



**Brindle
&Green**

Heritage Statement

Boulton House, Chorlton Street, Manchester

Report Reference: BG25.143

REV3 – July 2025



For every environment



Brindle & Green

For every
environment

Liability

Brindle & Green has prepared this report for the sole use of:

The James (M1 Living: Ltd.)

The report is in accordance with the agreement under which our services were performed. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Brindle & Green.

The content of this report is, at least in part, based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Brindle & Green unless otherwise stated in the report.

Copyright

© This report is the copyright of Brindle & Green. Unauthorised reproduction or usage by any person is prohibited.

www.brindlegreen.co.uk

Head Office

Brindle & Green Limited
Unit 3 Silverhill Court, Radbourne, Derby, DE6 4LY

Tel: 0800 222 9105

Sheffield Office

Brindle & Green Limited
Horizon House
Whiting Street
Sheffield S8 9QR

Barnsley Office

Brindle & Green Limited
Sergeants House
36 Edderthorpe Lane
Barnsley S73 9AT

London Office

Brindle & Green Limited
Nutter Lane
Wanstead
London E11 2HZ

Kent Office

Brindle & Green Limited
Sandy Lane
Sevenoaks
Kent TN13 3TP

Document Control

Report	Name	Date
Prepared by	Tom Hough PCIfA Head of Archaeology and Heritage	28/04/2025
1 st Check by	Leonie Brown Head of Landscape	28/04/2025
Issued by (PDF)	Tom Hough PCIfA Head of Archaeology and Heritage	28/04/2025
REV3 issued by	Tom Hough PCIfA Head of Archaeology and Heritage	03/07/2025

Revision Details

Revision	Approved	Revision Details
REV1	Tom Hough PCIfA	Minor textual changes
REV2	Tom Hough PCIfA	Minor textual changes
REV3	Tom Hough PCIfA	Minor textual changes

Project Details

Project carried out by:

Brindle and Green

Unit 3, Silverhill Court

Radbourne

Derby.

DE6 4LY

Head Office: 01332 825771

Email: info@brindlegreen.co.uk

Website: www.brindlegreen.co.uk

Project carried out for:

The James (M1 Living) Ltd.

133 Hammersmith Road

London

W14 0QL

Project site:

Boulton House

17 – 21 Chorlton Street

Manchester

M1 3HY

Grid reference: SJ 84390 97983

Contents

Document Control	3
Revision Details	3
1 Summary.....	8
2 Introduction.....	9
3 Methodology	10
3.1 Planning Policy	10
3.2 Information Sources	11
3.3 Setting and significance	11
3.4 Assessing the significance of an asset	12
3.5 Assessing the setting of an asset.....	13
3.6 Assessment of Impact / Harm.....	13
3.7 Site Walkover Survey.....	14
3.8 Limitations.....	14
4 Site Context.....	15
4.1 Geographical Context	15
4.2 Historical Context.....	15
4.3 Topography.....	15
5 Results	17
5.1 Designated Heritage Assets.....	17
5.2 Listed Buildings	17
5.3 Photographs	18
5.4 Historic mapping.....	19
5.5 Assessment of Significance	20

6	Assessment of Impact	22
6.1	Proposed development.....	22
6.2	Current land use.....	22
6.3	Impacts to Heritage Assets.....	22
7	Conclusions and Recommendations.....	24
7.1	Conclusions.....	24
7.2	Further recommendations.....	24
Appendix 1. General References		25
Appendix 2. Legislation and Guidance Sources.....		26
Appendix 3. Designated Heritage Assets.....		27
Appendix 4. Archive of Maps		28
Appendix 5. Proposed Plans.....		34

Figures

Figure 1. The sliding scale used for assessing harm.....	13
Figure 2: Satellite view of the project site and surrounding area. Red line boundary depicts application site.....	16
Figure 3: View of Boulton House from along Chorlton Street.	18
Figure 4: Further view of Boulton House from along Chorlton Street.	19
Figure 5: View along Major Street, looking south-west.	19
Figure 6: Details of designated heritage assets and listed buildings within 1km of the site.....	27
Figure 7. Section of the 1794 Green map.....	28
Figure 8. Section of the 1807 Roper map	29
Figure 9. Section of the 1836 Pigot map.....	30
Figure 10. Section of the 1848 OS Map.....	31
Figure 11. Section of the 1909 OS Map.....	32
Figure 12. Section of the 1956 OS Map.....	33

Tables

Table 1. Historical Data Resources.....	11
Table 2: Details of Listed Buildings within 1km of the site.....	17

