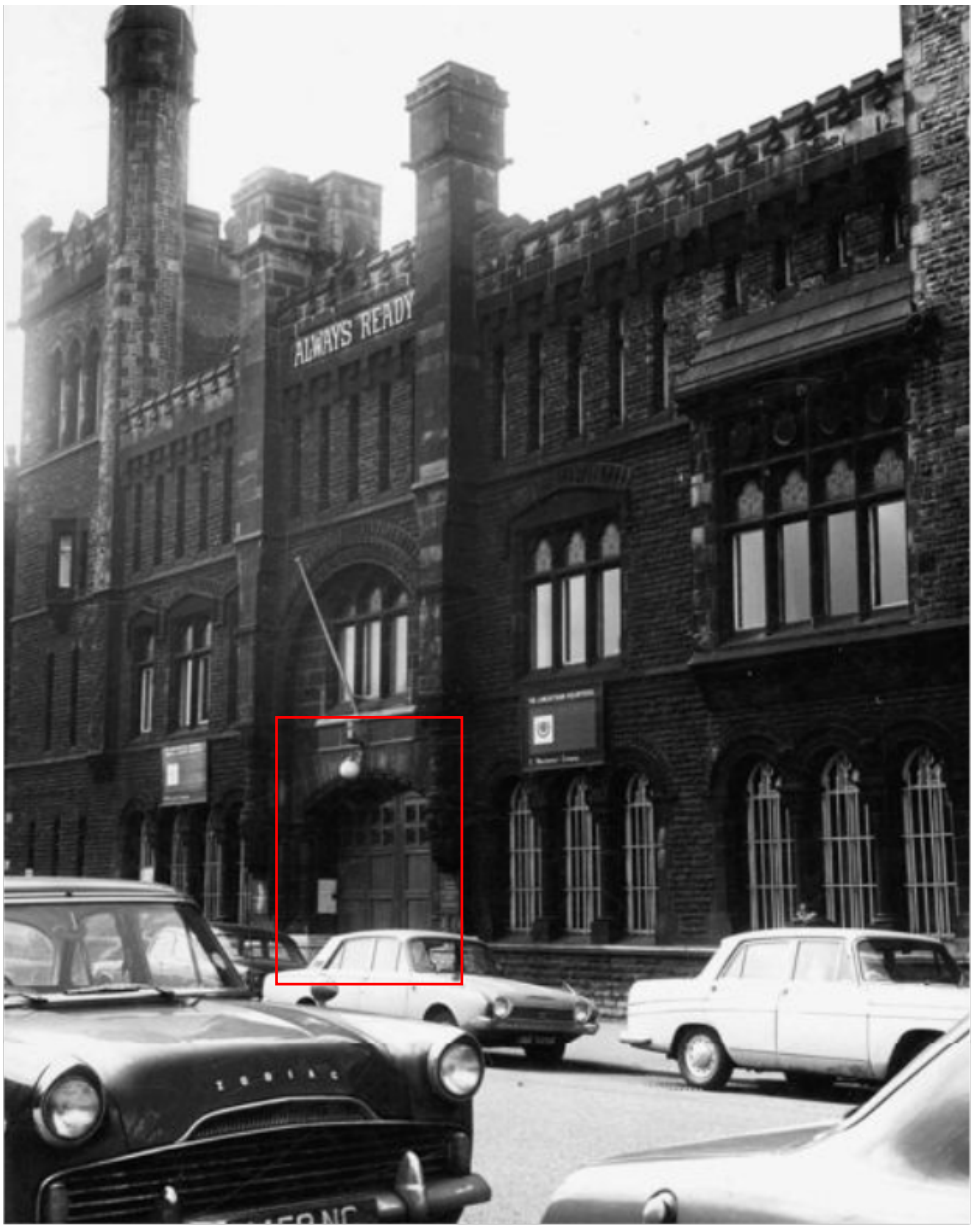


Figure 24: Historic Image of Ardwick Green Drill Hall, pictured 1969. Note the original door is still extant. **Source:** Manchester Central Archive. ref: m10817.

The Subject Site consequently retains a number of features ranging from the late-19th century onwards which convey the buildings special architectural and historic interest. This is explored further in Section 6.

5. Significance

5.1 Introduction and measuring significance

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Subject Site, with specific focus on the roof aspects only – as these are of relevance to the Listed Building Consent application.

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

The assessment of significance accords with the requirements of the NPPF and uses English Heritage's methodology outlined in its 2019 document, *"Statements of Heritage Significance".* Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment. Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and artistic interest These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
Historic Interest An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The assessment of the significance is based on both desktop research and on-site visual surveys. The following assessment of significance sets out and ascribes areas of relative significance across the former school building using the following levels of significance. The table below outlines the scale of significance attributed to the differing levels of planning status of individual buildings and sites. The following hierarchy of significance is used to outline individual features and building elements of special interest (**Table 1**, below). The following significance plans use the rating / colour system below in order to visually illustrate areas of relevant significance. Annotations on the plans refer to key elements and features within each room:

Table 1. Definition of significance terms used in this Heritage Statement.
High heritage significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are ***fundamental*** to the understanding of the Sites design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals or alterations) could potentially cause a ***major adverse impact*** on the special interest of the building.
Medium heritage significance relates to those components of the structure deemed to be of special interest. They are ***important*** to the understanding of Sites design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest. The loss of such elements (through demolition removals and/or alterations) could potentially cause a ***moderate adverse impact*** on the special interest of the buildings.
Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively negligible contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values. The loss of such elements (through demolition, removal or alteration) may cause a ***minor adverse, negligible adverse*** *or* ***neutral impact*** on the special interest of the building.
No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments. The loss of such elements (through demolition removal or alteration) could potentially have a neutral *or* ***beneficial impact*** on the special interest of the building.
Unknown heritage significance. features or components which where the relative importance or interest requires determination by further investigation.

5.2 Ardwick Drill Hall

The following description of the extant building is based on surveys carried out in May 2024. This will outline features of historic and architectural interest of the roof form (both internal and external), which contribute to the significance of the Grade II Listed Building.

Exterior – Principal Elevation

The late-19th century Drill Hall comprises a roughly rectangular plan form with the principal facade fronting onto Ardwick Green North. The facade is formed of course sandstone, comprising three asymmetrical bays, the bay to the right being wider than that to the south-west. A four-storey tower is situated to the far left, as depicted in **Figure 25** below.



Figure 25: Photo of the Subject Site, 'Drill Hall at Ardwick Green North'. **Source:** SLHA, site visit.

The segmental-headed arched entrance is located in the central bay of the facade, above which is a three-light mullion and transom window. The upper lights have cusped heads, set within a richly carved segmental relieving arch. Corbelled tourelles rise from this level to project above the eaves as chimneys, flanking five narrow windows on the second floor and a panel containing the words 'ALWAYS READY' in relief within the parapet. The outer bays have arcaded round-headed windows to ground floor, transomed arched windows to 1st floor including an 8-light oriel at the right-hand end with a frieze of blank shields over the lights, and slit windows to 2nd floor like those in the centre. The tower has 3 slit windows to ground floor, 2 to 1st floor, 2 similar windows flanking a small triangular oriel to 2nd floor, and an arcaded 3-light window to 3rd floor, with sashed lights, shafts and 2-centred arches. A large Drill Hall was situated to the rear.

Whilst it is clear that the door to the main entrance is not original and a number of windows have been replaced (to the castellated tower and former caretakers wing) the façade conveys **high aesthetic, architectural and historical value** through the retention of architectural form, materials and detailing.



Figure 26: Original, principal entrance (south elevation) to Ardwick Green. Door / timber frame is a later addition and of **no heritage significance. Source:** SLHA, site visit.



Figure 27: Original, principal entrance (south elevation) to Ardwick Green. Internal view suggests some fragments of the original door survive. Intrusive investigation works required to understand full extent / survival. **High Significance. Source:** SLHA, site visit.

Exterior - West elevation

Accessed through an open side passage leading onto a surface car park, the western elevation is of red brick and less decorative than the principal facade. The four-storey block which once formed the caretakers secluded quarters, is still extant (**Figure 28, below**). A single, brick-built chimney features at roof level. A number of windows have since been replaced with PVC. The lintels above do however, denote the original placement of these windows. The door to the original side entrance is also a later replacement. The narrow-slit windows to the right of the side entrance were originally designed as such to conceal the armoury.

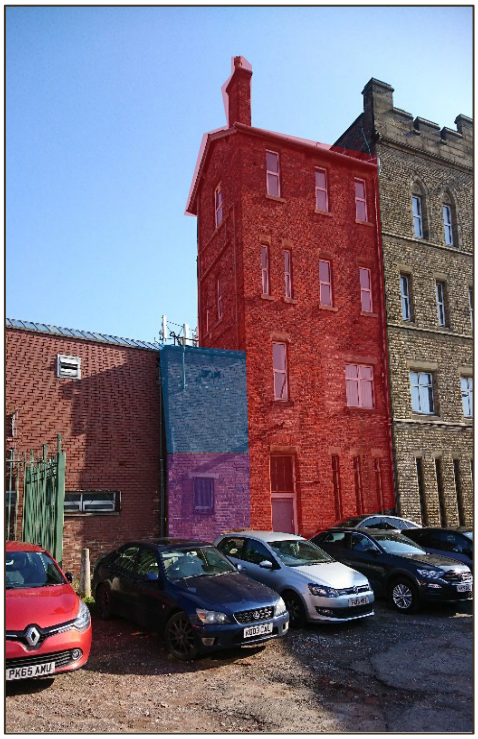




Figure 28 (left): Original caretakers wing. 4 storey, red brick. Shaded in red. **Figure 29: (right, above):** The 1950s extension, (indicated in green) is of no significance.

Whilst altered in areas (i.e. replacement upvc windows), the former caretakers wing is of intrinsically **high significance** as it formed part of the original design when the Drill Hall was constructed and enhances the ability to understand the Subject Site as a purpose-built Drill Hall. The red brick extension to the immediate north of the caretaker's wing is a later addition, single-storey built (c1920s) to accommodate a caretakers coal store (shaded purple), this was later adapted in the c.1930-1940s with a second storey to accommodate a small w.c. block, as evidenced on 1950s plans of the building.

The 2-storey block to the north of this was added in the 1950s, forming a large WC / shower block**.** This is considered to be of **no heritage significance.**

Exterior - 1956 Extension

In the mid-20th century, the Subject Site was extended to the rear. The two-storey brick-built extension comprises metal framed windows to the ground floor, with PVC above. All of which are

concealed behind steel railings. The block is utilitarian in form, with concrete finishings. A large, shutter garage door fronts onto Downing Street **(Figures 31a and 31b, below).**



Figure 30a: 1950s extension, south elevation.



Figure 31b: Garage entrance fronting onto Downing Street. The 1950s block is considered to be of low heritage significance.

The mid-20th century wing provided a large garage space to the ground floor with office space above. Whilst of demonstrably lesser interest than the original 19th century part of the building, the two-storey extension indicates the continuation of use under the Territorial Army. It is therefore considered to be of **low significance.**

Exterior – Rooftop

The roof is accessed through the upper storey of the castellated tower. A narrow door, complete with pointed arch detailing leads to the flat roof with stone steps**.** Decorative, sandstone chimneys with gargoyle detailing feature, enhancing the medieval character of the building. These original features contribute to the architectural interest of the building and are consequently of **high significance.**

The large ridged skylight structure over the Drill Hall (and above the former rifle range) formed part of Booth's original design ethos. Whilst the glass and glazing bars have since been replaced and are consequently of **no significance**, the skylight feature enhances the ability to understand and appreciate the building as a Drill Hall and thus its form is consequently of significance.



Figure 32: Top left, Narrow entrance with pointed arch detailing, Gargoyle detailing (bottom left)**.** Flat roof to principal building, original skylight and chimneys feature (top right). Skylight over Drill Hall (bottom right).

Please note – LBC has been obtained for the replacement of the later skylights.

5.3 Interior – Ground Floor

The spatial character of the ground floor has been considerably altered from its late-19th century appearance. The formally double-height drill hall was heavily subdivided in the 1930s to create secure storage units and cellular office spaces below.

Despite the extensive alterations and subdivision, the building retains a number of architectural details which enable its special interest to be appreciated. Of these, the original woodblock Drill Hall floor, original glazed brick fireplaces, original doors, staircases and walls are of intrinsically high significance.

The significance plan below is designed to be a guide for the levels of significant and non-significant fabric within the ground floor of the building. Please refer to the detailed assessment within **Table 2, below** for additional detail.

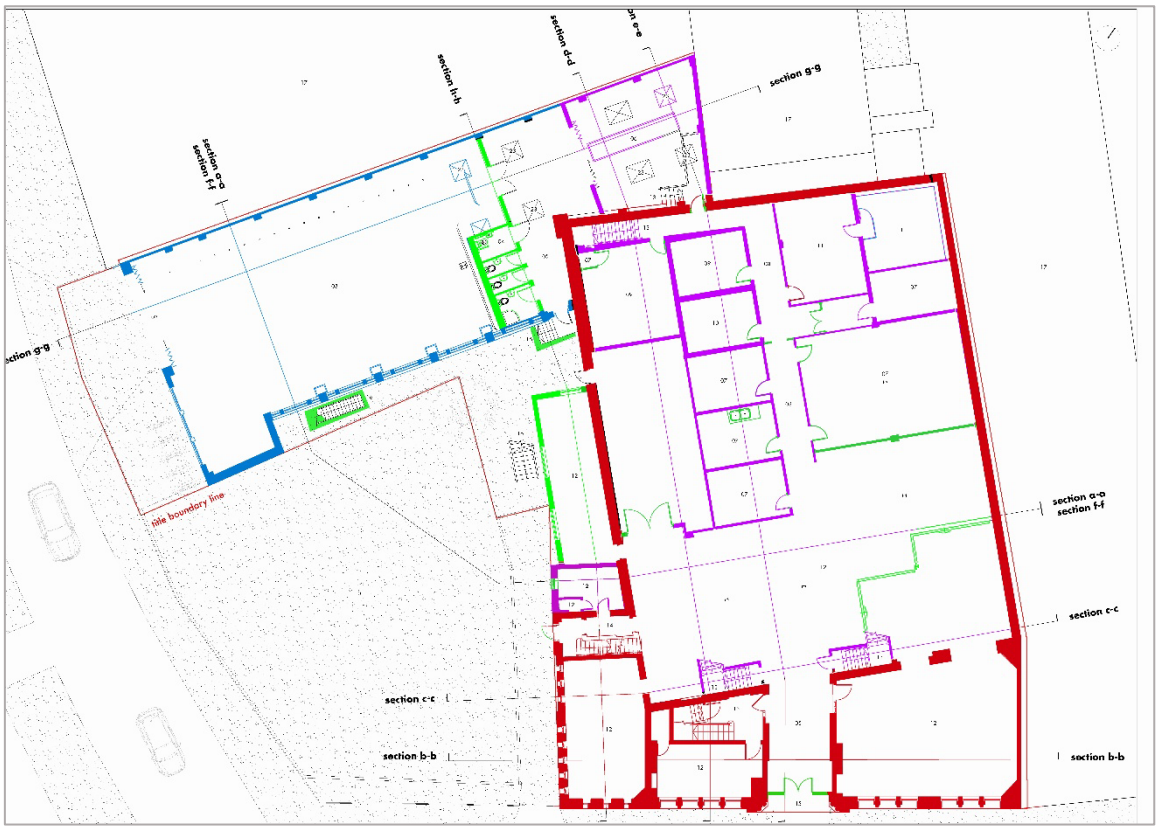


Figure 33: Ground Floor Significance Plan. Elements shaded red represent 'high significance', purple indicative of 'medium significance', blue of 'low significance' and green of 'no significance'. Source: shedkm existing plan, adapted by SLHA.

Table 2: Building Gazetteer – Principal Building, Ground Floor	Description and Significance Appraisal
	**Figure 34:** Original entrance from Ardwick Green South leading to the former Drill Hall at ground floor level. Course sandstone bricks (overpainted) are of **high significance.**
	**Figure 35:** Example of original late-19th century stained glass, leading to room to the east of the main entrance (**high significance**).
	**Figure 36:** Room to east of main entrance. Original windows. All **high significance.** Ceiling feature; floor and radiators all of **no significance.**



Figure 37:

Room to east of main entrance. Original fireplace (infilled); original alcove to the left of the fireplace (door and infill are later additions of no heritage interest).

Note, a secondary fireplace features to the north-east corner. All **high significance.**



Figure 38:

Original wall, featuring original blocked arched openings (would have historically been glazed).

Large opening to north aspect of room.

Original fireplace to right of image (outlined in red – **high significance**).



Figure 39:

Original Stone Steps. Accessed from side entrance, west elevation. Leading to former caretakers' quarters.

The stone steps, whilst of simple design, form part of the original late-19th century building and are therefore considered to be of **high significance.**



Figure 40:

Former caretakers room and coal store (right). Believe to have been adapted in the 1920s (refer to Goad mapping). **Medium significance.**

Single storey extension above established 1930s-1940s, **low significance.**



Figure 41:

Ground floor foyer. Exposed timber beams and steel I beams / girders date to 1930s. Interventions are of some merit as they convey the historical development / use of the building. **Medium significance.**

The boxing to the stair is of **no significance**.

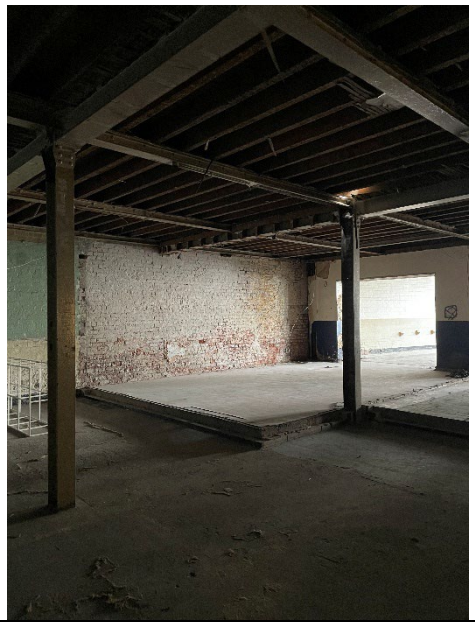


Figure 42:

Secondary view of ground floor foyer (facing south-east). The area has been heavily stripped, leaving only the 1930s frame. Steel beams supplied by Frodingham Iron & Steel Co. Ltd. Supporting cross beams above.

Brick wall to the far left is the original, external wall to the Drill Hall.



Figure 43:

Detail of decorative infill glazing to raised drill hall – **medium significance.**

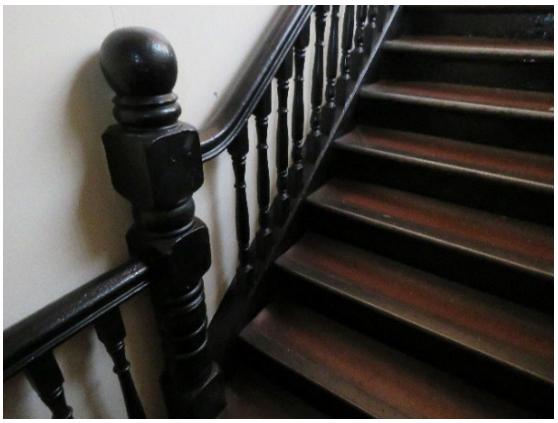


Figure 44:

Staircase leading from ground floor to inserted 'Drill Hall' above. These were added c.1930 and do not form part of the original design. These are considered to be of **medium significance** as they convey the changes made to the building when the territorial army began to train with the regular army.