1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by The James (M1 Living) Ltd. to compile a Heritage Statement regarding Boulton House, Chorlton Street, Manchester. The purpose of this report was to identify any designated heritage assets (including listed buildings) within the surrounding area, establish the impact of the development on these heritage assets or their setting, and propose any required mitigation for these heritage assets. This fulfils the criteria set out in Historic England's guidance documents Statements of Heritage Significance and The Setting of Heritage Assets. This report was prepared by Thomas Hough MSc, Head of Archaeology and Heritage.
- 1.1.2 The site is located in central Manchester in an area entirely comprising built urban development in all directions. Notable landmarks include The Rochdale Canal a short distance to the south-east, and the Manchester Picadilly Station to the east. The site is the subject of a planning application for a two new build extensions to the existing building, any external works needed to convert the existing building, the creation of the external terraces, the proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking). The proposed development area can be seen within Appendix 5 of this report.
- 1.1.3 This assessment establishes that 'No Harm' is perceived to any of the designated heritage assets within the surrounding area. The existing building is to be renovated and extended. This will result in a greater massing of the completed building complex, with intervisibility expected between this and surrounding heritage assets. However, given the urban context, and the fact that the appearance of the building is not perceived to contribute to the setting of surrounding heritage assets, this is not perceived to result in any harm. Therefore, any change to this setting is expected to be neutral.
- 1.1.4 Given the lack of perceived harm, no further recommendations are set out at this stage in regard to the development proposals.
- 1.1.5 No Harm is perceived by the addition of the flashing between the site and 8 Minshall Street. However, as this comprises an addition to a listed building, Listed Building Consent will be required.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by The James (M1 Living) Ltd. to compile a Heritage Statement regarding Boulton House, Chorlton Street, Manchester. This assessment identifies any designated heritage assets (including listed buildings) within the surrounding area, establishes the impact of the development on these heritage assets, and establishes any required mitigation for these heritage assets. This addresses the information requirements of Historic England.
- 2.1.2 The site is located in central Manchester in an area entirely comprising built urban development in all directions. Notable landmarks include The Rochdale Canal a short distance to the south-east, and the Manchester Picadilly Station to the east. The site is the subject of a planning application for a two new build extensions to the existing building, any external works needed to convert the existing building, the creation of the external terraces, the proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking). The proposed development area can be seen within Appendix 5 of this report.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced heritage consultant and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our assessment of the site. This report pertains to this information only.

3 Methodology

3.1 Planning Policy

- 3.1.1 The Department for Communities and Local Government's National Planning Policy Framework (NPPF 2024), sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant to provide, as part of a planning application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.
- 3.1.2 Paragraph 207 of the NPPF states that 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.1.3 Paragraph 208 states 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.
- 3.1.4 A 'heritage asset' is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.5 A 'designated heritage asset' can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 3.1.6 Local planning policy was also consulted for the purposes of this report, in this instance the Manchester Local Development Framework Core Strategy (Manchester City Council, 2012).

3.2 Information Sources

- 3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by Historic England. Table 1 below lists organisations and/or resources consulted as part of the desk-based assessment.
- 3.2.2 A range of other published and unpublished material has also been consulted for information on the wider archaeological and historical background.

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	19/03/2025
Greater Manchester Historical Environment Record (HER)	Historic Environment Records (HERs)	1km	19/03/2025
National Library of Scotland	Historical maps	Site area	19/03/2025
Historical Maps of Manchester	Historical maps	Site area	19/03/2025

3.3 Setting and significance

- 3.3.1 In determining the potential heritage impact of development proposals, 'significance' is defined as the value of a heritage asset to this, and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.3.2 'Setting' is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.4 Assessing the significance of an asset

- 3.4.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 207).
- 3.4.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’.
- 3.4.3 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:
- **Archaeological Interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **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 skill, 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.
- 3.4.4 For a further definition of these ‘interests’ a useful reference document is Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; ‘evidential’ equating to archaeological, ‘historical and communal’ equating to historic and ‘aesthetic’ equating to architectural and artistic.

3.5 Assessing the setting of an asset

3.5.1 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation / understanding of an asset's significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5 – Make and document the decision and monitor outcomes.

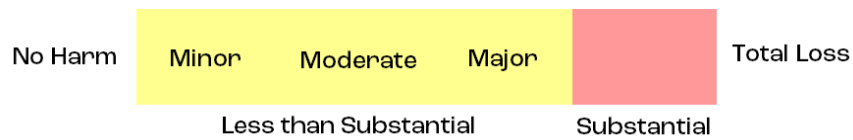
3.6 Assessment of Impact / Harm

3.6.1 The NPPF stipulates two levels of potential impact to designated heritage assets. The NPPF references these as 'substantial harm' and 'less than substantial harm'.