This resulted in a new drill hall being raised at first floor level.



Figure 45:

Ground floor foyer. Original wall. Original arched alcove, internal window now infilled. **High significance.**



Figure 46:

Original recessed stone architrave with overpainted arched fanlight above. Leading to former armoury. **High significance.**



Figure 47:

Original Jack Arch ceiling and windows to armoury room. **High significance.**



Figure 48:

Concrete floors and modern drainage (area was used as toilets in the late-20th century).

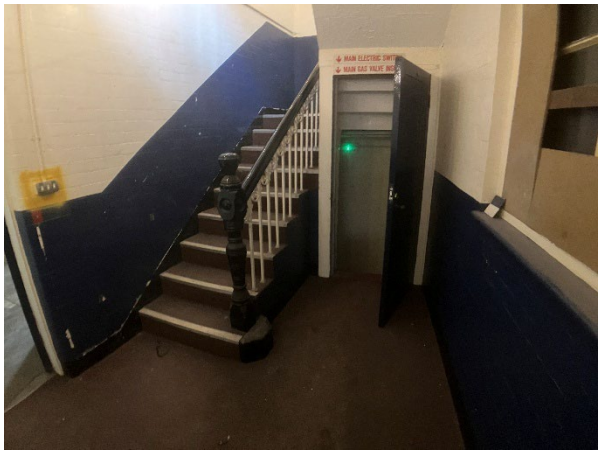


Figure 49:

Original 1880s staircase to the west of main entrance lobby. Blocked window to the right of image.

High significance.



Figure 50:

Main historic stair (landing) – potential for intrusive investigation works to understand build up / potential for feature behind.

Original decorative brackets evident throughout. **high significance.**



Figure 51:

Room to west of main entrance (Former Office). Original arched windows – whilst overcovered, they retain their architectural quality and character and thus of **high significance.**

	**Figure 52:** Original internal cupboard in former office. **High significance.**
	**Figure 53:** Original glazed brick fireplace in former office (later board covering). **High significance.**
	**Figure 54:** Original safe within safe room. **High significance.**



Figure 55:

1950s extension to the north of former armoury room. **No significance.**



Figure 56:

Former mini range to the west of ground floor floorplate. Woodblock flooring (appears slightly later in date than original Drill Hall floor, but still considered to be of **high significance**).

Doors are of **no significance.**



Figure 57:

Looking west across the main ground floor foyer. Cellular rooms were established in 1930s phase. Majority of doors have been replaced.



Figure 58:

Example of original wooden parquet floor to 19th century Drill Hall. This would have been laid over concrete and is of **high significance**.



Figure 59:

Room to east of ground floor corridor, internal walls which now subdivide the ground floor / former drill hall space. These alterations were made c.1930.

These cellular spaces are considered to be of **medium significance**.

Modern doors are of no significance (refer to significance plans).

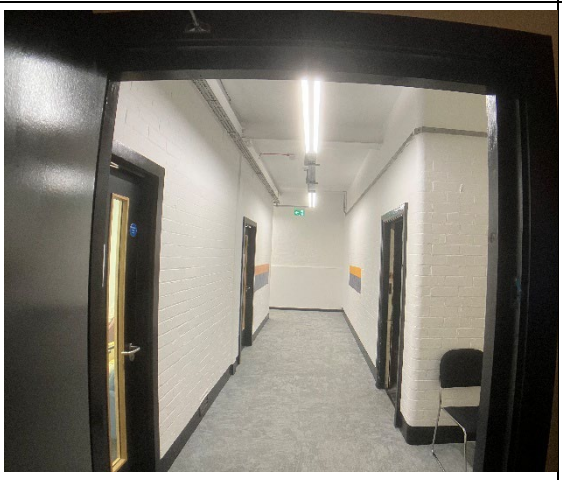


Figure 60:

Ground floor corridor, internal walls which now subdivide the ground floor / former drill hall space. These alterations were made c.1930, illustrating a key development phase for the building and are thus of **medium significance**.

Modern doors are of no significance (refer to significance plans).



Figure 61:

Example of early-mid 20th century decorative wall vent. Pictured here in ground floor corridor. **Medium significance**.

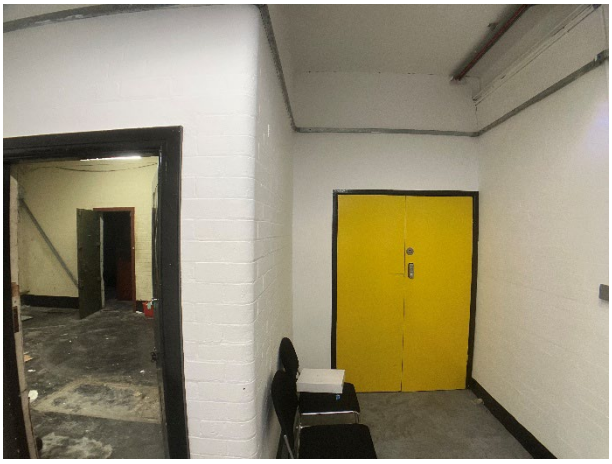


Figure 62:

Modern infill / door to the east aspect of northern corridor. **No significance.**



Figure 63:

Room beyond suggested to contain fixtures to the floors and walls, evidencing previous use for 'prisioners of war'.

Source: Oral history from former members of the Territorial Army based at the Ardwick Drill Hall.



Figure 64:

Example of an original door, likely reinstalled in a different place during the early 20th century refurbishment works to the building. **High significance.**

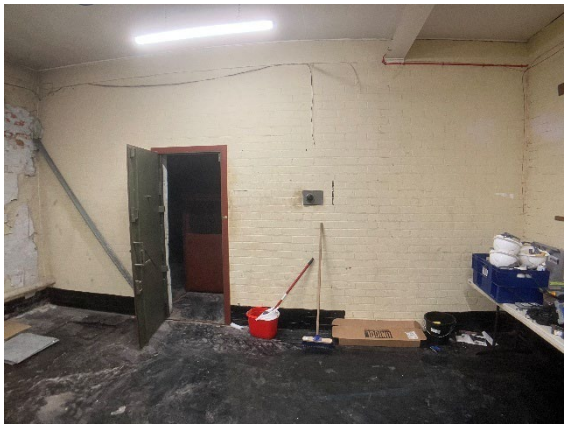


Figure 65:

Safe door to later armory room (adapted c.mid-late 20th C).



Figure 66:

Later armory room (adapted c.mid-late 20th C).

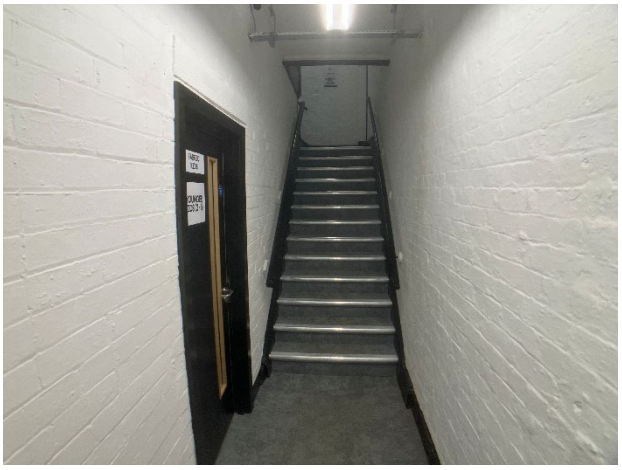


Figure 67:

Staircase to the rear of the building leading from ground floor to inserted 'Drill Hall' above. These were added c.1930 and do not form part of the original design.

These are considered to be of **medium significance** as they convey the changes made to the building when the territorial army began to train with the regular army.

This resulted in a new drill hall being raised at first floor level.

5.4 Interior – First Floor

In 1930, a raised floor was introduced to accommodate a new Drill Hall with storage below, thereby altering the double heighted space.

To the south of the floorplate, the barracks section of the building retains a significant amount of its original features, such as internal windows and the decorative iron balcony which enables the special interest and former use of the building to be appreciated.

The significance plan below is designed to be a guide for the levels of significant and non-significant fabric within the first floor of the building. Please refer to the detailed assessment within **Table 3, below** for additional detail.