3.6.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

3.6.3 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience, as the boundary between substantial and less than substantial is not clearly defined. For the purposes of this report, the level of harm to an asset will be assessed along a 'sliding scale', ranging from 'No Harm, to 'Total Loss'. Impacts to the factors contributing to an assets significance will result in increasing amounts of harm.

Figure 1. The sliding scale used for assessing harm.



3.6.4 In certain circumstances, minor levels of less than substantial harm can be considered acceptable if they are outweighed by other factors, such as public benefit.

3.7 Site Walkover Survey

3.7.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to understand important relationships in the area surrounding the site. A site walkover was undertaken on 11th March 2025.

3.8 Limitations

3.8.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Geographical Context

- 4.1.1 The application site can be found at SJ 84390 97983 and comprises a large office building facing onto Chorlton Street, Manchester. The site is located within the centre of Manchester, and as such the surrounding area entirely comprises built urban development. Notable landmarks in the area include the Rochdale Canal to the south-east, and the Manchester Picadilly train station to the east.

4.2 Historical Context

- 4.2.1 Manchester has its origins in AD 79 with the foundation of the Roman fort of *Mamucium* on the confluence of the Rivers Medlock and Irwell during the campaign against the Brigantes tribe. Later, the fort lay on the junction of the Roman roads from Chester to York, with a civilian settlement growing around it. The fort was abandoned by the 4th century, with the focus of settlement in the early-medieval period shifting to the site of the modern city centre to the north-east. In this period, Manchester was located at the border of Northumbria and Mercia. Placename evidence suggests British settlement to the north-west, Anglian settlement within the centre and later Danish settlement to the south-west. The Nico Ditch, an earthwork the route of which extends south of Manchester dates from the 7th – 9th centuries. The Anglo-Saxon Chronicle records that King Edward the Elder ordered the repair of the *burh* in 'Mamecaster in Northumbria'.
- 4.2.2 Historically, Manchester was located within the Salford Hundred, with an original Church of St Mary located at the site of Manchester Cathedral. A small castle was also once located at the site of the modern Chethams School of Music. Manchester remains a small market town until the late 18th century when the growth of the cotton and textile industries resulted in a huge expansion of the city. This industry declined through the 20th century, with major development of the city centre in the later decades of the century.

4.3 Topography

- 4.3.1 The elevation of ground of the site lies at around 50m above Ordinance Datum (aOD). The elevation of the surrounding area increases slightly to the north-west. The changes in elevation in the wider area are not noticeable due to surrounding built up development.