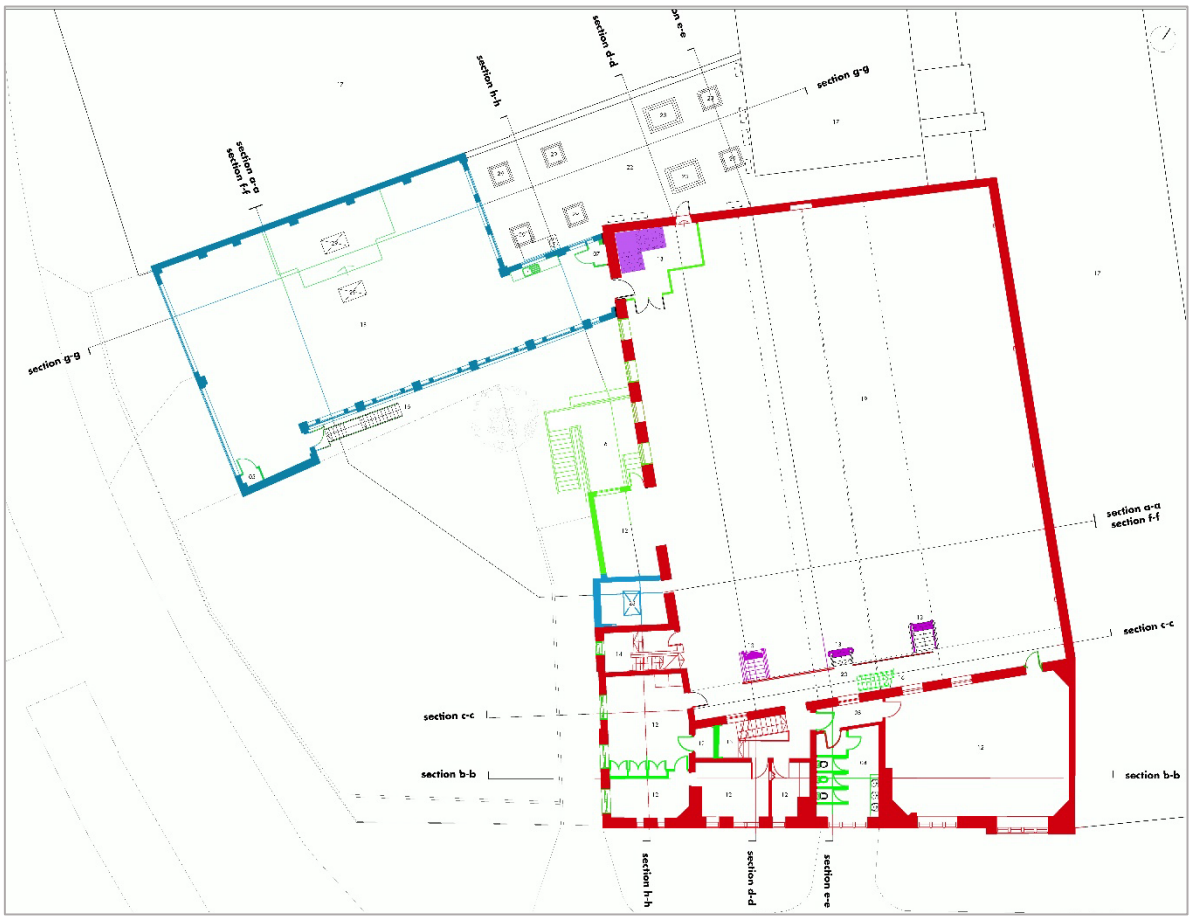


Figure 68: First Floor Significance Plan. Elements shaded red represent 'high significance', purple indicative of 'medium significance', blue of 'low significance' and green of 'no significance'. Source: ShedKM existing plan, adapted by SLHA.

Table 3: Building Gazetteer – Principal Building, First Floor	Description and Significance Appraisal



Figure 69: Drill Hall interior, looking north across the space. The 1930s raised floor has altered the original double height space (**medium significance**). Original late-19th century trusses, purlins and timber batons survive – **high significance**. Glazing and glazing bars appear to be late-20th century, following inspections from roof level (**no significance**).

Stud wall to north-west corner (left of image) of **no significance.**

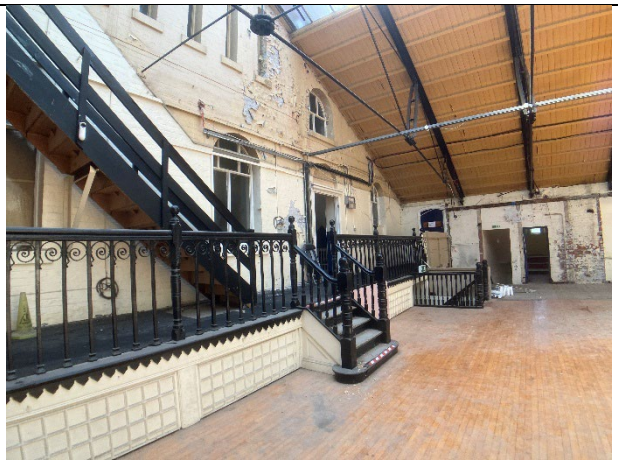
	**Figure 70:** Original iron balcony (as illustrated in photo taken within the Drill Hall in 1921). This formed part of the original 1886 design and is of **high significance.** Sections of the balcony to the east and west sides have been lost (believed to have taken place during 1950s alterations). Original glazing survives below. X3 inserted staircases and glazing below date to 1930s and are of **medium significance.**
	**Figure 71:** Sections of the balcony to the east and west sides have been lost (believed to have taken place during 1950s alterations). Original glazing survives below.
	**Figure 72:** Overpainted glass panelling. This was inserted during the 1930 reconstruction of the Drill Hall. These were designed to light the newly formed lobby space below at ground floor. **Medium significance.**



Figure 73:

Full aspect view (looking south) across Drill Hall, illustrating original elevation of barracks building, balcony and network of trusses.

Original 1930s flooring to the right aspect of Drill Hall. **Medium significance.**

Inserted stair from first to second floor (outlined in green) is a late-20th century addition of **no heritage significance.**



Figure 74:

1950s room to west aspect of Drill Hall, featuring fire escape. **No heritage significance.**



Figure 75:

1930s / 1940s room to west aspect of Drill Hall, added to provide WC units when the Drill Hall was raised. **Low significance**

	**Figure 76:** Original Tobin vents. The decorative vent is an original 19th century feature and thus of **high significance.** There are four in total to the eastern wall of Drill Hall.
	**Figure 77:** Photo showcasing the original internal windows and original door / architrave. **High significance.**
	**Figure 78:** Inserted cupboards, suspended lighting and radiators of **no significance.**
	**Figure 79:** Replacement windows are of **no significance.**

	**Figure 80:** Original recessed arched opening and stone steps leading to secure storeroom. Would have historically been open to the main stairwell. **High significance.** Suspended lighting and later doors of **no significance.**
	**Figure 81:** Replacement windows and suspended lighting, **no significance.** Narrow slit windows and original stone walls of **high significance.**
	**Figure 82:** Original built in safe to former officer's room. **High significance.**
	**Figure 83:** Original mulled windows with decorative stained-glass lights above. Original arched panelled door with architrave surround. Original skirting and cornicing. All **high significance.**

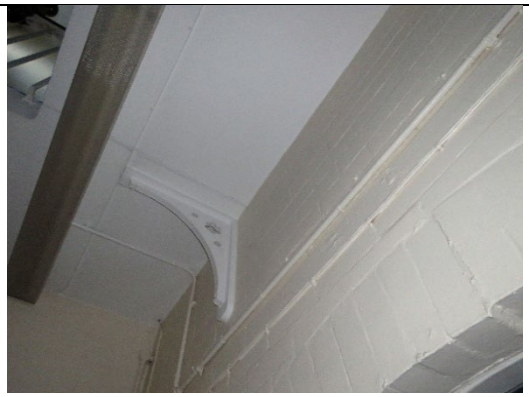
	**Figure 84:** Original decorative staircase (1886). **High significance.**
	**Figure 85:** Example of original internal arched window. Whilst the glass has been replaced, the architectural character and expression of the feature can still be understood and appreciated as part of the original design. **High significance.**
	**Figure 86:** Example of original decorative brackets. **High significance.**



Figure 87:

Example of original arched panelled door with moulded architrave surround.

Original skirting and cornicing.

All **high significance**



Figure 88:

Late 20th century hatch. **Low significance.**



Figure 89:

Fixed shelving. **Low significance.**

	**Figure 90:** Original tripartite windows with decorative stained-glass lights above. **high significance.** WC fixtures and fittings of **no significance.**
	**Figure 91:** Mid-late 20th century light fitting. **No significance.**
	**Figure 92:** Deep coffered ceiling to the original committee room and original cornicing**. high significance.**
	**Figure 93:** Original recessed architraves to north wall. **high significance.**



Figure 94:

Original windows with decorative stained-glass lights above. Each of the lights depict the initials of the four officers responsible for the creation of the Drill Hall. **high significance.**



Figure 95:

Door / surround leading onto balcony is a later addition of **no significance.**



Figure 96:

South-east corner of Drill Hall – subject to extensive water damage through existing pipe.

5.5 Interior - Second Floor

Originally designed as a shooting gallery, a 'practising room for the band' and a storeroom. The second floor to the principal building has since undergone drastic alteration. The space was converted in the early-20th century to the Sergeants Mess, featuring private WCs to the west. The space has since been altered to accommodate canteen facilities and a suspended ceiling has been installed, both ultimately having a detrimental impact on the ability to appreciate the space.

The rooms to the west side of the second floor do however retain a number of original features which are of intrinsically high significance, such as the iron staircase; brick arched openings and original doors.

The significance plan below is designed to be a guide for the levels of significant and non-significant fabric within the second floor of the building. Please refer to the detailed assessment within **Table 4, below** for additional detail.



Figure 97: Second Floor Significance Plan. Elements shaded red represent 'high significance', purple indicative of 'medium significance', blue of 'low significance' and green of 'no significance'. Source: shedkmexisting plan, adapted by SLHA.

Table 4: Building Gazetteer – Second Floor	Description and Significance Appraisal
	**Figure 98:** Originally designed to be a 'shooting gallery', the space latterly came to be the sergeants mess room c.mid-20th century. The space was consequently refurbished. Suspended ceiling with x4 lights, **no heritage significance.** Original skylight above consequently obscured. It would be a heritage benefit to remove the suspended ceiling and reinstate the spatial quality of the room / expose the original skylight, which is of **high significance.** Note, all radiators and dado rail are of **no significance.**
	**Figure 99:** Ventilation fixtures and fittings to windows. **No significance.** Whilst the character of the original narrow split windows is as per original design, these too have been renovated (c.1930). As they retain the architectural and aesthetic character of the original windows, they are considered to be of **high significance.**

	**Figure 100:** Light fixtures **No significance.**
	**Figure 101:** Late 20th / 21st century staircase and new opening. **No significance.**
	**Figure 102:** Canteen fixtures **No significance.**

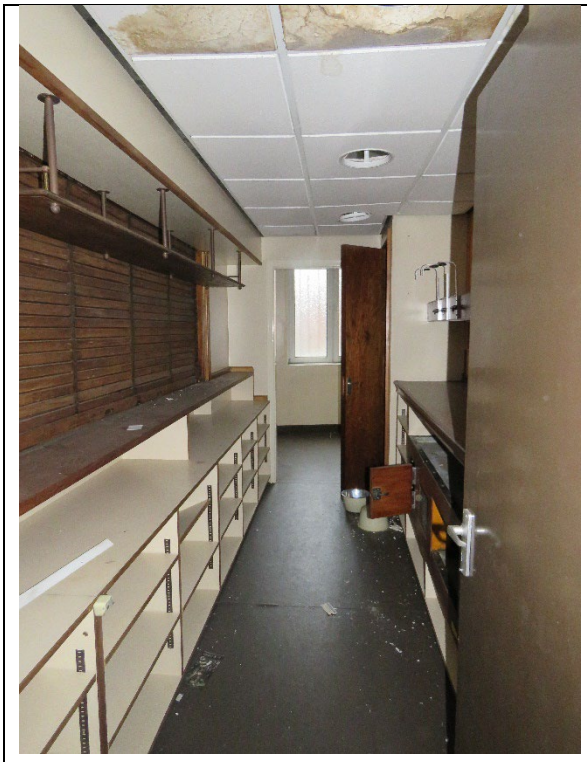


Figure 103:

Kitchenette / canteen fixtures and fittings and suspended ceiling. **All no significance.**

Window to room is modern and of **no significance**



Figure 104:

Example of Narrow split windows. As they retain the architectural and aesthetic character of the original windows, they are considered to be of **high significance.** Some catches are later additions.

Lightweight walls are a modern addition and of **no significance.**

	**Figure 105:** Timber panelling to walls and suspended ceiling / beams. **All no significance**
	**Figure 106:** Example of 1950s door. **Low significance.**



Figure 107:

Example of original brick arch detailing appears above doorway – **high significance.**

Note, the door is a later addition and considered to be of **no significance.**

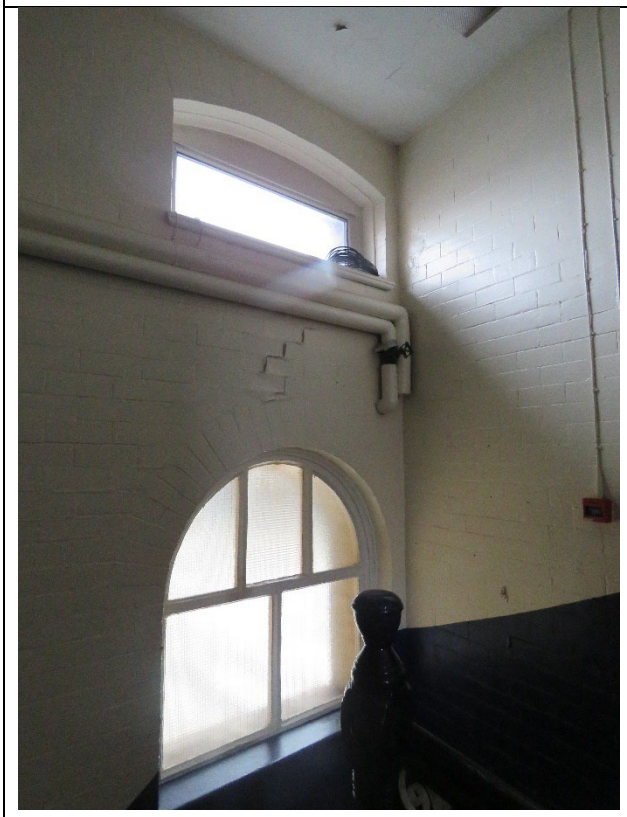


Figure 108:

Large, arched window (below) to original external wall. **High significance.**

Single pane window is a later replacement of **no significance**, but the expression of the recessed arched opening above is original and of **high significance.**

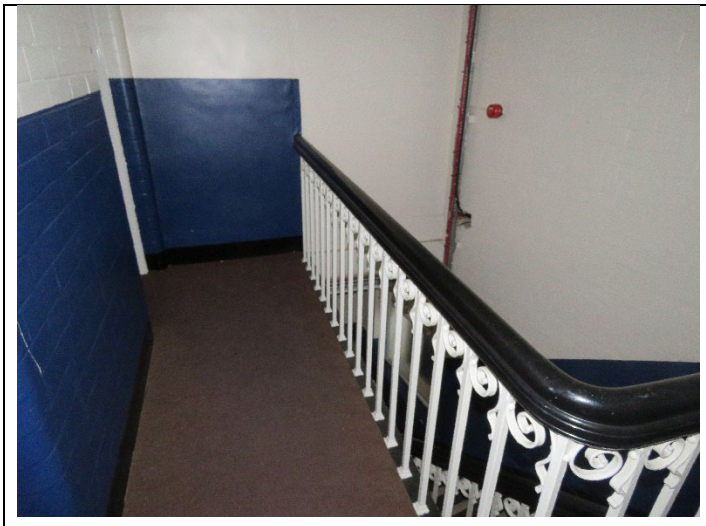


Figure 109:

Original iron staircase with decorative balustrading **high significance.**

Original stone walls – **high significance**

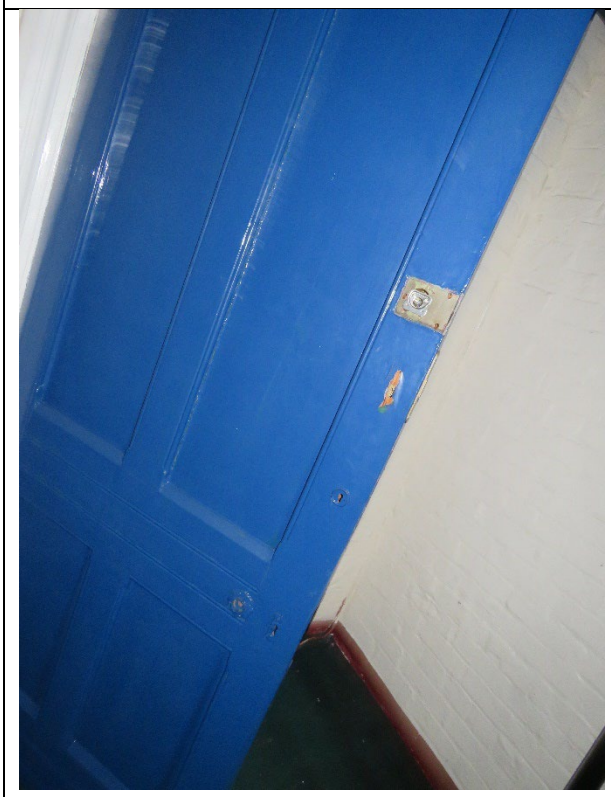


Figure 110:

Example of original door. **high significance.**



Figure 111:

All WC fixtures and fittings are of **no heritage significance.**

Windows are original with frosted glass replacement.

5.6 Caretakers Apartment

The castellated tower block comprises the former caretakers' quarters (ground – third floor). The block was intentionally segregated from the principal building as part of Lawrence Booths original design, comprising a separate stone staircase. This segregation allows for the original purpose of the space to be understood and appreciated as residential quarters. The plan form is therefore considered to be of high significance. It is not known whether the extent of the layout is exactly as per the late-19th century layout, this would be subject to intrusive investigation works to walls / floors etc.

Whilst the individual rooms retain their purpose as residential quarters, they have been substantially altered (c.late-20th century), with few original features having been preserved.

The significance plans above (ground, first and second) are designed to be a guide for the levels of significant and non-significant fabric within this portion of the listed building. Please refer to the detailed assessment within **Table 5, below** for additional detail.

Table 5: Building Gazetteer – Former Caretaker's Quarters	Description and Significance Appraisal
	**Figure 112:** Original stairwell leading to former caretaker's quarters. Modern fixtures and fittings are of no significance/ Original course sandstone walls and expression of narrow split window opening, **high significance**. Note, replacement window of **no significance.**

	**Figure 113:** Late-20th century / early 21st century kitchen fixtures and fittings. Replacement, modern upvc windows. **All no significance.**
	**Figure 114:** Replacement, modern upvc windows. **no significance.** Additional fixtures and fittings / skirting. **No significance.**
	**Figure 115:** Replacement, modern window. Additional fixtures and fittings / skirting. **All no significance.**

	**Figure 116:** Original recessed bay. **High significance.** Windows are modern and have **no heritage significance.**
	**Figure 117:** Original staircase and carved top newel, deep moulded skirting. **High significance.**
	**Figure 118:** All WC fixtures and fittings, including tiling. **No significance.**

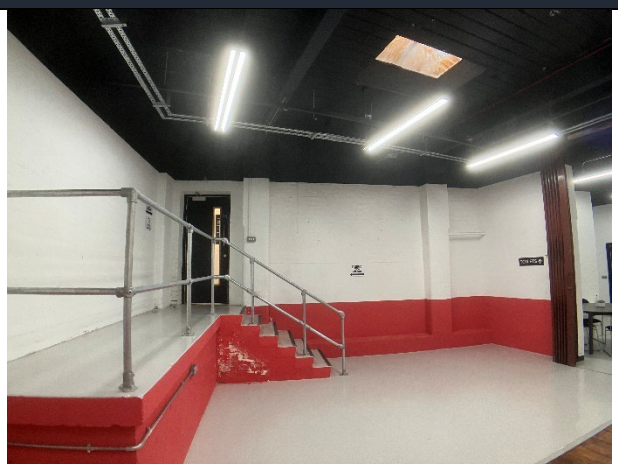
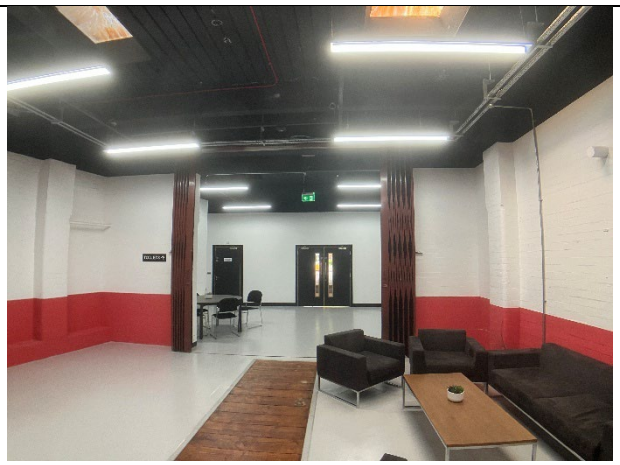
	**Figure 119:** All WC fixtures and fittings. **No significance.**
	**Figure 120:** Evidence of shallow chimney breast / ventilation. Modern fixtures and fittings / window. **No significance.**
	**Figure 121:** Original tripartite opening of **high significance** with low quality replacement windows. **No heritage significance.**

5.7 Garage and Office Extension

The two-storey extension was implemented to the west of the original building in 1956 to accommodate a new garage to the ground floor with offices above. The extension demonstrates the need for change and expansion during the post-war period. The partitions in the extension are original and integral to that part of the building, which overall is of low heritage significance.