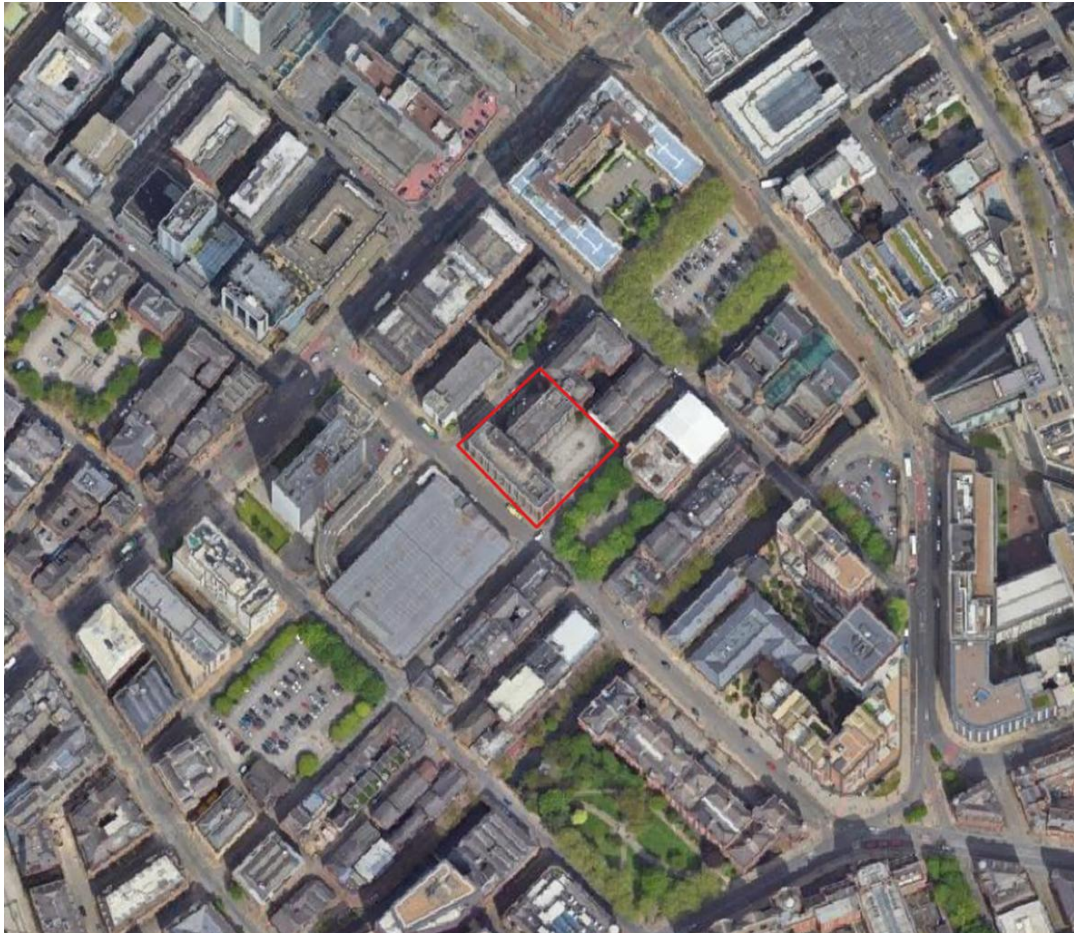


Figure 2: Satellite view of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Designated Heritage Assets

- 5.1.1 A study was compiled of the designated heritage assets within the site boundary and within 1km of the site.
- 5.1.2 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site or within 0.5km of the site (Appendix 3).
- 5.1.3 The site is not located within a conservation area, though numerous conservation areas cover portions of the city centre to the north, south and west. The nearest of these to the site is the Whitworth Street and Princess Street conservation area, located just south of the site. The George Street conservation area lies a short distance to the west. Given the urban context of the area, the site was not considered to form part of their setting, and therefore these were not considered to fall within the scope of this report.

5.2 Listed Buildings

- 5.2.1 Over 100 listed buildings or structures are present within 0.5km of the site (Appendix 3). Following the site visit, seven of these were considered to fall within the scope of this assessment due to the proximity to the site. Given the urban nature of the surrounding area, listed buildings beyond this were not considered to fall within the scope.

Table 2: Details of Listed Buildings within 1km of the site

Name	Date listed	Location	Notes
8 Minshull Street	06/06/1994	Adjacent to NE; SJ 84431 98001	Shipping warehouse, now offices. Mid to later C19. Red brick in Flemish bond, with sandstone dressings (roof concealed).
11 Bloom Street	06/06/1994	20m E; SJ 84444 97971	Various warehouses and pattern card factory, now various offices. Mid to later C19, altered (renovation in progress at time of survey). Some sandstone ashlar but mostly red brick in Flemish bond with sandstone dressings (roof concealed).

Name	Date listed	Location	Notes
Minshull House	06/06/1994	25m NE; SJ 84464 97990	Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof.
City Police Courts	03/10/1974	50m NE; SJ 84504 98008	Grade II* - City police courts. 1868-71, by Thomas Worthington. Red brick with sandstone dressings, steeply-pitched slate roofs. Rectangular plan on corner site. Italian Gothic style.
Britannia Hotel	25/02/1952	45m N; SJ 84336 98041	Grade II* Formerly known as Watts Warehouse. General warehouse, the largest and most grandiose of all Manchester warehouses; now hotel. 1851-6, by Travis and Mangnall. Sandstone ashlar (roof not visible).
9 Richmond Street	06/06/1994	45m SE; SJ 84435 97926	Town house, now part cafe. c.1800, altered. Painted brick, slate roof.
The Churchill Public House	06/06/1994	45m SE; SJ 84429 97919	Public house. Early C19, altered. White-painted stucco on brick, slate roof.

5.3 Photographs



Figure 3: View of Boulton House from along Chorlton Street.



Figure 4: Further view of Boulton House from along Chorlton Street.



Figure 5: View along Major Street, looking south-west.

5.4 Historic mapping

- 5.4.1 An available OS maps for the site (Appendix 5) depict the area within the red-line boundary for the period 1794 - 1956. The earliest of these maps depicts the area surrounding the site at a time when Manchester was beginning to expand out of its historic core, with the area surrounding the site located at the edge of the city. The area within the site is depicted as developed, though

here it is divided by a small street, Hart Street, with two separate ranges of buildings either side. The surrounding area gets progressively more developed through the 19th century, with the Rochdale Canal appearing on the 1807 map. Additional buildings seem to have been constructed within the site, though it retains the same original layout with Hart Street bisecting it. This layout remained until at least the 1950's. Both the site and the city blocks to the south-west were redeveloped sometime after this, with the blocks either side of Hart Street being joined into a single block. A small section of Hart Street remains adjacent to the north-east of the site, as does a section some distance to the south-west.