An earlier garage is still extant to the rear of the Drill Hall. This was built during the early 20th century, (pre-WWI) and is considered to be of medium significance.

The significance plans above are designed to be a guide for the levels of significant and non-significant fabric within this portion of the listed building (ground and first floor plans). Please refer to the detailed assessment within **Table 6, below** for additional detail.

Table 6: Building Gazetteer – 1956 Extension	Description and Significance Appraisal
	**Figure 122:** (Ground Floor) - External walls and floor of **medium significance.** The garage was erected in the early 20th century (c.1910s) and remained an integral element to the building throughout the early-mid 20th century. By the 1950s, this was no longer considered to be fit for purpose, and was extended.
	**Figure 123:** Original garage doors and wood panelling to centre of concrete floor

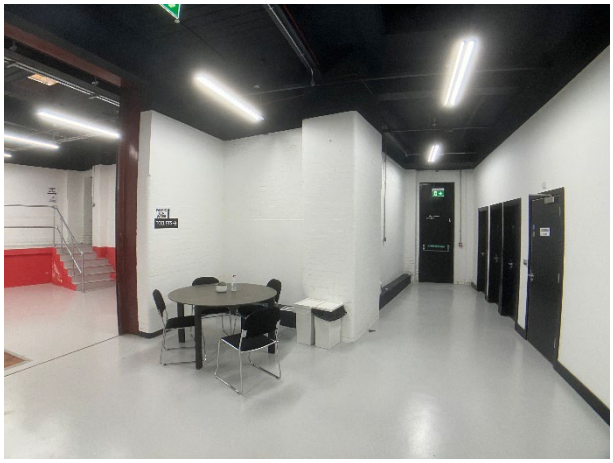


Figure 124:

1950s extension. Brick wall to the centre of the image denotes the end of the 1910 garage.

Modern toilets have been inserted within the 1950s extension. **No significance.**

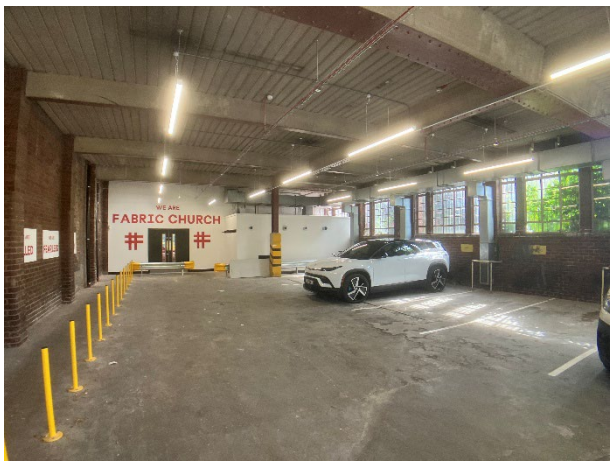


Figure 125:

1950s garage / office extension. Ground floor comprises a simple, utilitarian open space which was designed for vehicles – evidencing the changing needs of the building by the mid-20th century. Metal framed windows to the south elevation.

Low significance.

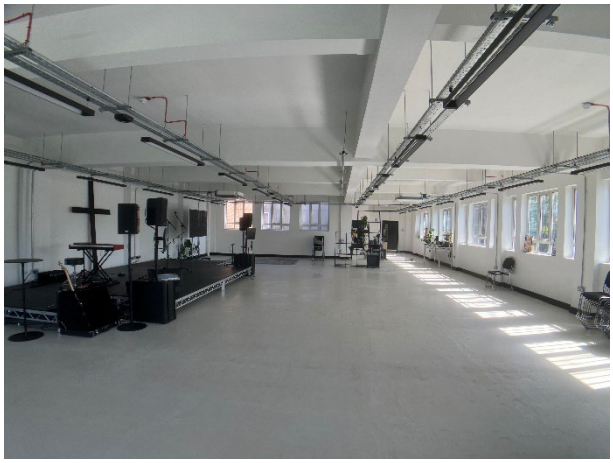


Figure 126:

1950s garage / office extension – first floor (west facing). **Low significance.**

Formerly office space, has since been converted into open plan. Space is currently used by the Fabric Church.

Some windows have been replaced with upvc and are of **no significance.**

	**Figure 127:** 1950s garage / office extension – first floor (west facing). **Low significance.**

5.8 Statement of Significance

The statement of significance provides further details and a summary of the Site's special interest. The national status and special architectural and historic interest of the Site is recognised by its Grade II listed designation.

The building is not located within or nearby any designated Conservation Areas.

The Site was designed in 1886 and opened in 1887 as the 'Ardwick Drill Hall' for the 20th Lancashire (2nd Manchester Rifle Volunteers). As a whole, the Site is considered to yield **high historic, aesthetic and architectural interest.**

The Site represents a notable period during the development of the Volunteer Corps in Manchester during the late 19th – mid 20th century. The building yields **high historic value** as it conveys the inception and historical development of the Rifle Volunteer Corps in Ardwick and latterly, the need to merge with the regular army during the interwar period. A key feature of this being the reconstructed Drill Hall, including the visual appearance of the central skylight, timber batons and steel truss arrangement.

The Site yields **high architectural value** through the retention of original 1886 fabric and character (steel truss roof; skylight (location). Despite the alterations made to the building during the 1950s to present day, the key features (listed above) allow for the Subject Site to be understood and appreciated as a late-19th century Drill Hall which was later adapted to suit the needs of the Territorial Army during the inter-war and post-war periods respectively.

The building represents a good, surviving example of Drill Hall building typology which emerged in the mid-19th century following the inception of the Volunteer Movement in 1859.

Elements considered to be of high significance include:

- Original architectural character and materials of the principal façade. Key features which allow for the building to be read and understood as a purpose built late-19th century Drill Hall include the medieval, castellated exterior and the pitched form of the drill hall to the rear (roof covering later material and of no significance).
- Original wide-span, steel truss roof and timber batons maintain the buildings architectural character.
- Distinctive skylight(s) to drill hall and barracks roof. Whilst the glazing and glazing bars appear to have been reinstated c.late 20th century (fabric is of no significance), the character and expression of the original design intent remains clear.
- Retention of caretaker's quarters to the castellated tower
- Retention of original staircases
- Decorative iron balcony, originally designed to overlook the double height Drill Hall below (only partially survives after 1950s alterations).

- Original windows and doors; both internal and external. Whilst some glass has been replaced / boarded up, the character and position of the windows remain as built
- Tobin vents retained to ground floor
- Original exposed parquet wooden floor
- Original sandstone walls
- Glazed brick fireplaces to former office and administrative areas
- Expression of internal openings in corridors and rooms

Elements considered as having Medium Heritage Significance are:

- Open spatial quality of reconstructed Drill Hall. Whilst not original, the reconstructed space retains the character and qualities of a Drill Hall and the 1930s space has some significance in its own right.
- Open spatial quality of reconstructed Drill Hall. Whilst not original, the reconstructed space retains the character and qualities of a Drill Hall.
- Four inserted staircases to permit access to the reinstated Drill Hall above
- Internal walls at ground floor level which support the raised hall
- Glass panelling (overpainted) below balcony
- Iron columns and girders to ground floor
- Decorative wall vents
- Early 20th century garage

Elements considered as having Low Heritage Significance are:

- 1956 garage and office extension
- Any 1950s doors
- 1930s / 1940s room to west aspect of Drill Hall, added to provide WC.

Elements considered as having No Heritage Significance are:

- Late 20th century glazing and glazing bars to rooflights (above barrack building and drill hall)
- Upvc windows
- Metal sheeting to Drill Hall roof.
- Late 20th century suspended ceiling to second floor space of barracks.
- Late-20th century stud walls and fixtures to second floor space (Barracks Building)
- All Kitchen / WC, fixtures and fittings
- Suspended light fittings / wc fixtures as outlined in this report
- Any replacement / later windows as outlined in this report
- Replacement door to Principal entrance fronting onto Ardwick Green North.

Despite evidence of alteration and adaptation throughout the 20th and early 21st centuries, the former Drill Hall complex as a whole is considered to merit its designation and is of **high heritage interest.**

As such, any proposals to the alter the external appearance of the Listed Building and make alterations to its interiors should be carefully considered to avoid diminishing special interest of the asset and avoid any detrimental impact upon the designated heritage asset.

6. Heritage Impact Assessment

6.1 Measuring and defining potential impact

This assessment of the potential heritage impact principally concerns the physical (direct) impact of the proposals upon the Grade II listed Drill Hall and its setting.

The magnitude of impact is a measurement of the extent of change which is likely to arise as a result of the Proposed Development. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 4**, **Appendix I for relative significance / values used in this Heritage Statement.**

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 5 and 6 (Appendix II and III),** both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 5 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: "The Setting of Heritage Assets" (Historic Environment Good Practice Advice in Planning. Note 3). The effects are broadly rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse, beneficial or neutral (suitably balanced).

As Historic England's Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true 'significance' of impact. Consequently, the following impact assessment is formed of a non-technical narrative argument that sets out 'what matters and why' in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

6.2 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the Grade II listed Drill Hall and its setting is assessed in light of the consideration of the overall significance of effect (i.e. degree of significance of the affected fabric and the subsequent impact) of the development proposals.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall public (and heritage) benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall

outside the scope of the Heritage Statement and are expounded in the wider Planning Statement (AshtonHale).