5.5 Assessment of Significance

- 5.5.1 Boulton House is late 20th century office building with a negligible heritage value. The nearest listed buildings to the site all comprise, with the exception of the City Police Courts, former 19th century warehouse buildings constructed on red brick in Flemish bond, with sandstone ashlar dressings. Only one roof of these is visible and features slate tiling. The nearest of these to the site is 8 Minshull Street, which lies adjacent to the north-eastern boundary of the site. This building is of a palazzo style, is of four stories and a basement level, with 10-bays facing onto Minshull Street, and 5-bays facing onto Bloom Street. The building features multiple architectural features, including sandstone sill-bands between floors, a large sandstone architrave and colonnades around the main doorway, and alternating shouldered and segmental headed windows. This building was originally home to Simpson and Godlees shipping warehouse, and is not understood to be unoccupied. 8 Minshull Street, and other former warehouses are similar to many other listed buildings in the wider area, and are reflective of the industrial heritage of Manchester, representing the expansion of the city in the initial decades of the industrial revolution. These former warehouses have all been converted onto office buildings, with the exception of the former Watts warehouse which is now a hotel.
- 5.5.2 The City Police Courts were constructed in the late 19th century by a design of Thomas Worthington, who designed multiple public buildings around Manchester including the Memorial Hall and the Ellen Wilkinson High School. His favoured style was Gothic Revival, and the City Police Courts are an excellent example of this, constructed of red brick with sandstone dressings, the most notable element being a tall square tower with a clockface, corner tourelles and an arcaded belfry. The significance of this building therefore derives from its high architectural value, and also an historic value due to it being an example of the work of Thomas Worthington.

- 5.5.3 The Churchill Public House and 9 Richmond Street are older buildings, both originating from the early 19th century. They are both constructed of painted brick with slate roofs, the pub featuring a tall central doorway with cornice on elongated consoles and square oversight with margin panes, as well as other architectural features of the period. The latter is a rare example of a Georgian town house, featuring a columned doorway and a wide 2 window façade which forms a group with the pub. As well as deriving significance from their architectural features, these buildings also support a historic value by representing a brief period at the turn of the 19th century when Manchester was expanding, though had not yet experienced the mass industrialisation to come later in the century.
- 5.5.4 Including Boulton House, the setting of these buildings has been altered throughout the decades with the introduction of large modern buildings of a variety of styles. For the former warehouses and the city courts, the setting of the area is only considered to contribute to the significance of these heritage assets in the sense that the area is urban in nature, emphasising the industrial heritage of these buildings and somewhat resembling the dense, massed setting in which these buildings will have originally been constructed. The original setting of the Churchill Public house and 9 Richmond Street has long been lost, replaced by the industrial setting of the 19th century and now the modern urban setting. As such, setting is not considered a factor contributing to the significance of these specific listed buildings. The specific appearance of modern buildings, Boulton House included, is not considered to contribute to the setting of these assets.

6 Assessment of Impact

6.1 Proposed development

- 6.1.1 The site is subject to a planning application for two new build extensions to the existing building, any external works needed to convert the existing building, the creation of the external terraces, the proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking). The proposed development area can be seen within Appendix 5 of this report.

6.2 Current land use

- 6.2.1 The site currently comprises a 20th century office building.

6.3 Impacts to Heritage Assets

- 6.3.1 Over 100 listed buildings and structures are located within 0.5km of the site, though given the urban context of the site, only seven of these were included within the scope of this assessment. Due to the abundance of high-rise buildings in the area, visibility beyond this will be limited, or not notable in the surrounding urban setting.
- 6.3.2 The existing part of Boulton House is proposed for renovation. The existing building is in a 1970s style, with the renovated building incorporating new external terraces and landscaping. Modern buildings of a similar style are present throughout the area and are generally not perceived to have resulted in the diminishing of heritage value of surrounding assets. The site is not located within a conservation area, and given the urban context, does not contribute to the setting of nearby conservation areas,
- 6.3.3 Boulton House is also proposed for extension to the rear, to be constructed of modern materials. This will result in an increased massing of the building complex on site, with intervisibility is expected between the extended building. However, as noted above, the contribution that the existing building makes to the significance of the surrounding heritage assets is limited to the context of the building forming part of the urban landscape, which emphasises the sense of built-up industrial heritage of these surrounding assets. The appearance of any modern buildings, including the completed development, is not considered to contribute to the significance of these assets. The existing building is not considered to contribute to the setting of 9 Richmond Street or the Churchill Public House, and therefore, no impact to the significance of these is expected.

- 6.3.4 8 Minshull Street lies adjacent to the NE of the development site. Some minor flashing detail is proposed to the junction of the two buildings to prevent water egress. This addition will not be directly visible from the ground level and is of such a minor scale that it is not perceived to be of any impact to the heritage value of 8 Minshull Street.
- 6.3.5 With the proposals retaining the existing building, any impact to heritage value is the area is perceived to be neutral. When viewed from the perspective of surrounding heritage assets, it is not expected that the completed building will result in any notable difference to the setting of these assets. Indeed, with the current 70's building being renovated, it is expected that resulting visual impact to the surrounding area may be positive.

7 Conclusions and Recommendations

7.1 Conclusions

- 7.1.1 This heritage statement draws together available information to identify heritage assets within the vicinity of the development and assess the impact by the proposed development on these assets. It addresses the requirements set out by the NPPF.
- 7.1.2 This assessment establishes that 'No Harm' is perceived to any of the designated heritage assets within the surrounding area. The existing building is to be renovated and extended. This will result in a greater massing of the completed building complex, with intervisibility expected between this and surrounding heritage assets. However, given the urban context, and the fact that the appearance of the building is not perceived to contribute to the setting of surrounding heritage assets, this is not perceived to result in any harm. Therefore, any change to this setting is expected to be neutral.

7.2 Further recommendations

- 7.2.1 Given the lack of perceived harm, no further recommendations are set out at this stage in regard to the development proposals.
- 7.2.2 No Harm is perceived by the addition of the flashing between the site and 8 Minshall Street. However, as this comprises an addition to a listed building, Listed Building Consent will be required.

Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

English Heritage (2008). Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. English Heritage.

Historic England (2015). The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (2nd ed). Swindon, Historic England.

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

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

Manchester City Council (2012). Manchester's Local Development Framework – Core Strategy Development Plan Document. Available at: https://www.manchester.gov.uk/info/200074/planning/6573/core_strategy_2012-2027

Ministry of Housing, Communities and Local Government. (2024) National Planning Policy Framework.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Historic Maps

Green, 1794

Roper, 1807

Pigot, 1836

OS Six Inch, 1848

OS Sox Inch, 1909

OS 1:10000, 1956

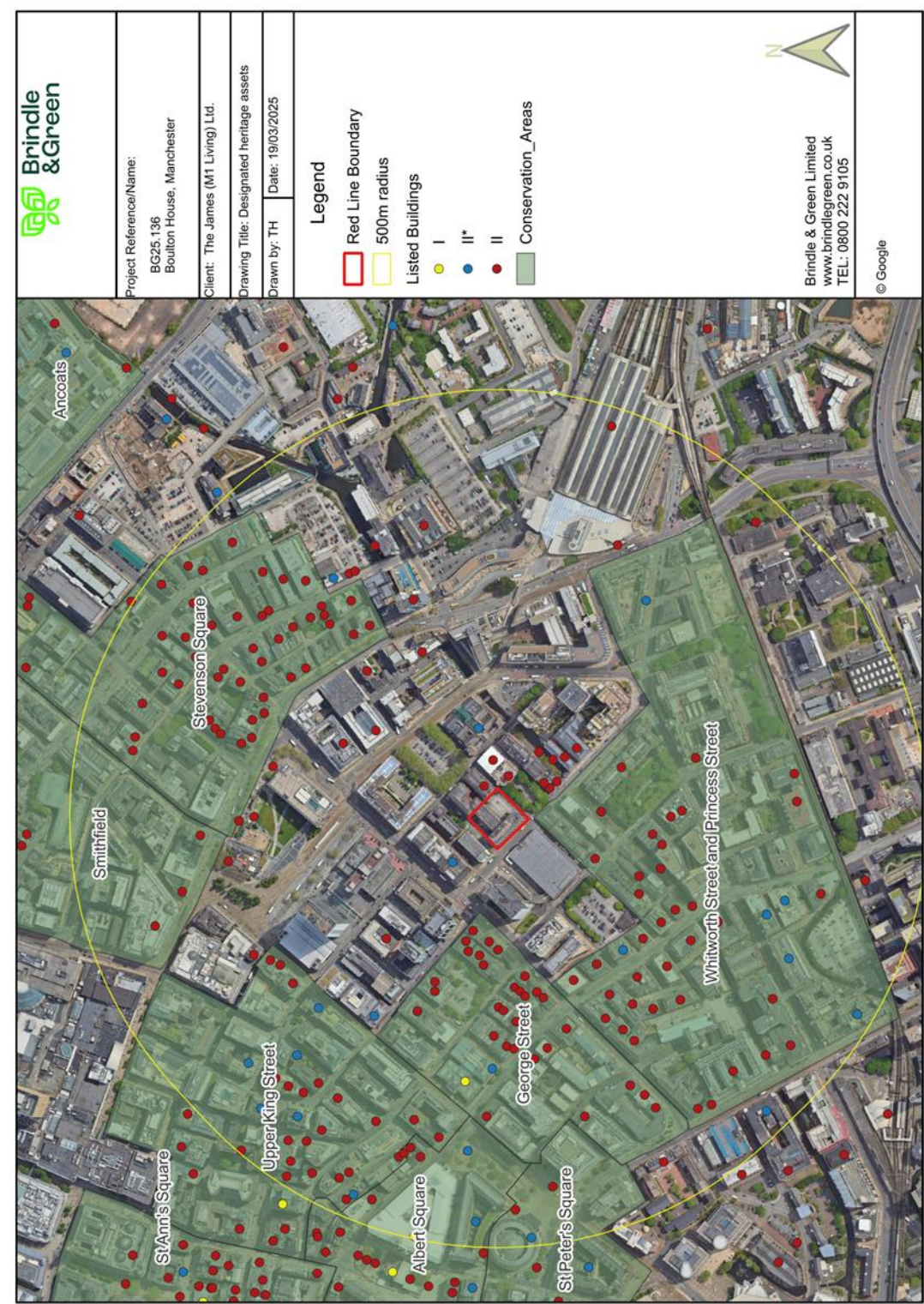
Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 6: Details of designated heritage assets and listed buildings within 1km of the site.