6.3 The Proposals

The description of development is as follows:

"Internal and external works to the Grade II listed former Army Barracks Building, including internal alterations, the addition of an external stairway, and a new roof terrace associated with the continued worship and associated community uses at the site''.

The proposals seek to convert the barracks building to create a community hub, featuring a variety of spaces such as a library, a co-working space and meeting, activity and function rooms which will be open for daily use by the wider community. The principal entrance from Ardwick Green will be reactivated, leading members of the community into an open café. This will necessitate a new external stair and reconfiguration of the internal stair arrangement.

The first floor drill hall will become the main worship space, capable of accommodating fabric's growing congregation. Outside of worship times, this space will be available for larger community gatherings.

Please refer to the Design and Access Statement (DAS) prepared by shedkm for full details of the proposals (with particular reference to pages 64 – 71) and refer to the existing, proposed and alteration drawings.

6.5 Physical Impact Assessment

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

The **NPPF (paragraph 212)** requires that, when considering the impact of a proposed development on the significance of a designated heritage asset that great weight is given to its conservation in order to avoid any 'harm' which might diminish the value of the asset and its significance. The proposed redevelopment of the Site will, however, incur some isolated instances of adverse direct impact as well as beneficial impacts. These are tabulated within **Tables 3** below:

Table 3: Direct Impact Assessment		
Proposal	**Impact discussion**	**Overall effect**
External works		
Barracks building: Non-original main entrance door proposed to be removed and replaced with new, gated entrance.	The existing timber doors are late-20th century additions of no heritage significance, their removal is thus considered to give rise to a neutral effect. ***There is a small section of original fabric to the rear aspect of the main entrance – this should be retained in-situ as part of the emerging development proposals.***	Neutral
Barracks Building: upvc-framed windows across the west elevation be replaced with a more appropriate timber replica	Proposed removal of inappropriate materials and introduction of timber replica windows considered beneficial, subject to appropriate / responsive design detail.	Moderate beneficial
Barracks Building: windows along fire escape route to be upgraded to be fire-resisting, with secondary glazing proposed to the former armoury.	Installation of secondary glazing will incur some negligible adverse effect to the surround of the armoury windows (subject to design detail). This option will however ensure the original windows will remain in situ.	Negligible adverse
Barracks building: new fire door proposed to west elevation.	Non-original door – no harm.	Neutral
Demolition of 1-2 storey brick structures to west of Drill Hall, including modern escape stair.	These extensions vary in date, the earliest being the single-storey aspect built (c1920s) to accommodate a caretakers coal store. This was later adapted in the	Minor-to-moderate adverse. The demolition of the 1920s – 1940s

	c.1930-1940s with a second storey to accommodate a small w.c. block, as evidenced on 1950s plans of the building. The 2-storey block to the north of this was added in the 1950s, forming a large WC / shower block. This is considered to be of no heritage significance.	portion of the building will result in some loss of early 20th century fabric, of low-to-medium significance. Resulting in a minor-to-moderate adverse effect.
Section of original Drill Hall wall (west elevation) proposed to be altered to accommodate new external stair. New glazed door to be introduced from atrium.	Removal of original external wall to Drill Hall will result in a moderate (high) degree of harm.	Moderate adverse
Existing opening to be extended to allow for new external stair and glazed entrance block Existing opening to west aspect of drill hall infilled (north).	Existing opening to west aspect of drill hall (ground floor) to be extended to allow access. Loss of fabric is negligible. Infill of later opening.	Negligible adverse. Neutral.
Garage building: windows	Windows (upvc) to be replaced with new, metal framed windows	Minor beneficial
Garage building: steel escape stair	Stair proposed to be removed and replaced with new steel stair. Additional stair to the east of this also proposed to be demolished.	Neutral
Garage building: Existing roof to be upgraded to accommodate new roof terrace - roof terrace to have new decking, seating + planters, m+e kit, pv panels and a railing around the perimeter.	The garage is a low significance extension, the addition of new railings will alter the original fabric and character to a negligible degree. The direct impact on this structure is deemed to be negligible.	Negligible adverse
Ground Floor – Interior		
New lobby proposed within principal room to west of main entrance	New lobby will intrude on the original spatial quality of the room and require some intervention to the surrounding walls.	Minor adverse
Fire soffits to be installed to GF space (proposed for café use)	Repair of exposed 1930s raised drill hall, installation of new soffit will not impede on any surviving historic fabric.	Neutral.

1930s stairs (x3) to be removed across the floorplate to accommodate new, fully compliant, escape stair.	Removal of the 1930s staircases will result in some loss of fabric which showcase the historical development of the drill hall during the inter-war years. The staircases themselves are not particularly high-quality and are not compliant with current fire regulations.	Minor-to-moderate adverse
Original woodblock floor	Proposed to be retained.	Neutral
Removal of step and creation of level access	Step installed in 1950s and of no significance	Neutral.
Original doors to ground floor (west of main entrance) to be retained, door swing altered	Alteration of door swing will have no effect on the ability to appreciate the architectural significance of the original doors. Direct impact will be equally minimal subject to appropriate method statement.	Neutral
New sliding door proposed to room to the east of main entrance.	Opening historically made to original wall (c.mid-20th century), sliding door reinstates sense of enclosure to the room	Negligible beneficial
Removal of some 1930s walls to ground floor space	Refer to alteration plan (GF). Areas of 1930s fabric to be removed kept to a minimum.	Minor adverse
Removal of non-original double door to west of GF space. Refer to alteration plan.	No harm	Neutral.
Removal of x2 doors to 1930s cellular spaces. X1 door is original.	Removal of original 1930s door to Gf space will give rise to a minor adverse impact.	Minor adverse.
New WCs proposed to GF	Interventions required to accommodate new WC units at GF	Negligible adverse
Installation of light touch fit out to GF rooms (north) to accommodate children and family group rooms	Painting of 1930s walls / installation of carpets incur no harm. Installation of new fire doors incur some adverse impact.	Minor adverse.
First Floor – Interior		
Removal of original 19th century balcony to accommodate new lobbied stair to north-east of main entrance.	Loss of original balcony will incur a major adverse impact on the significance of the drill hall.	Major adverse

Removal of 1930s glazing below the balcony to accommodate new lobbied stair to north-east of main entrance.	Removal of decorative 1930s glazing will incur a high degree of harm to historic fabric within the listed building.	Major-to-moderate adverse
Installation of new stud wall to south of drill hall (refer to cross section)	Stud-wall will reduce the legibility of the original openings across the barracks building and incur a high degree of harm to the aesthetic and architectural interest of the building, and the relationship between the principal building and drill hall	Moderate adverse
Ductwork proposed in Drill Hall. External air handling unit will necessitate intervention to external wall.	The air handling unit will break through the north, external wall and require considerable ventilation ducts to feature within the Drill Hall space. This will impede on the experience and appreciation of the Drill Hall space to a considerable degree.	Moderate adverse
Removal of late-20th century stair to south of Drill Hall space	Later, low quality stair	Minor beneficial
New stud walls proposed to rear of Drill Hall space	Stud walls will connect to original fabric, localised and lightweight intervention.	Negligible adverse
Infill of original openings (marked 33 on alteration plans)	Proposals to infill a number of original openings and x2 original doors to the first floor. Opportunity for doors to be reused to minimise adverse impact.	Major-to-moderate adverse
Door swing altered (areas marked 32 on alteration plan).	Alteration of door swing will have no effect on the ability to appreciate the architectural significance of the original doors. Direct impact will be equally minimal subject to appropriate method statement.	Neutral
Widening proposed to original door openings	Widening of original openings will affect historic fabric and the overall aesthetic of the architrave.	Moderate adverse
Barracks building - Removal of later WC / toilets and replacement, modern WCs	Non original fixtures and fittings removed – new WCs to utilise former openings / intervention to minimise impact to any surrounding historic fabric.	Negligible adverse
Barracks building - New WC in former office room	WC will necessitate some intervention to historic fabric. Refer to M&E plans for detail.	Minor adverse

Removal of later fixed cupboards.	Non original fixtures and fitting	Neutral
Removal of original fabric within stairwell	Removal of original fabric to stairwell will incur an adverse effect.	Minor-to-moderate adverse
Second Floor – Interior		
Barracks building - Removal of later WC / toilets and replacement, modern WCs	Non original fixtures and fittings removed intervention to minimise impact to any surrounding historic fabric.	Negligible adverse
Widening proposed to original door openings	Widening of original openings will affect historic fabric and the overall aesthetic of the architrave.	Moderate adverse
Caretakers apartment – Removal of late-20th century kitchenette fixtures	Non-original fabric removed	Neutral
Third Floor – Interior		
Caretakers apartment – Removal of late-20th century WC fixtures and fittings	Non-original fabric removed – replacement WC fixtures to utilise existing outlets.	Neutral
Door swing altered	No impact on significance	Neutral
Existing floor finish across apartment to be treated and upgraded	No impact on significance	Neutral
Walls, floor + ceiling in southmost room and room south of stair to be treated + upgraded for use as a bedroom	No impact on significance – subject to further design detail.	Neutral

6.6 Discussion

As evidenced in the detailed discussion above, the proposals will give rise to a range of both adverse and beneficial impacts on the Grade II listed building. The principal interventions are focused to the ground and first floor spaces, which were heavily adapted in the 1930s, resulting in a number of confined spaces at ground floor and new stairs to access the raised drill hall above.

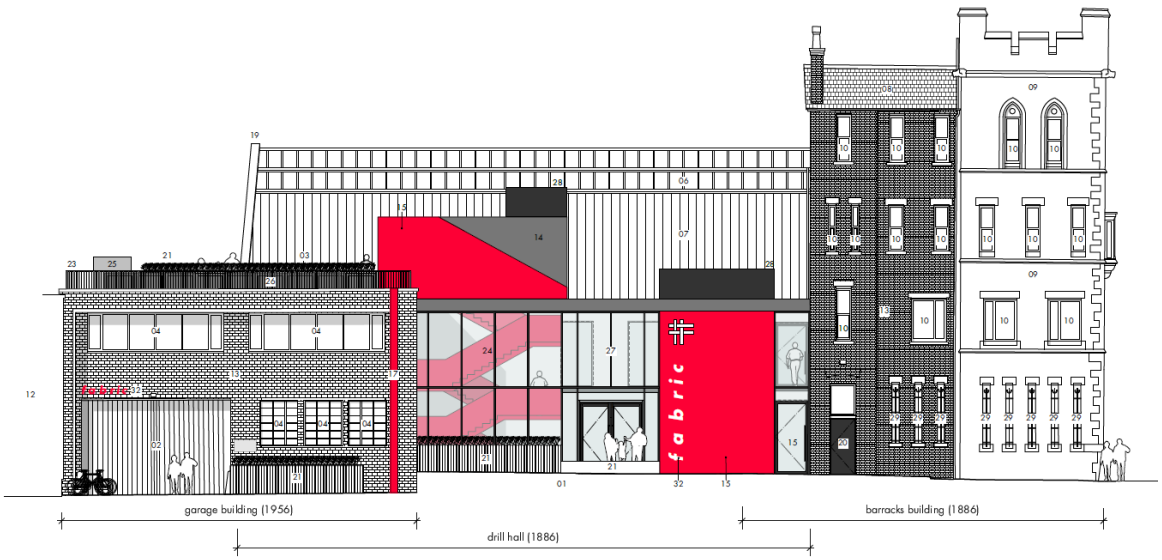
In order to reactivate the principal entrance from Ardwick Green, the current strategy has adapted the ground floor with a new central stair core which will permit direct access to the main drill hall space. The enclosed stairwell has been designed in order to meet modern fire safety requirements. However, the introduction of the new stair will result in the loss of the original late-19th century balcony which overlooked the original, double-height drill hall. The proposals will also see the removal of the 1930s decorative glazing below the balcony and the 1930s inserted staircases. The proposals will also infill the original openings to the south aspect of the drill hall. These interventions have been collectively identified as giving rise to a major adverse impact on significant fabric within the listed building.

This degree of intervention, paired with the degree of additional intervention to the west of the Drill Hall is considered to give rise to a high degree of harm to the fabric and character of the listed building. This harm is mitigated in part through the benefits of the scheme, which include removal of the upvc windows which feature principally to the west elevation and replacement with new, timber replica windows.

Taking both adverse and beneficial impacts into due consideration, on balance, the proposals are considered to equate to *less than substantial harm*, albeit on a high degree of this spectrum.

The proposals will also give rise to a series of public benefits (refer to AshtonHale Planning Statement for detail).

6.7 Impact on setting



The proposals seek to introduce a new glazed atrium, lift and staircase to the west elevation of the Drill Hall. These areas have been introduced to this space as it offers greater capacity for change, being a lesser significant elevation which was never designed to be seen from the road. Historically, this elevation was screened by a row of low-rise shops and dwellings. The contemporary and striking approach has been devised for this elevation to signal the new use of the Drill Hall, with the juxtaposition of the design creating a prominent change to the experience of the building from select views within the streetscape. This change has been purposefully striking to enable the new use of the building to be understood and areas of access clearly readable to members of the public. The removal of the 1950s extension is deemed a benefit, with the new design providing some consistency to the currently underutilised and inaccessible elevation. The loss of earlier fabric to the south of this will however reduce the legibility of the early-20th century development of the Drill Hall, which features the caretakers coal store. This will incur some adverse impact, as noted in the direct impact assessment above.

New seating and planting is also proposed, alongside a new, accessible roof space above the 1950s garage extension. Whilst this will again alter the appreciation of the listed building as an inherently military structure, the design encourages openness and accessibility, which aligns with the buildings new use under the 'Fabric Church'.

The striking new signage strategy to the Drill Hall and garage extension will promote activation and comply with current accessibility requirements. Whilst this is a tangible public benefit, the degree of change to the external character of the Listed Building will also bring about some minor harm through the change in aesthetic and architectural appearance, with the proposals forming a newly dominant factor to the west elevation.

As noted above, the proposals seek to remove later, upvc windows and replace with appropriate timber framed windows. The non-original door to the main entrance (currently not in use) is also proposed to be replaced, with the new gated entrance being reactivated as the principal entrance.

These interventions are considered to result in a beneficial impact on the setting and appreciation of the listed building.

On balance, the degree of harm to the setting of the listed building is considered to be minor adverse (*less than substantial harm* – low end).

7. CONCLUSIONS

7.1 Significance and Heritage Impact

It is a fundamental requirement of the NPPF (2024) that planning proposals contribute to the achievement of "*sustainable development"* (**Paragraph 8**). In order to meet this key planning objective, it is essential that the proposed redevelopment of the site delivers a long-term, viable use for the Listed Building, whilst avoiding any unmitigated negative impact. This requires a clear and proportionate evaluation of the significance and impact on the identified heritage asset as has been outlined in this Heritage Statement.

The Heritage Impact Assessment has demonstrated that the proposals will result in varying degrees of adverse and beneficial direct impacts on the fabric and character of the Grade II listed building. The most important consideration would be whether the impact of the alteration would *seriously affect* a key element of the structure's special architectural or historic interest, (such as an original or highly significant building component). As stipulated within the Planning Practice Guidance (July 2019), It is the degree of 'harm' to the asset's significance, rather than the scale of the development that is to be assessed.

In this case the proposed changes/additions are required to ensure the building meets current fire and safety standards, this has resulted in the approach to introduce new internal and external stairs, which has been identified to result in some demonstrable harm to the building. This harm is further compounded by the loss of the original balcony and the proposed blocking up of internal windows. These works have been identified by the project team as necessary to implement the proposals and create a suitable worship space at first floor level.

The overall degree of harm has been identified as *less than substantial harm*, taking into account some of the proposed work will utilise much of the original barracks building and retain original features such as original windows and reinstate the principal access from Ardwick Green, and remove insensitive alterations such as the upvc windows (replace with appropriate replica). Thereby providing some counterbalance to the identified harm of the wider proposals. The key design objective has been to secure a long-term, viable use for the building whilst maintaining its fundamental integrity as a Grade II listed asset.

With regards to setting, the impact assessment has demonstrated the proposals would create a positive impact from Ardwick Green, with the principal entrance being reactivated and the new external stair and entrances to the west creating a positive new pedestrian environment, enhanced through greenery and planting. The striking new stair and signage will however detract from the original design intent of the listed building, and thus the overall effect is judged to be minor adverse. This again equates to *"less than substantial harm*", and so, must be assessed against the wider heritage and public benefits of the scheme (defer to AshtonHale Planning Statement).

7.2 Planning Policy Balance

The **Planning 1990 (Listed Building and Conservation Areas) Act** and the **National Planning Policy Framework, 2024**, set out the Government's planning legislation and policies for England and how these are expected to be applied. The relevant local planning policies contained within the Manchester Core Strategy (2012) and PfE (2024) have also been considered.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm, which has been identified within this report as amount to *less than substantial,* thereby engaging the relevant tests contained in **para.215**.

It will be clear the high level of harm identified within this report will need to be appropriately balanced against the clear and demonstrable heritage and public benefits of the scheme as required by **para 215 of the NPPF (2024)**. Please refer to the Planning Statement (Ashton Hale) for further information on the Planning balance.

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

Whilst the proposals have been identified to result in harm to the Grade II listed building, the development will demonstrably enhance community engagement with the former Drill Hall and create a more pedestrian friendly and accessible environment, allowing for a greater understanding and appreciation of its contribution to the townscape and wider, built historic environment. The proposals will clearly make a positive contribution to the vitality of this part of Manchester and make a positive contribution to the areas developing character and distinctiveness.

APPENDICES

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

Table 4: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance *International architectural and historic interest and importance.*	This heritage grading relates to the fabric and setting of: • Scheduled Ancient Monuments, • Grade-I listed buildings, • Grade-I historic parks/gardens, • and battlefields, defined by statute where the particular site is well represented in the impacted historic environment.
High heritage significance *National architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II* and grade-II listed buildings, • Grade-II* and grade-II historic parks/gardens, • battlefields, as defined by statute, • Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance *Regional architectural and historic importance and interest.*	This heritage grading relates to the fabric and setting of: • Grade-II listed buildings (dependant on character), • Grade-II historic parks/gardens and battlefields, • designated Conservation Areas, • Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance *Local architectural and historic heritage importance and interest.*	This heritage grading relates to the fabric and setting of: • Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), • Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. • unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance *Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest*	This heritage grading relates to sites which may be: • recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. • buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential *Buildings/sites where the potential importance interest requires determination*	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

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

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

Table 5: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** ***(physical alteration or change to character)***	**Indirect heritage impact** ***(visual change to the experience or setting of the building and its context).***
Major adverse ***Substantial harm*** *of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse ***less-than-substantial harm*** *will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse *The negative impact will need to be balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse	Development resulting in negligible direct impact on a	Negligible perceptible change to the character of a designated

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

		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

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

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

When the heritage benefits of a scheme offset the identified harm, the overall significance of effect can be determined to be neutral.

Table 6: Assessing the Significance of Impact

Magnitude	Significance		
	Very High / High	Medium	Low
Major	Major Adverse/Beneficial	Major-Moderate Adverse-Beneficial	Moderate –Minor Adverse-Beneficial
Moderate	Major –Moderate Adverse/Beneficial	Moderate –Minor Adverse-Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor- Negligible
Negligible	Negligible Adverse/Beneficial	Negligible Adverse/Beneficial	Negligible Adverse/Beneficial
Neutral	Neutral	Neutral	Neutral

8. REFERENCES

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