Appendix 4. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 7. Section of the 1794 Green map



This is a historical map of a section of London, likely from the 18th or 19th century. The map shows a dense grid of streets and buildings. A red square highlights a specific building located at the intersection of Chancery Lane and the Strand. The map includes labels for various streets such as Chancery Lane, Strand, and Fleet Street, as well as landmarks like the Union Church and the Strand.

Figure 9. Section of the 1836 Pigot map

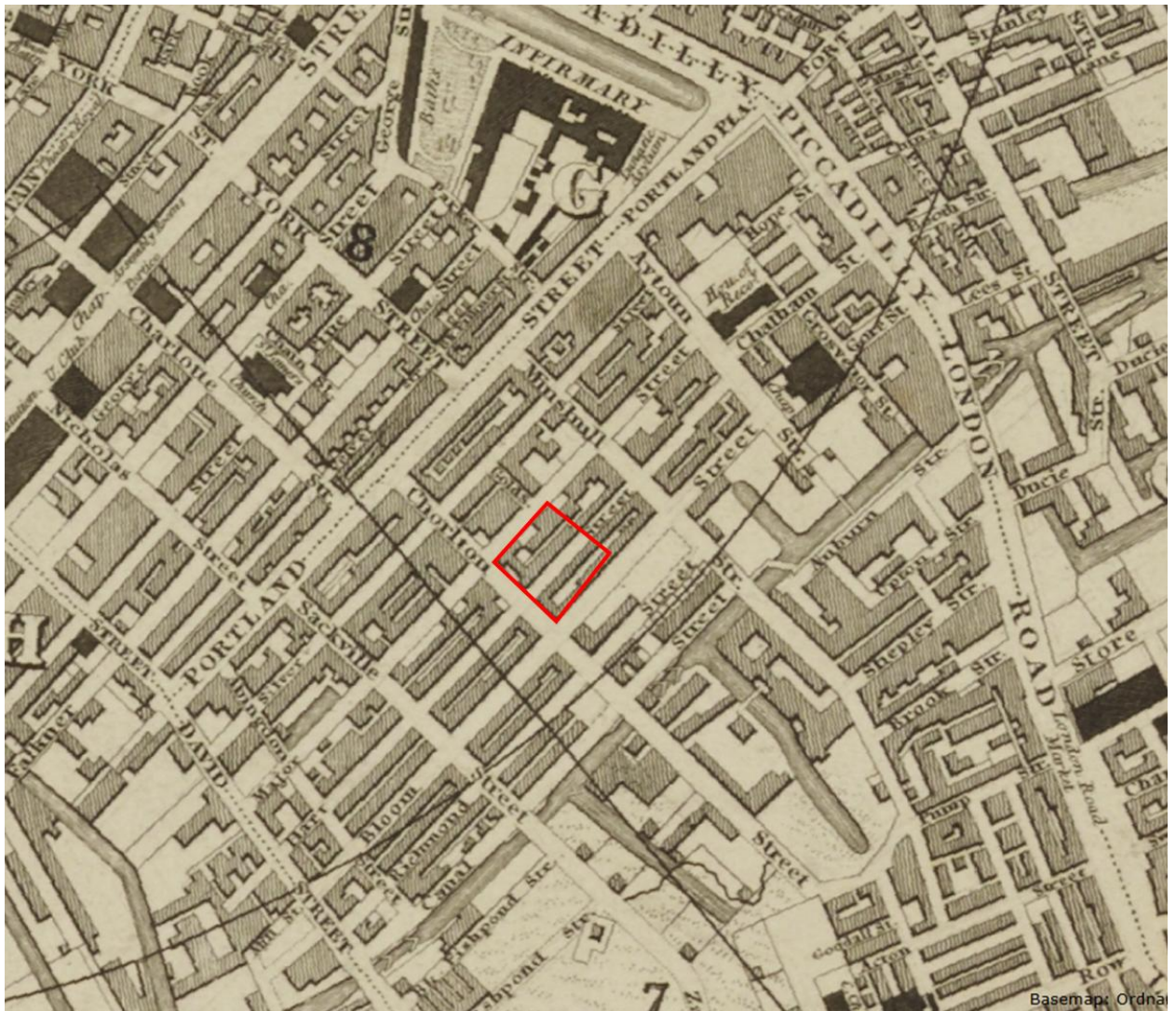


Figure 10. Section of the 1848 OS Map



Figure 11. Section of the 1909 OS Map

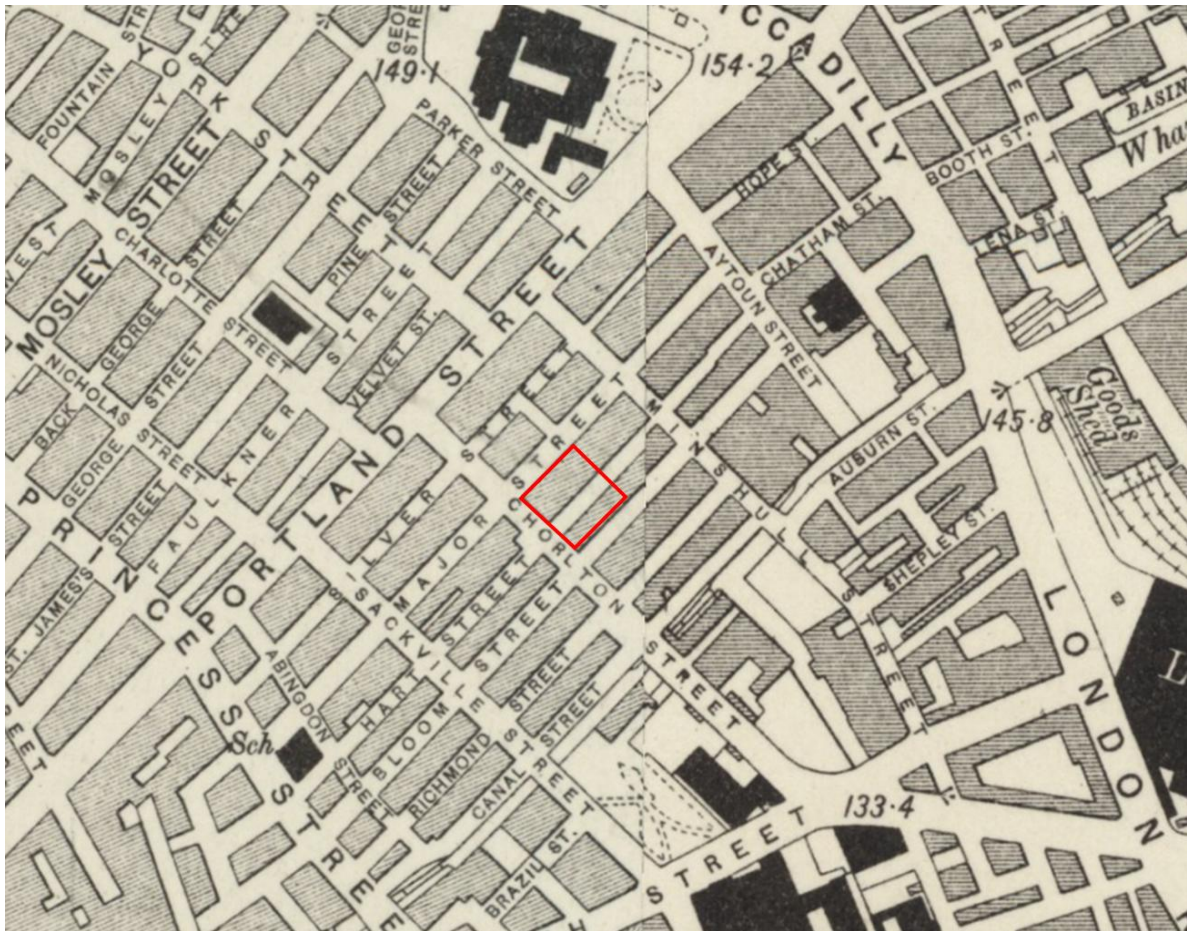


Figure 12. Section of the 1956 OS Map



